

DEVELOPMENT SERVICES

**Residential Preliminary Development Plan
Applicant's Letter**

Date: Monday, February 03, 2025 **To:**

Applicant: Milhaus Development

Email: devon.coffey@milhaus.com

Engineer/Surveyor: KIMLEY-HORN

Email:

Architect: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Justin@DavidsonAE.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2024319

Application Type: Residential Preliminary Development Plan

Application Name: 150 & Ward Apartments

Location: 3620 SW WARD RD, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Monday February 10, 2025, for Track No. 5. Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than 4:00 pm on the Tuesday prior to the Planning Commission meeting.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Development Services Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

3. Neighborhood Meeting. One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Residential Preliminary Development Plan:

Planning Review

Adair Bright
(816) 969-1273

Senior Planner
Adair.Bright@cityofls.net

Corrections

1. UDO Sec. 5.510.B.4.a - For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the design elements (1) balconies, (2) bay or box windows, (3) porches or covered entries, (4) dormers or other variations in the roof plane,

(5) accent materials such as brick, stone, or stucco with banding highlights, (6) shutters, (7) variation in window sizes and shapes, or (8) vertical elements that demarcate building modules.

Articulate how you are meeting this requirement.

The overall building has materials applied dividing it into vertical sections with a 1-story base of brick and cement fiber panel creating a more solid horizontal base which ties all portions of the elevation together.

Design elements below have been utilized

1. Balconies
2. Brick Accent Materials & Fiber Cement Panels at first floor
3. Variation in windows, with window panel vertically connecting upper floors
4. Covered building entries
5. Gables break up the roof plane, Parapets break up wall height on elevator building

2. At least 20% of all walls facing a public street shall contain windows or doorways. Provide details addressing this requirement.

The Rear Façade of building type 'A' =25% and Bldg Type 'B'=26% These are the Facades that face the street

The Side elevations for building types 'A' & 'B' which face the street have 17-18% windows/doorways. The windows are placed in the locations appropriate to the interior functions and have been arranged with the exterior materials to create a balance design with appropriate proportions. We believe as designed the side elevations meet the intent of the code; which is to have well-designed and attractive elevations facing the street and not blank spans of wall. To add additional windows is not conducive to the interior building functions and will not improve the exterior look. The main elevations facing the street exceed the minimum percentage which when taken into account with the side elevations will provide an overall percentage that is compliant.

Building 'C' is internal to the property and does not directly front a street

3. Provide information detailing the depth of the exterior facade articulations.. Per the M-150 Corridor Overlay, any building longer than 180-ft. shall provide a minimum off-set of 4-ft. for every 100-ft. of building length.

The buildings have features at the gables on each end which are pulled out. The balconies project from the building extending a min of 5'-6' out. I have added a plan profile below each elevation showing the articulation

4. Sheet C.200 – Provide a setback on the existing drive approach to the parking lot on the north side of the site.
5. In the pre-app the site plan included sidewalks on the street facing sides of the apartment buildings. Per the M-150 Corridor Overlay, the primary entrances and facades shall not be oriented towards parking lots, garages, or carports. Furthermore, a building entry must be connected to a public sidewalk.
6. Sheet C.200 notes "recreation space". Provide information about all "recreational" activities proposed.
7. Provide a separate document in letter format outlining the requested modifications, justification, and provided enhancements to offset the modification.
8. Sheet L.100 - The street frontage landscaping shall incorporate deciduous trees, evergreens, and shrubs per the UDO. 1 tree, deciduous or evergreen, shall be provided for each 30 feet of frontage and one shrub shall be provided for each 20 feet of frontage.

9. Sheet L.100 - Overall, the site needs to incorporate evergreens to provide for year round landscaping. As a heads up, there has recently been increased attention on landscaping and buffering/street frontages.
10. Provide an example of the screening for the ground-mounted equipment.

11. Elevations - There have been many recent conversations regarding building design and materials. It has been stated by both the Planning Commission and City Council that more durable long lasting materials are preferred. It is highly recommended by staff to provide more masonry, more visual separation through differing materials, more break ups in the massing of the roof (faux dormers, more gables, etc.), and more variation in roof height (Building C). Something similar to your development "Switch" in Kansas City, KS.

Based on our discussions we have, changed the elevations to provide vertical elements breaking up materials as well as additional gables to vary the roof line. The materials have a visual separation however no materials have major spans without interruption by another element.

For durability the elevations are comprised of brick veneer and fiber-cement lap, board & batten, and panel siding. As you are well aware brick veneer is a durable material and has been provided around the base of the building for most of the perimeter with sections extending up one story for accent and interest. The remaining finish materials are fiber-cement siding products and systems which are an extremely durable exterior finish. The life expectancy of this material is 60+ years. The durability of the material is such that the manufacturers warranty for the material for 30 years. Fiber-Cement siding, Will not burn, withstands moisture and does not swell or rot. It is pest resistant and withstands extreme weather.

12. Provide a typical sidewalk dimension. M-150 Corridor Overlay requires a minimum width of 5-ft.
13. Provide the setback from the property line on the north (where the drive approach is) to the parking lot. The UDO requires a minimum 20-ft. parking lot setback from public right-of-way which may not be doable in this location due to the right-of-way, but it would still need to be requested as a modification. Staff would be supportive of this modification due to the right-of-way extending into the site.

Engineering Review

Gene Williams, P.E.
(816) 969-1223

Senior Staff Engineer
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Corrections

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1. The "Storm Drainage Study" dated Dec. 17, 2024 (hereinafter referred to as the "stormwater study") is missing a downstream analysis to a point immediately north of Raintree Lake. This would include any culvert analysis beneath M-150 and beneath Ward Rd., and the dam to the immediate north of Raintree Lake that forms the small lake immediately upstream of Raintree Lake. Relevant data includes: 1) flow rates for the 2, 10, and 100 year events, and culvert analysis of the box culvert beneath M-150 and Ward Rd., and at the spillway crest for the existing condition, 2) flow rates for the 2, 10, and 100 year events for the proposed condition for the same locations listed above, 3) evaluation of the existing dam in terms of physical integrity, and recommendations concerning using the dam "as-is", or performing work in relation to the dam. Correction required to the study.
2. The stormwater study discusses in at least two (2) separate sections the need for a stream buffer waiver. If you can provide additional information such as historical data concerning this stream, and how it has changed over the years, no stream buffer waiver is required. We would need to see this information, however, within the stormwater study. Correction required.
3. Water line plans should be revised. Recommend looking over the City of Lee's Summit Design and Construction Manual concerning fire lines, domestic service lines, etc. You will not need to meter the private fire line. As shown on the utility plan, it appears you are wanting to set two (2) 6 inch meters to serve the development,

and it would appear this line is a fire line based on what I can see. Be aware the cost associated with 6 inch water meters, as they are expensive due to the impact fee. Correction required.

4. Where are the domestic water lines? It appears you are showing fire lines, but domestic lines appear to be missing. Correction required.
5. Have you checked to ensure any cut and fill operations will not cause the sanitary sewer to exceed 20 feet in depth to flowline, or less than 3.5 feet of cover over top of pipe? If either is exceeded, mitigation or relocation may be required. Informational comment.
6. List all new sanitary sewer lines as "PRIVATE". The only public sanitary sewer lines shall be the existing line bisecting the site. Correction required.
7. List all fire lines and any domestic lines as "PRIVATE". Correction required.
8. United States Army Corps of Engineers (USACE) jurisdiction shall be confirmed prior to formal approval. Informational comment.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
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Corrections

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Work with Water Utilities to provide a water model to confirm the required fire flow of Table B105.1(1) is being met for the type of construction and building size. Per amendment only a 50% reduction of fire flow is allowed for buildings equipped with an automatic sprinkler system.

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Provide a hydrant for Building 1 to meet the 300' foot requirement and the 100' requirement for the FDC.

4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of the FDC on all buildings.

5. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Traffic Review

Erin Ralovo
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Senior Staff Engineer
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Corrections

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1. After staff discussions it has been determined that since the traffic study does not warrant the signal with this development, it does not have to be installed at this time. Future phases of the development will be required to submit a new traffic study with new counts to determine when the signal is warranted.
 2. Please add a note in the Trip Generation section stating that while there are multiple land uses, the distribution is unknown so you used the most conservative.
 3. A 1/3 split of traffic does not seem accurate. Staff feels 25% North, 40% West, and 35% east may be more accurate.