

DEVELOPMENT SERVICES

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

Date: Tuesday, February 18, 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 the next resubmittal dates of either 2/25, 3/11, 3/25 or later per the 2025 Deadline Schedule . 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. The modification request letter should encompass all modifications even if included on other plans (elevator requirement, 20% of all walls facing public streets containing windows and doors, and any others you may be requesting).

2. As mentioned in the applicant call, the balconies would be considered to count towards the off-set requirement of 4-ft if covered. Therefore, every 100-ft. there needs to be a 4-ft. off-set. Currently the span between covered balconies is about 142-ft.
3. Update the landscaping plan to include the evergreens along the street frontages.
4. On Building C, there is a span of about 98-ft. on the rear elevation where there is no variation in the roof height. The front elevation appears to be different and there should not be difference between front vs. rear.
5. With the modifications being requested, staff encourages enhancing the landscaping to go above and beyond. There is a large amount of area within the internal courtyard being created that seems pretty bare.
6. Although not required, it could be extremely helpful when presenting this project if you included some 3D renderings and even some images of what that would look like with the surrounding area (providing some context).
7. Are sidewalks within the courtyard proposed to be 5-ft. wide? If so, could you add a dimension please since we have varying widths throughout.
8. On the front elevation of Building C, the third balcony from the left, the roof line does not match the others as far as the height projection. Was that just an error?

Engineering Review

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

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The Summary and Recommendations section of the stormwater report should be expanded to discuss the existing downstream infrastructure such as the box culverts beneath M-150 and Ward Rd., as well as the dam immediately upstream of Raintree Lake, are suitable for the stormwater flows generated by the project. Correction required.
2. The stormwater report spends most of the time accounting for past allowances for stormwater flow from the site. While this is a good exercise to demonstrate the logic, a pre-versus-post development analysis is required to show the increase in peak flows at critical point 1 from existing (i.e., today) conditions. Correction required.
3. The peak flow analysis described above should be expanded to show if the 100 year water surface elevation in the vicinity of the concrete spillway is increased to a point where it encroaches upon adjacent property to the southwest or southeast. This concern is caused by the increase in the 100 year WSE due to increased peak flows for the existing versus proposed condition. Correction required.
4. Is a 6 inch fire line sufficient? Evaluation and correction required.
5. Is a single 2 inch master meter sufficient for this project? There is doubt this is large enough to serve all the buildings in this project. Evaluation and correction required.
6. 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
Jim.Eden@cityofls.net

Approved with Conditions

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. Not shown on resubmittal.

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
(816) 969-1800

Senior Staff Engineer
Erin.Ravolo@cityofls.net

Approved with Conditions

1. Staff will need an updated Developer's Agreement that states that a new Traffic Study will be required with each new phase and a signal warrant will be evaluated at that time. Once the signal is warrants are met, the developer will be required to construct the signal and all required improvements, i.e. turn lanes, pedestrian facilities, etc, at that time.