

LS Memorandum

City of Lee's Summit

To: [Mayor & City Council]

From: [Development Services Department]

C: [File]

Date: [May 16, 2022]

[**Appl. #PL2022-066 - PRELIMINARY DEVELOPMENT PLAN - Gerber Collision, 575 NW Blue Pkwy; Burman Companies, applicant.**]

At the Planning Commission's April 28, 2022 public hearing two concerns were raised by the Commissioners. The first was in regards to screening related to the southeast parking lot where customer vehicles will be stored while awaiting repair. The second concern centered on the design and adequacy of the proposed onsite stormwater management facility.

Parking Lot Screening

The applicant stated during the public hearing that they would be willing to provide a 6' tall vinyl fence to screen the southeast parking lot from the adjacent properties. An updated site plan showing the screening was provided and has been added to the packet.

Following public testimony at the Planning Commission, a motion was made by Board Member Benbrook, seconded by Board Member Kitchens, to amend condition of approval #2 to require the SE portion of the parking lot be enclosed by a 6ft. vinyl fence.

The Planning Commission members voted unanimously by roll call vote to recommend APPROVAL of the application as amended.

The condition of approval #2 in the ordinance has been updated to reflect this change.

New Condition of Approval

2. Development shall be in accordance with the preliminary development plan dated March 21, 2022 and shall include a 6' vinyl fence as depicted on the site plan dated March 21, 2022, revised May 13, 2022.

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Stormwater Management Facility

The applicant initially submitted a “Preliminary Stormwater Management & Drainage Report” that staff reviewed prior to the Planning Commission public hearing and determined it to be incomplete. The initial application also did not contain any site-specific layout of the proposed detention facilities. City staff provided the applicant with a comprehensive set of review comments for the report and layout. The applicant recently submitted a revised site plan, but did not submit a revised stormwater management report.

City staff has reviewed the revised plan information and are of the opinion that even though we have not received an updated stormwater report and the submitted plan does not meet all the current requirements of Section 5600 of the Design & Construction Manual, adequate detention facilities, that meet the City’s standards, should be able to be accommodated on the site.

A revised final stormwater drainage report would need to be submitted, reviewed and accepted prior to any final development plan approval. The final stormwater report shall, at a minimum, address the following:

- Comprehensive Control Strategy described in Section 5600 of the Design & Construction Manual.
- Existing and proposed conditions drainage map with points of interest.
- Calculation of allowable release rates.
- Proper stormwater routing through the outlet structure.
- A design that meets the emergency spillway requirements.
- A design that meets the freeboard requirements.
- A design that meets the setback requirements.

A revised site plan, that incorporates the recommendations from the revised final stormwater drainage report, shall also be submitted, reviewed and accepted prior to any final development plan approval.]