

LS Memorandum

City of Lee's Summit

To: [Planning Commission]
From: [Staff]
C: [File]
Date: [September 18, 2020]
Re: [Woodland Oaks – sanitary sewer]

[A public hearing was held for application PL2019-330: Woodland Oaks REZ and PDP at the September 10, 2020, Planning Commission meeting. During the discussions, the Planning Commission decided to continue the application and asked City staff to meet with the applicant to re-evaluate the sanitary sewer conditions to discuss the possibility of City (financial) participation in the recommended / required sanitary sewer improvements.

On September 16, 2020, various City staff meet with the applicant's design engineer from Engineering Solutions. The following points were acknowledged / discussed:

- The City's record drawing, for one of the sewer segments in question, does have some inconsistencies in the elevations and slopes identified.
- Based on the record drawing information, some of the pipes were installed slightly flatter than designed.
- None of the record drawing elevations have been field verified by City staff or the applicant at this time.
- The model that City staff requested HDR to run did use the record drawing information, but used an adjusted "k" value (0.0035) that more closely represented actual conditions (rather than the more conservative design "k" value of 0.006). The adjusted "k" value was determined based on actual flow monitoring data previously obtained by the City. If the model was re-run with the design "k" value, there would be additional line segments shown to be functioning under surcharge conditions due to the proposed development and requiring improvements.
- It was noted that 14 lots are being allowed to cross over the "sewer-shed" boundary through the means of a low-pressure sewer system. The original design would not have accounted for these extra lots.
- Chapter 32-5.B.1 of the Code of Ordinances states, in part:
 - o *"Landowners will be required to furnish, install and construct at the landowner's expense all water and sewerage facilities necessary to serve their development, in accordance with the Design and Construction Manual . . ."*

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Neither City staff or Planning Commission have the authority to waive this requirement; only City Council has that authority.

Staff's sanitary sewer improvement recommendation is based on UDO Section 1.110, Adequate public facilities and services, which states, in part:

"In order to prevent the premature development of land which might pose a threat to the health, safety or general welfare of the community at large, or the occupants of land in the particular area of the City, it shall be the policy of the City that no application for special use permit, preliminary or final development plan or preliminary or final plat shall be approved unless public facilities and services, which are adequate to serve the development, are either:

- A. *Presently available, or*
- B. *Are to be provided as a condition of approval of the application, or*
- C. *Are planned to be available reasonably concurrent with the anticipated impacts of the proposed development as determined by the affected utility, agency or department."*

Therefore, Staff's recommendations for sanitary sewer improvements remain unchanged from those recommended in our September 10, 2020 staff report. |