

LS Memorandum

City of Lee's Summit

To: [Mayor and City Council]

From: [Development Services Department]

C: [File]

Date: [July 26, 2021]

Re: [**Appl. #PL2021-182 - REZONING from CP-2 to PMIX and CONCEPTUAL DEVELOPMENT PLAN** - Ranson Landing, 1401 SE Oldham Pkwy; Engineering Solutions, LLC, applicant]

In addition to the material presented to the Planning Commission on July 22, 2021, the supplemental information below is added to the record.

City staff completed a cursory, "big-picture", review of the Macro Storm Water Drainage Study submitted by the applicant. Given the fact that there are known flooding issues downstream of the proposed site, the storm water design for the initial preliminary development plan will be carefully reviewed by City staff to ensure no negative impacts to downstream conditions.

City staff reviewed the information submitted in the macro study for the proposed stormwater release rates and it appears that the proposed Q10 release rate shown in Table 6-6 exceeds the allowable release rate shown in Table 5-3. The text of the study indicates the allowable release rate is met. This will need to be corrected with the storm study that is submitted with the initial preliminary development plan (PDP Storm Study).

The macro study indicates that 40-hour extended detention is not attainable and that detention basin infiltration will be proposed in lieu of it as a BMP. The feasibility of extended detention and the need for an alternate BMP, such as infiltration, will require further explanation and evaluation with the initial preliminary development plan (PDP Storm Study).

The site has a contributing drainage area of +/- 40 acres. The area referred to as a "drainage ditch" in the storm study will need to be evaluated for stream buffer requirements with the initial preliminary development plan (PDP Storm Study). The City is willing to consider a design waiver for the stream buffer requirement and look at alternatives for this site.

The following Site Specific Conditions shall apply to the subject application:

1. No construction may occur on any property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.

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2. A regional detention basin will be required to be a part of the initial preliminary development plan.
3. **A revised / updated stormwater drainage study will be required to be submitted with the initial preliminary development plan. The study shall include additional information for items identified in the Analysis section of the staff report.**