

LS Memorandum

City of Lee's Summit

To: [Planning Commission]
From: [Development Services Department]
C: [File]
Date: [November 12, 2020]
Re: [Appl. #PL2020-067 – REZ and PDP – Multi-family Lots 1-53]

Since publication of the Planning Commission packet on November 6, 2020, the Development Services Department has received additional information regarding the sanitary sewer impacts of the subject development. City staff provides the following commentary based on the newly received information:

The City required the developer's professional engineer to evaluate the potential hydraulic impacts to the City's existing downstream sanitary sewer system attributable to the proposed development and to recommend improvements to mitigate any potential negative impacts (i.e. manhole overflow, sewer backup into an existing home, or a significant surcharging of the system). The engineer's initial sanitary sewer analysis did show that certain segments of the downstream system would become somewhat more surcharged with the proposed development, but that no sewer backups would occur (due to the relation between the sewer interceptor flow elevations and the presumed floor elevations of the adjacent homes). Their analysis did show the potential for manhole overflows.

City staff worked with the professional engineer to be sure that the appropriate design criteria ("K" values) of Section 6500 of the City's Design and Construction Manual, for this portion of sanitary sewers, was being applied. The engineer's revised analysis indicated no backups and no system overflows, however surcharging of certain line segments still were identified.

Subsequently, the City requested their "On-call Sanitary Sewer Consultant" to further analyze the receiving system and identify potential improvements that could allow the proposed development to move forward and to not have a negative impact to the system. The consultant's recommendation was received after the City's staff report was finalized. The consultant identified approximately 524 linear feet (two line segments) of 15-inch sanitary sewer that would need to be increased to an 18-inch sewer due to this development. This would eliminate the proposed development having a negative impact to the existing system. The City would be willing to participate in an upsizing agreement to increase the pipe from an 18-inch to a 24-inch sewer in order to accommodate projected ultimate build-out conditions.

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Therefore, City staff recommends amending the site-specific conditions of approval for the proposed development to include the improvement of the two identified segments of sanitary sewer as follows:

1. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, any required off-site sanitary sewer improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.
2. Two sanitary sewer line segments (MH 62-034 to MH 62-035 and MH 62-035 to MH 62-036) constituting approximately 524 linear feet shall be increased from a 15-inch sewer to an 18-inch sewer. The City is willing to participate in an upsizing agreement to further increase the pipe from an 18-inch to a 24-inch sewer in order to accommodate projected ultimate build-out conditions. ***(additional condition by staff)***

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