



Caton Architectural Design^{LLC}

August 14, 2020

City of Independence
Community Development Department
111 E. Maple
Independence, Missouri 64050

Attn: Mr. Brian Harker – Senior Planner

Subject: 3206 Spring Street – Parcel ID #15-520-09-39-00-0-00-000

Below are our responses to the comments we received from the city on August 4th, 2020. City comments are blue in color and our responses are in black:

Comments, Corrections and Questions

1. Provide sidewalks along all three rights-of-way;

A sidewalk has been added to Colonel Drive right-of-way

2. As discussed on May 28th, please provide for amenities not typical of other developments (i.e. walking paths, playground, gazebo, shelter house, grills, picnic tables, benches, common space, common parking, etc.);

We plan to incorporate a gazebo into Tract 1 (common space) along with the detention requirements when discussed with city engineering.

3. As discussed on May 28th, please include additional design features not typical in other zonings (i.e. different and unique architectural facades or alternative site layouts);

We plan to have a few different color palettes and mix some of the front elevation material patterns (shake shingle siding, scallop shingle siding, and laps siding for example)

4. Locate all new “street” trees on the properties and not in the right-of-way. Further, provide a tree in the rear yard area of every lot. On the landscaping plan, show a 15-foot wide High Intensity Buffer Zone, per Code, abutting the R-6 zoned properties to the north;

Street trees and rear yard trees have been added. The property to the north is zone R-30 which does not require a Buffer Zone.

5. Be aware that storm water flooding has been reported in this area. During the engineering plan review, you will be required to meet or exceed any and all City storm water mitigation requirements to prevent future flooding issues;

Understood

6. Will there be monument entries for this development? Where will they be placed?;

No

7. Will this development be built in phases or all at one time? If in phases, indicate the sequence;

Unknown at this time. This will be developed as the approval processes move forward with the city.

8. Anticipated sanitary sewer loads may exceed existing sanitary sewer main capacity. Please anticipate an analysis of the existing sewer capacity along with the appropriate infrastructure improvements during engineering plan review;

We have already reviewed this with the Public Works department and have been told there is plenty of capacity for our proposed development of the site.

9. Indicate standard 5-foot wide general utility easements along all three rights-of-way. Further, provide any additional easements required by IPL and the Water Department;

This has been added to the preliminary plat

10. Label Lot 1, Tract 1 instead. Change Lots 2 through 12 to Lots 1 through 11;

This has been changed

11. Note: The addresses (based on the revised tract and lot numbers from above):
Pleasant Street (Lots 1 through 5): 3201 A&B, 3203 A&B, 3205 A&B, 3207 A&B and 3209 A&B
Spring Street (Tract A and Lots 11 through 6) 3200 and 3202 A&B, 3204 A&B, 3206 A&B, 3208 A&B, 3300 A&B and 3302 A&B

This has been added

12. By August 7, 2020, send out official City notifications of the virtual public hearing for those living within 185-feet of the PUD for August 25th Planning Commission meeting (See attached Property Owner Notification Letter).
Your Case number is 20-810-02.

This has been done

13. As discussed on May 28th, please provide information related to the neighborhood meeting staff requested on this proposed project; including but not limited to notice of the meeting, sign-in sheet of parties present, and the agenda covered.

We have a zoom meeting scheduled for August 19th at 5:30PM

If there are any questions about any of the submitted drawings or the description of the project above, don't hesitate to give us a call.



Sincerely,

A handwritten signature in black ink, appearing to be "SE Caton", written in a cursive style.

Signed by: Shawn E, Caton, AIA
Date: 2020.08.14

Shawn E. Caton, AIA
Architect
Missouri License #A-2001018718
Expires: December 31, 2021