

Commercial Preliminary Development Plan Applicant's Letter

Date: Friday, October 24, 2025

To:

Property Owner: LS INDUSTRIAL LLC

Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Applicant: East Village Investors, LLC

Email:

From: Grant White, Project Manager

Re:

Application Number: PL2025275

Application Type: Commercial Preliminary Development Plan

Application Name: East Village Phase 2 - PDP

Location:

Tentative Schedule

Submit revised plans by 4pm on . Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than 4:00 pm on the Tuesday prior to the Planning Commission meeting.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Development Services Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

3. **Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Commercial Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. ZONING. Revise the "Existing Zoning" information labeled on the cover sheet to include PI, so it reads PI and PMIX as existing.

2. LEGAL DESCRIPTION. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

3. STREETS. Label the right-of-way widths for the proposed SE Bowery St and common area tract widths for the private streets.

4. EASEMENTS. Show, label and dimension all existing and proposed easements on the property.

5. LOT DIMENSIONS. Label all proposed property line dimensions for each lot and tract.

6. SIDEWALKS. Provide pedestrian sidewalk connections between the sidewalks along the public and private streets into the building sites.

7. DEVELOPMENT STANDARDS. Unless proposed and denoted otherwise, the governing development standards (i.e., setbacks, FAR, density, allowable building height, etc.) for the commercial lots are assumed to be governed under typical CP-2 standards. Similarly, the residential lots are assumed to be governed under typical RP-4 standards, except that the Lot 20 density is shown at 30.2 versus the 25 dwelling unit/acre maximum for the RP-4.

8. OPEN SPACE--MULTI-FAMILY. A minimum 30% useable open space is required to be provided for each multi-family residential development.

9. SETBACK LINES. Show, label and dimension the building setback lines on all lots.

10. PARKING LOT DESIGN. No dimension information is provided on the plans. 1) Label the typical parking space dimension for each proposed lot, with a minimum 9' x 19' parking space dimension. Parking space depth may be reduced to 17' when a minimum 6' wide sidewalk or open space is located at the head of the space. 2) Dimension all drive entrances and internal drive aisle widths. A minimum 24' of pavement width (excluding curb and gutter) is required for all drives serving two-way traffic. 3) Dimension the setbacks from all public right-of-way width and edge of private street pavement to ensure that parking lots maintain a minimum 20' setback from each per UDO requirements.

11. LIGHTING. Provide photometric plans for the proposed development in accordance with UDO Section 8.230. All proposed lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270, 8.280 and 8.290 as applicable.

12. PHASING. There is a label of 'Phase 1' on the Lot 20 multi-family building footprint. Is this an errant note or is the multi-family being phased in some way? For clarity, is all of the area south of SE Bailey Rd intended to be developed in one phase?

13. DEVELOPMENT DATA TABLE. 1) Complete the blank required parking ratio, required parking number information; and impervious coverage information for the entire development on Sheet C.101. 2) The number of dwelling units listed in the table for Lot 20 doesn't match the label on the building footprint (240). 3) The number of dwelling units listed in the table for Lot 21 doesn't match what is shown on the plans, which appear to be approximately 83 units versus 100 listed in the table. Revise and also update the listed Lot 21 density in the table accordingly.

14. LANDSCAPING. The landscape plan provides no calculations for the required street frontage and open space areas and only shows landscaping along the street frontages. No interior open yard landscaping is shown as required. Show the required landscaping calculations and provide all required landscaping in accordance with UDO Sections 8.750, 8.790, 8.810 and 8.820.

15. TRASH ENCLOSURES. 1) No trash enclosure location or detail is shown for any lot any. Show all proposed trash enclosure locations. All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

16. DRIVE-THROUGH RESTAURANT QUEUING. The minimum queue length for a drive-through restaurant is 4 vehicles from the pick-up window and 5 vehicles from the order box.

17. BUILDING ELEVATIONS. 1) None of the building elevations from Klover Architects scale correctly. Revise. 2) The percentage makeup of each exterior material (including glazing) shall be broken out for the primary (i.e., front) facade of each typical commercial building to ensure that it complies with the requirement that no less than 1/2 of the facade area is comprised of 3 different Class 1 or 2 building materials identified under UDO Section 8.060, Table 8.I-1. 3) Dimension the key plans on each of the commercial building elevation sheets for staff to review for compliance the depths (2' minimum) of the projections or recesses required to meet the wall articulation requirements under UDO Section 8.050.B.3.a. 4) All commercial buildings shall have roofline articulation no less than once every 100 linear feet on all sides of the building. Articulation methods are listed under UDO Section 8.050.B.3.b. 5) Provide a proposed color schedule/palette for all of the exterior building materials for the townhome elevations from NSPJ Architects. 6) Specify the specific material type (e.g., cement fiber board, wood, wood composite, vinyl, etc.) for the Board and Batten and Lap Siding style material on the townhome elevations from NSPJ Architects. See UDO Section 8.060, Table 8.I-1 for the list of allowable materials and UDO Section 8.070, Table 8.I-2 for material useage requirements. 7) Color elevations for all four sides of the townhome elevations from NSPJ shall be submitted to review for compliance with the residential building material requirements of UDO Section 8.070, Table 8.I-2.

18. ENVISION LS OVERLAY--DESIGN STANDARDS. The subject development is located within the boundaries of the EnVision LS overlay and as such is subject to the design standards for multi-family and commercial development found under UDO Section 5.640. A modification to said standards was sought and approved for the Oldham Village development tp the west. A modification request outlining the justification for this and any other modifiication request shall be provided.

19. AMENITY/OPEN AREAS. 1) Provide dimensioned, color building elevations with material callouts for the clubhouse building on Lot 21. 2) What do the rectangular shapes in the vicinity of the northeast corner of Lot 21 and the open area south of center on Lot 22 represent? Are these buildings or shelters?

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sanitary sewer line shall be extended along 16th St. to serve all lots within Maddox Acres. Sanitary sewer stubs (i.e., wye connections and stubs) shall be required for each lot. Final connection shall be the responsibility of each lot owner.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. The TIS submitted is not the most current and a full review of these plans is not possible without the updated report. Once received, a full 10 day review will be required.
2. Check right turn lane warrants at Stuyvesant St. There are a large number of Drive-thru restaurants and it seems like one would be warranted.
3. There is no grading shown for 16th Street Improvements. This road is required to be brought up to full urban standards for the length of your development under the Unimproved Road Policy. Plans indicate Proposed Road Improvements but none are shown.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

All roads fronting the townhomes shall be posted No Parking to allow parking on one side of the street only. All of the turn arounds shall be posted.

3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Work with Water Utilities to provide a water model for the area to meet fire flow requirements

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Provide a hydrant plan.