

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Wednesday, December 03, 2025

**To:**

**Property Owner:** LS INDUSTRIAL LLC

**Email:**

**Engineer/Surveyor:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Applicant:** East Village Investors, LLC

**Email:** matt@drakekc.com

**From:** Grant White, Project Manager

**Re:**

**Application Number:** PL2025275

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** East Village Phase 2 - PDP

**Location:**

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### Schedule

Planning Commission Meeting: December 11, 2025 at 05:00 PM

City Council Public Hearing: January 06, 2026 at 06:00 PM

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### 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.

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### 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:

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. 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.

This previously made comment is being kept for documentation purposes only. No further action required.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. No occupancy permits can be issued for any portion of this project until downstream sanitary sewer capacity improvements have been completed. The City has planned for an excess flow holding basin to be designed in 2028 depending on available funding to address these capacity issues.
2. Extension of public sanitary sewer was shown extending to Lot 9 Maddox Acres along 16th St. on the Preliminary Development Plan dated Nov. 24, 2025. Public sanitary sewer shall be extended east of this point to the end of the required 16th St. improvements discussed in condition #3 below.
3. Applicant shall improve 16th St. from M-291 to the private street immediately east of Tract C identified on the Preliminary Development Plan dated Nov. 24, 2025. Improvements shall consist of removal and replacement of existing road, curb and gutter, two (2) lanes of traffic with twelve (12) foot lanes designed to collector street standard, stormwater improvements including curb inlets, junction boxes, manholes storm lines, water line improvements, sidewalk, and sanitary sewer improvements.
4. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
5. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
6. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
8. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
10. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
11. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
12. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Approved with Conditions

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 that provides accessible coverage to all building. Get with the fire department to discuss layout.

5. Provide names for the private streets.

**Traffic Review**

Erin Ralovo  
(816) 969-1800

Senior Staff Engineer  
Erin.Ralovo@cityofls.net

Approved with Conditions

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2. Clearly indicate that 16th Street Road Improvements will be included with these plans.

3. Stuyveant will be treated as a Local street rather than a collector and the right turn lane requirements will be adjusted appropriately.