

PLANNING AND DEVELOPMENT

**Special Use Permit
Applicant's Letter**

Date: Friday, January 31, 2014

To:

Property Owner: GALE COMMUNITIES INC Email: dgale@galecommunities.com Fax #: (816) 761-4343

Applicant: JEANNE MARSHALL Email: Fax #: (816) 765-8545

From: Jennifer Thompson, Planner

Re:

Application Number: PL2014003
Application Type: Special Use Permit
Application Name: LONGVIEW MANSION TENT RENEWAL
Location: 1200 SW LONGVIEW PARK DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, February 18, 2014 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Planning Commission Meeting 03/11/2014 05:00 PM: **03/11/2014**

City Council Public Hearing 04/03/2014 06:15 PM: **04/03/2014**

City Council Ordinance 04/17/2014 06:15 PM: **04/17/2014**

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 Permitting and Plan Review Division of the Codes Administration Department at 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, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s)

shall be submitted to Planning and Development staff no later than the day of the Planning Commission meeting by 4 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Certified Notices.** The applicant must mail certified letter notices to all property owners within 185 feet 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 Planning and Development 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 notice sent.

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.

Analysis of Special Use Permit:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Fire Department- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments and the fire code in effect at the time of construction as adopted by the City of Lee's Summit.

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. What is the structural integrity of the tent? Please provide an updated structural inspection on the current conditions of the tent structure.

2. Please confirm the ownership of the property.

3. In considering any application for a special use permit, the Commission and Governing Body may give consideration to the criteria listed below, to the extent they are pertinent to the particular application. Please respond back in writing to each of the listed criteria as to how it relates to this application.

1. Character of the neighborhood
2. Compatibility with adjacent property uses and zoning
3. Suitability of the property for which the special use is being requested

4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property
6. Impact on the street system to handle traffic and/or parking
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available
8. Impact of noise pollution or other environmental harm
9. Potential negative impact on neighborhood property values
10. Extent to which there is need of the proposed use in the community
11. Economic impact upon the community
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied
14. Conformance to the UDO, and current city policies and ordinances
15. Recommendation of professional staff
16. Consistency with permitted uses in the area in which the special use is sought

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Pending
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1. Fire Department- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments and the fire code in effect at the time of construction as adopted by the City of Lee's Summit.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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