

PLANNING AND DEVELOPMENT

**Rezoning with no Preliminary Development Plan
Applicant's Letter**

Date: Friday, February 14, 2014

To:

Property Owner: PRIVITERA JOE M & LORI L Email:

Fax #: <NO FAX NUMBER>

Applicant: PRIVITERA JOE M & LORI L Email:

Fax #: <NO FAX NUMBER>

Engineer: ANDERSON SURVEY COMPANY Email: jsa@andersonsurvey.com

Fax #: (816) 246-0502

From: Hector Soto, Planner

Re:

Application Number: PL2014012

Application Type: Rezoning with no Preliminary Development Plan

Application Name: 4350 SW PRYOR RD

Location: 4350 SW PRYOR RD, LEES SUMMIT, MO 64082

Tentative Schedule

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

Applicant Meeting 02/19/2014 09:00 AM: **02/19/2014**

Planning Commission Meeting 03/25/2014 05:00 PM: **03/25/2014**

City Council Public Hearing 04/17/2014 06:15 PM: **04/17/2014**

City Council Ordinance 05/01/2014 06:15 PM: **05/01/2014**

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 Rezoning with no Preliminary Development Plan :

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. STREET FRONTAGE. The Unified Development Ordinance (UDO) requires all lots in a subdivision to have a minimum 50' of frontage on a public or private street, except that lots on a cul-de-sac shall have a minimum chord of 37.64' and a minimum arc distance of 38.59' at the front property line. Access to the three proposed lots shall be provided via a private street meeting the minimum street frontage requirement.

2. PRIVATE STREET AND COMMON AREA TRACT.

- Private streets are required to be shown and approved on both a preliminary and final plat as a common area tract.
- The common area tract shall be a minimum 50' wide and shall be dedicated as both an access and utility easement.
- Common area is subject to the provisions outlined in Article 5, Division V (Sections 5.330 through 5.370) of the UDO.
- Private streets shall be built to City standards for a public street. The private street shall have an adequate turnaround to accommodate a fire truck.

3. PLATTING.

- Separate applications for a preliminary plat and final plat shall be submitted to consider concurrently with the rezoning application.
- The rezoning application is tentatively scheduled to be heard at the 3/25 Planning Commission and 4/17 City Council meetings. Those dates may change depending on when the preliminary and final plat applications are submitted.

4. LEGAL DESCRIPTION.

- The legal description provided with the application seems to call out areas identified by the letters A, B and C. However, there is no drawing or exhibit that shows what or where those areas are.
- Provide a legal description of the boundaries of the entire 15 acres that are proposed to be rezoned to RDR, along with a rezoning map/exhibit.
- 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.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The public water line must be extended to each lot within the proposed subdivision. Engineering plans will be required.
2. A fire hydrant will be required at the end of the public water line.
3. An easement must be provided for access, maintenance, and inspection of the public water line and fire hydrant.
4. Water meters shall be placed within the right of way or easement within two (2) feet or less of the right of way line or the easement line.
5. Upon rezoning of the property from agricultural to any other zoning, mowing within the right of way by the City shall cease.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Pending
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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