
PLANNING AND DEVELOPMENT

Residential Preliminary Development Plan Applicant's Letter

Date: Monday, February 24, 2014

To:

Property Owner: M-III KCEB PROPERTY LLC
Email:

Fax #: <NO FAX NUMBER>

Applicant: NORTHPOINT DEVELOPMENT Email: MARK@NORTHPOINTKC.COM

Fax #: (816) 888-7399

Architect: NSPJ ARCHITECTS Email:

Fax #: <NO FAX NUMBER>

Engineer: RENAISSANCE INFRASTRUCTURE CONSULTING
Email: MSLUTTER@RIC-CONSULT.COM

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2014006

Application Type: Residential Preliminary Development Plan

Application Name: RESIDENCES AT NEW LONGVIEW

Location:

Tentative Schedule

Submit revised plans by noon on Friday, February 14, 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 03/20/2014 06:15 PM: **03/20/2014**

City Council Ordinance 03/20/2014 06:15 PM: **03/20/2014**

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 Residential Preliminary Development Plan:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

1. Fire Department- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department- A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The FDC's shall be located on the fronts of the building. Typically there is only one FDC per building. Please indicate the number and locations of sprinkler rooms and fire mains to each of the buildings.

ALL FDC's shall be within 100 feet of a fire hydrant and located along the fire department access lanes. Buildings served by multiple FDC's shall have them clearly marked to indicate the portion of the building served by that system and the location of other connections shall be immediately recognizable and accessible.

3. Fire Department- 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.

Water mains shall be sized and connected to a public water supply to provide water flow requirements in accordance with IFC Table B105.1.

4. Provide a hydrant along the fire access lane between Buildings 5 and 6 to maintain average spacing as intended by IFC Table C105.1.

5. Fire Department- D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. ty gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Fire lanes parallel to the buildings shall have a driveable surface of 26 feet. The drawings are including the sidewalk in front of the buildings. Provide clarification.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

1. Fire Department- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Lee’s Summit.

2. Fire Department-903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

An automatic fire sprinkler system and standpipes shall be provided.

3. Fire Department- A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

Show the locations of hydrants and FDC's.

4. Fire Department- 507.5.1 Where required. 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.

5. Fire Department- D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. ty gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Fire lanes parallel to the buildings shall have a driveable surface of 26 feet.

6. Fire Department- IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

7. Fire Department- IFC 506.1 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Knox Boxes shall be installed on each of the buildings for access to the sprinkler rooms and common areas of the building.

8. Fire Department- 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

If the clubhouse is required to be sprinklered IF it used for banquets/parties, and exceeds any of the conditions listed above.

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
------------------------	-------------------------------	-------------------------------------	-------------

1. PROPERTY LINE. There appear to be two sets of lines that intend to depict the property lines along Kessler Drive on the north and Longview Road on the south. The north and south boundaries of the already platted Tract 1, Tower Park (detention basin) also have the same issue. The lines are offset by approximately 6' and appear on all plan sheets.

2. SIDEWALK.

- A 5' sidewalk shall be provided along the Longview Road frontage from the point that the north-south segment meets the east-west segment to the development's easternmost boundary.
- A minimum 5' trail shall be provided along the development's eastern boundary connecting Longview Road on the south to Kessler Drive on the north as depicted on initial drawings presented at the pre-application meeting. A spur providing pedestrian access from said trail to the detention basin/recreation area shall also be provided.
- Label the existing sidewalks, including width.

3. DRIVE CONNECTION.

- The drive connection onto Longview Rd (east-west portion) that lines up with Ovation Drive, shown as "future", shall be constructed as part of the development's initial construction.
- A temporary asphalt curb shall be provided at the end of the drive stub shown to provide access to the abutting parcel to the east.

4. PARKING CALCULATIONS.

- The required number of visitor parking spaces is incorrectly listed as 154. The required number is 155.
- Based on the additional space referenced above, the listed number of total parking spaces required shall be changed from 618 to 619.
- The listed number of onsite regular parking spaces is 303. However, only 291 are actually shown on the plat.
- Unless approved as part of an alternate parking plan, all required parking spaces shall be located on the same lot as the use they serve. 55 off-site spaces are listed as being provided. The spaces in question are shown as the existing parallel parking spaces along Longview Rd and Kessler Dr. Staff will consider using the on-street spaces to meet the parking requirements. However, such alternate parking plan is subject to City Council approval as part of this application process.
- The listed total number of parking spaces provided is shown as 593. The correct number based on previous comments above is 581.
- Provide a narrative and data to support the request to provide 581 parking spaces (inclusive of the 55 off-site spaces) when a minimum of 619 spaces are required per the UDO.

5. KESSLER DRIVE. Kessler Drive is not accurately depicted on the site drawings (e.g. width, median location, etc).

6. PARKING LOT SETBACK. Parking lots shall be set back a minimum 20' from the right-of-way. The parking spaces along Longview Rd are shown to be set back approximately 13'. The parking spaces along Kessler Dr are set back from 0' to 5'.

7. BUILDING SETBACK. Depending on which line along Kessler Drive depicts the actual property line, there appears to be a portion of the clubhouse structure encroaching into the right-of-way.

8. SITE LIGHTING.

- Provide cut sheets for all proposed exterior light fixtures for review.
- All exterior light fixtures shall meet the requirements of Sections 7.260 through 7.300 of the UDO.

9. GROUND-MOUNTED MECHANICAL EQUIPMENT. Show the location of all proposed ground-mounted mechanical equipment. Equipment shall be screened from view up to the height of the units using evergreen landscaping or masonry walls.

10. ACCESSIBLE PARKING SPACES. All accessible parking spaces shall be identified by a sign (type R7-8 in the MUTCD), mounted on a pole or other structure at the head of the space, located between 3' and 5' above the ground. The prescribed height shall be measured to the bottom of the sign. Provide a detail.

11. LANDSCAPE PLAN.

- Label all tree and shrub sizes on the respective lists. See Section 14.050 of the UDO for the minimum size requirements.
- At the bottom of the site data table, the labels for the provided street trees and shrubs were inadvertently switched.
- Add a note to the plan stating that all disturbed and open areas not covered with other materials shall be covered with sod. No seeding is allowed.

12. ARCHITECTURAL ELEVATIONS.

- Label the proposed apartment building material color palette, including the garage doors.
- Call out the proposed apartment roofing material and color.
- The clubhouse elevations did not label any exterior building materials or colors. See comments above.

- Show all roof penetrations on the apartments and clubhouse to the extent possible. All roof penetrations shall be placed in architecturally designed appurtenances. Small vent pipes may be painted to blend in with the roof to disguise their appearance.
- Building-mounted utility meters and associated equipment (e.g. pipes, conduit) shall be painted so as to blend in with the building.
- All exterior trash containers shall be screened so they are not visible from off the property. Trash enclosures shall be constructed of masonry walls with solid steel gates painted to be compatible with the color of the masonry walls and building it is to serve. Provide a detail.

13. 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
---------------------------	---------------------------------	---	-------------

1. Please check with the Public Works Records Technician at 816-969-1800 for an accurate rendering of water line locations. There are water lines that have been abandoned and relocated which need to be corrected.
2. As discussed in the pre-application meeting, all interior sanitary sewers must be private, and the end of the public system will be the existing manhole along Longview Road (east/west portion).
3. As discussed in the pre-application meeting, all interior water lines must be private.
4. Domestic water connections must be made to the City mains. These connection points can be made along Longview Road (north/south), or Kessler Drive.
5. Water meter locations must be within City right of way or an easement.
6. In the event that fire lines are longer than fifty (50) feet as measured from the water main to the riser on a building, a backflow prevention assembly and vault is required within five (5) feet or as close as possible to the water main.
7. Domestic water lines are not allowed to connect to the private fire line(s). Exceptions to this rule are specified in Section 6901(I)3, and only when a backflow assembly within a vault is provided.
8. The stormwater line crossing Kessler Drive will be considered private from the junction box on the south side of Kessler Drive and continuing downstream. From that point, including the junction box, the system will be considered private.
9. The public easement which contains the public storm line mentioned in comment #7 will need to be partially vacated.
10. Sidewalk should be shown along the south property line (i.e., the east/west portion of Longview Road).
11. The private road connection shown as "future" should be constructed along with this project.
12. Please check the locations of all drainage structures and water lines along Kessler Drive. It appears there are drafting errors since it appears there is an offset shown which doesn't exist.
13. Interior fire hydrants were not shown. These fire hydrants must be private and must be served by an interior fire line. This fire line must be private.

14. Please provide a reasonably accurate rendering of Kessler Drive, including medians. It appears this was lacking from the plan.

15. Property lines, easements, and other pertinent features were not labeled and the legend did not include all symbols used in the plans. Please label these features, and revise the legend to include all symbols used in the plans.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
-----------------------	--------------------------------	--	-------------

1. Resubmittal of Traffic Study addressing previous comment sent to the traffic engineer.

2. Need to discuss sidewalk connectivity between Longview and Kessler, along the eastern property line (driveway/parking), including connectivity to the shared use detention basin/open green space amenity. Also need to discuss driveway connectivity on the eastern property line.

3. Need an access easement over the eastern property for shared access to the east and between Longview and Kessler.

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Pending
------------------------	-------------------------------	-------------------------------------	---------

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
---------------------------	---------------------------------	---	---------

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