

PLANNING AND DEVELOPMENT

**Commercial Rezoning with Preliminary Development Plan
Applicant's Letter**

Date: Friday, August 12, 2016

To:

Applicant: ENGINEERING SOLUTIONS	Email: MSCHLICHT@ES-KC.COM	Fax #: (816) 623-9849
Property Owner: PARROT PROPERTIES INC	Email:	Fax #: <NO FAX NUMBER>
Engineer: ENGINEERING SOLUTIONS	Email: MSCHLICHT@ES-KC.COM	Fax #: (816) 623-9849
Lawyer / Law Firm: <NO CONTACT NAME AVAILABLE>	Email:	Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016145
Application Type: Commercial Rezoning with Preliminary Development Plan
Application Name: VILLAGE AT VIEW HIGH
Location:

Tentative Schedule

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

Applicant Meeting 08/10/2016 09:00 AM:

Planning Commission Meeting

City Council Public Hearing

City Council Ordinance

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.

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

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 Planning and Codes Administration 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, 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 Codes Administration Department staff no later than the day of the Planning Commission meeting by 4 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail 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 Codes Administration 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.

Analysis of Commercial Rezoning with Preliminary Development Plan:

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Please provide a rezoning exhibit addressing the following elements:

- B.1. Date Prepared
- B.2. Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;
- B.3. Scale-Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.
- B.4. Plan size maximum of 24" x 36" with one inch border
- B.5. North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.
- B.6. Vicinity map with north arrow indicating the location of the property within the City.
- C.1. Boundaries of the property to be rezoned.
- C.2. Legal description
- C.3. Existing and proposed zoning district(s) of the property to be rezoned.
- C.4. Zoning, land use, and ownership of all parcels within 185 feet of the property to be rezoned.

2. Conceptual Plan Comments:

In general staff feels there could be better organization of the proposed uses within the conceptual plan. The relationship between the buildings, public space, and parking areas doesn't seem to produce a "pedestrian centered area". In addition, the proposed internal road system could be adjusted to allow for better circulation within the overall development.

Staff can provide additional detail for the conceptual plan during the applicant's meeting.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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- 1. The "Macro Storm Water Drainage Study" dated July 22, 2016 discusses BMPs for the site within the retention basin. Did the applicant intend this to refer to 40-hour extended detention? If so, then please revise.
- 2. The "Macro Storm Water Drainage Study" dated July 22, 2016 presents a table under "Proposed Analysis Conditions". This table does not appear to make sense. It is unclear what is being shown on this table.
- 3. It is unclear how Lot 1, Berbiglia Heights will be provided access to sanitary sewer.
- 4. A long, dead end water line is shown running to the northeast along Village Park Dr. The maximum length of a dead-end water line is 700 feet.
- 5. Off-site water line improvements were not shown. Please show how the long dead-end line will be mitigated.
- 6. It would appear that water lines, storm sewer lines and structures, and sanitary sewer should be shown on the areas to the south of Village Park Dr.

7. Lot corners should be chamfered at all intersections.

8. Please be aware that none of the proposed improvements will be approvable until such time that the off-site sanitary sewer has been installed.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

For information only.

2. IFC 503.1.1 -Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

AERIAL FIRE APPARATUS ACCESS ROADS

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.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Action required: The multi-story buildings in Lot 2 will require access that meets these requirements.

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.

Action required: Provide a water model that indicates there is available fire flow in accordance with IFC Table B105.1.

4. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

5. D106.2 Projects having more than 200 dwelling units.
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

Action required: Village Park Drive appears to be the only access for Lot 2. Provide second access.

6. 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.

Action required: Provide a hydrant planthat meets the requirements of above and includes hydrants within 100 feet of sprinkler system fire department connections(FDC's).

7. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@citlyofls.net	Pending
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