

**PLANNING AND DEVELOPMENT**

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

**Date:** Thursday, September 29, 2016

**To:**

**Property Owner:** M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

**Engineer:** OLSSON ASSOCIATES

Email: SCRAMER@OLSSONASSOCIAITES.COM

Fax #: (913) 381-1174

**Other:** YARCO-DEVCO, LLC

Email: mcoates@yarco.com & mgrube@yarco.com

Fax #: <NO FAX NUMBER>

**Applicant:** BOX REAL ESTATE DEVELOPMENT

Email: RPEARSON@BOXDEVCO.COM

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2016167

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** New Longview Commercial: Phase II

**Location:** 3100 SW LONGVIEW RD, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, October 04, 2016 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: September 21, 2016 at 09:00 AM

Planning Commission Meeting: October 25, 2016 at 05:00 PM

City Council Public Hearing: November 17, 2016 at 06:15 PM

City Council Ordinance: November 17, 2016 at 06:15 PM

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.

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals 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 stormwater 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.

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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 Permitting and Plan Review Division of the Planning and Codes Administration 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 Planning and Codes Administration Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

## Notice Requirements

### 1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 185 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 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 Preliminary Development Plan:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Provide details for the accessible signage and trash enclosures.

The accessible signage the City of Lee's Summit requires is model R7-8, white background with green border. Each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

2. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance. If you are needing a modification to our sign ordinance for any proposed signage, please provide sign details for review and approval through the preliminary development plan process.

3. Provide a photometric plan indicating the predicted maintained lighting levels produced by the proposed lighting fixtures.

4. Provide the manufacturer's specifications for any proposed wall-mounted lighting and parking lot lighting, to include the fixture type, location, height and intensity.

5. A final plat shall be reviewed, approved, and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.

6. Provide a detail of the retaining wall, to include the height.

7. Staff highly recommends the applicant organizes a neighborhood meeting to discuss this development, prior to public hearings.

8. Is there a phasing plan for the commercial and residential development. Is there a phasing plan for proposed parking?

9. Please confirm if the residential component is age-restricted. Provide a note stating this within the plan.

10. A vacation of Right-of-Way application (for those areas needing to be vacated), will need to be submitted, reviewed, approved, and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.

11. A vacation of easement application (for those areas needing to be vacated), will need to be submitted, reviewed, approved, and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.

12. Provide curbing and paving details, refer to Article 12.120 of the Unified Development Ordinance for these requirements.

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.

14. Identify and label any proposed easements.
15. Label and dimension the sidewalks.
16. Where are the loading or service dock areas, if proposed?
17. Will there be additional trash enclosures proposed? Please label the plan accordingly and provide a detail of the enclosure.
18. Please elaborate on the enhanced pedestrian walkway with amenities area.
19. Please elaborate on the flexible-use space in terms of the vision for this area.
20. What did the original concept plan for "New Longview" show in this area? Was there residential proposed for this area?
21. Within the site data table label the FAR (floor area ratio) for each commercial lot and the density for the residential lot
22. Label the building heights on the elevation sheets for the residential component.
23. Additional detail is needed for the elevations for Building E and F. Additional comments may be required for these elevations once revised drawings are received.
24. On sheet A-05 relabel the View High Drive Elevation as Longview Blvd. elevation.
25. Can four-sided architecture be provided for all buildings?
26. Provide the percentage of E.I.F.S. that is proposed for Building F. Typically, staff has only supported a ratio of around 30% for a given elevation. This elevation also needs to provide more architectural detail as it appears somewhat plain.
27. On Sheet A-03, what is "the Station" lettering referring to? Is this a proposed roof sign?
28. Can you please provide a material sample of the proposed metal paneling proposed for Building D?
29. The following comments are related to this PDP also serving as a preliminary plat.
  1. Can you provide an additional sheet that may be more similar to what a plat sheet would look like?
  2. On this sheet provide the plat name.
  3. Re-label the lots in numerical order vs. letters.
  4. Remove the building footprints within the proposed lots.
  5. Staff has concern with the parking deck being divided down the middle, could this be placed in a tract?
  6. Provide a statement indicating the shared access and parking will function for this development.
  7. Provide setback lines and utility easements.
  8. Please provide lot dimensions and bearings for the plat.
30. The following comments are related to the proposed parking plan.
  1. Within the parking model update the calculations for the movie theater. The Unified Development Ordinance (UDO) requires this calculation to be broken out into 1 space for every 4 theater seats. Please provide the number of

proposed theater seats.

2. The UDO calculation for multifamily housing accounts for the amount of proposed studio apts., 1, 2, and 3 bedroom units, and for visitor parking. Provide the break down of this information. Staff is evaluating if the residential portion should be calculated t the least as 2 spaces for every unit (rather than 1.5 as provided).

3. Please explain the Phase 1 and Phase 2 parking for the parking deck. It seems it would be better to have the parking deck go in during phase 1 construction. Wouldn't the phase 1 spaces be "out of use" during construction of phase 2 parking?

4. Additional length needs to be added to the townhome garage areas. If a vehicle were to be parked in this spot it would extend into the driving areas.

5. On sheet SP-01 there seems to be driveways entering the multi-family apartment units, is this the intent?

31. On Sheet L-01 the landscape sizes are shown correctly within the Master Plan schedule. However in the landscaping requirement area the trees are shown as 2" caliper rather than 3" caliper

32. Staff recommends adjusting some of the accessible spaces in and around the theater. Perhaps additional spaces could be provided along SW Fascination Drive to accommodate access into the theater.

33. Provide parking space dimensions in the residential portion of the plan.

34. Provide a parking deck elevation.

35. Clarify the colors for the B/B theater, is it really white? Also provide a label or more clarification for the outdoor screen along the west elevation.

36. Clarify on the apartment building if the columns are a heavy timber column or is it something else? Staff also would like to discuss the pitched roofed areas proposed on the apartment building.

37. The visual effect of the townhomes seems to be off balance. Could the dormer be enlarged and centered, or perhaps create two dormers? Staff is up for discussion.

38. Will there be any kind of organized connections to the street parking areas for the townhomes?

39. SIGNAGE. The site plan and landscape plan indicate the use of what appears to be a comprehensive signage/monumentation program for the area. Provide elevations and other details (e.g. number of signs/monuments, materials, dimensions, lighting, etc.) for said signage. Additionally, is the intent to have a program for building wall signage, or is the intent for wall signs to be subject to the City's existing sign ordinance?

40. POOL AREA LIGHTING. Will the pool be illuminated for night use? If so, will it be illuminated using bollards or pole-mounted area lights? Provide specifications for the proposed lighting fixtures. Provide specifications for any light poles, including height, that may be used.

41. MECHANICAL EQUIPMENT. Indicate on the site plan or building elevations, as appropriate, the location of all roof- and/or ground-mounted mechanical equipment. Ground-mounted equipment shall be totally screened from view using evergreen landscaping or masonry walls at least equal to the height of the units being screened. Roof-mounted equipment shall be totally screened from view by extending building parapets to a height at least equal to the heights of the units being screened.

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**Engineering Review**

Gene Williams  
(816) 969-1812

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

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1. Sheet C-02: The water line relocation shown near the northwest corner of the project is too close to the building. The City requires a minimum of fifteen (15) feet from the outside of the pipe to the closest point on the building.
3. Sheet C-02: The sanitary sewer relocation is shown too close to several buildings within the project. The City requires a minimum of fifteen (15) feet, or the depth of the sanitary whichever is greater, between the outside of the pipe and the closest point of any building.
4. Sheet C-02: A public water line loop is shown within the interior of the project. This water line loop is not needed or desired by the City. If this water line is needed for the development, then it should be labeled as private, and two (2) backflow vaults and backflow assemblies shown near the right of way, outside of any easement or right of way on the private side.
5. The interior storm sewer system should be designated as private. It is acceptable to connect to the public system near the right of way, but all interior lines and structures should be labeled as private.
6. Sheet C-02: There is a public sanitary sewer shown extending along the front of the apartments on the southern end of the project. This line should be designated as private. Only that portion of the sanitary running roughly east/west should be designated as public.
7. Sheet C-02: It is not clear how Lot D in the northwest corner of the project will be served by sanitary sewer. Please indicate how this lot will be served by sanitary sewer.
8. Sheet C-02: The public sanitary sewer shown on the northern portion of the project should be extended slightly to serve Lot C.
9. Sheet C-02: It appears the apartments and other structures along Kessler Drive are too close to the existing water line. Again, the minimum distance between water lines and structures is fifteen (15) feet, as measured from the outside of the pipe to the closest point on the structure.
10. A sanitary sewer analysis should be prepared for the development for full build-out conditions.
11. Please ensure all public sanitary sewer lines meet the maximum depth of cover requirement (i.e., fifteen feet depth of cover as measured to the top of the pipe).
12. Please ensure no retaining walls are shown above public stormwater, public sanitary, or public water lines.

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**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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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.

Provide more information on the parking garage.

2. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: Show the location of the FDC on sprinklered buildings and a hydrant within 100 feet.

3. 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: Additional hydrant coverage is required for Building C, the parking garage, east side of Building H, and along the east side of the parking garage.

Show all of the hydrants on the existing mains.

4. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, 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)

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.

Action required: Buildings F,G, and H will need to meet this requirement.

5. 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.

6. IFC 304.3.3- Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Action required: Show enclosures.

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**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

Corrections

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1. Questions regarding the number and location of parking need to be addressed, refer to Planning comments. It appears the parking calculations were inconsistent with UDO requirements and the shared model should not apply

between the residential and non-residential uses based on the development layout and accessibility of such parking to both land uses. Phasing of the parking structure is questionable. Is there parking below the apartment buildings, etc.?

2. ADA parking spaces are required along the street/block face.

3. At least 50' of unobstructed/no parking should be provided at the driveway entrances to the development. Approximately 6-8 spaces should be removed near Longview Blvd. between buildings E and F. Approximately 5-6 spaces should be removed near Kessler between buildings A and I. Review sight distance conflicts with parking at the garage driveways. The use of accessible spaces on Facination and driveways that access Facination to create more driveway/road throat distance may be acceptable.

4. Building E should not have parking as proposed in the Alternate Plan.

5. An agreement for maintenance of on-street parking will be required.

6. The traffic study is still under review and the development will be subject to off-site road improvements (and a development agreement) based on project phasing.