

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, February 04, 2015

**To:**

**Applicant:** M-III LONGVIEW LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** LUTJEN INC

**Email:** SCARGILL@LUTJEN.COM

**Fax #:** (816) 587-1393

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2014158

**Application Type:** Residential Preliminary Development Plan

**Application Name:** KESSLER RIDGE AT NEW LONGVIEW

**Location:**

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, January 20, 2015 (4 paper copies, 1 reduced (8 ½ x 11 copy).

Planning Commission Meeting 02/10/2015 10:41 AM 05:00 PM: **02/10/2015 10:41 AM**

City Council Public Hearing 03/05/2015 10:41 AM 06:15 PM: **03/05/2015 10:41 AM**

City Council Ordinance 03/05/2015 06:15 PM: **03/05/2015 12:00 AM**

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**

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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**

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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 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 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:

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. The road between SW Gentry and SW Longview Road with no clear delineation needs to be either all SW Haverford or SW Curry Road.
2. The section of road between SW Kessler Drive and SW Edwards Drive needs to be named. Do not use Redbuck.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. It's the City's understanding the Historic homes located within this property are to remain in place/existing location (not to be relocated).
2. 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.
3. See the attached Single Family Residential Compatibility forms, please complete and submit.
4. Provide a statement indicating the location of all oil and gas wells, whether active, inactive or capped, if any, based on available information.
5. Provide approximate lot square footages.

6. Pavement width with curb?

7. The street name is missing on the north/south portion between Kessler (to the north) and Edwards (to the south).

8. name of the tracts?

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. The section of road between SW Kessler Drive and SW Edwards Drive needs to be named. Do not use Redbuck.

2. The road between SW Gentry and SW Longview Road with no clear delineation needs to be either all SW Haverford or SW Curry Road.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalk needed along Longview Road and Longview Boulevard and Kessler.

2. Need to discuss a revised alignment of Kessler and the context of an overall street plan for the remaining property south of 3rd Street and east of Longview Blvd.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sidewalk is needed along Longview Road. Consider sidewalk along both sides of all streets to blend the TND design and promote a more walkable development.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the Public Works Department prior to land disturbance activities on the project site.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.
8. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
10. The sanitary sewer shown connecting to the existing sanitary sewer at the south end of the detention basin tract shall be re-evaluated at the final design stage. The proposed geometry of the sanitary at this location may not be in the City's best interest for long term maintenance and access.
11. The detention basin shown within the 4.26 acre detention tract shall be designed to meet the current APWA Section 5600 standards for comprehensive control, including a water quality element consisting of 40 hour extended detention for the 1.37 inch rain event, or best management practices as defined in Section 5600.