

PLANNING AND DEVELOPMENT

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

Date: Monday, January 23, 2017

To:

Applicant: LANDROCK DEVELOPMENT, LLC -
JOHN ROBERTS

Email: JPROBERTS23@HOTMAIL.COM
Fax #: <NO FAX NUMBER>

Engineer: DAN MCGHEE

Email: DAN.MCGHEE@HDRINC.COM
Fax #: (816) 347-1197

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

Property Owner: LANDROCK DEVELOPMENT LLC

Email:
Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2017005

Application Type: Rezoning with no Preliminary Development Plan

Application Name: CREEKSIDE AT RAINTREE

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, February 07, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: January 25, 2017 at 09:00 AM

Planning Commission Meeting: February 28, 2017 at 05:00 PM

City Council Public Hearing: March 16, 2017 at 06:15 PM

City Council Ordinance: March 16, 2017 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.

Electronic Plans for Resubmittal

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.

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, 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 Rezoning with no Preliminary Development Plan :

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

1. LEGAL DESCRIPTION.

- The number of seconds labeled in the bearing for the segment of the rezoning boundary immediately south of the NW property corner doesn't match the bearing listed in the legal description. The boundary is labeled as ...16" E, whereas the legal lists ...15" E. Revise.
- The dimension labeled for the south rezoning boundary doesn't match the dimension listed in the legal description. The boundary is labeled as 534.25', whereas the legal lists 534.26 feet. Revise.
- Both comments above also apply to the related preliminary plat drawing.

2. STREET NAMES.

- Revise the directional prefix for Raintree Dr from E to SW.
- Label the street segment north of Raintree Dr that aligns with Raintree Pkwy as SW Sapelo Dr.
- Both comments above also apply to the related preliminary plat drawing.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
---------------------------	---------------------------------	---	-------------

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

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