

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, March 27, 2017

**To:**

**Applicant:** BOX REAL ESTATE DEVELOPMENT

Email: RPEARSON@BOXDEVCO.COM

Fax #: <NO FAX NUMBER>

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

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

**Engineer:** OLSSON ASSOCIATES

Email: SCRAMER@OLSSONASSOCIATES.COM

Fax #: (913) 381-1174

**Engineer:** SHANNON BUSTER

Email: SBUSTER@OLSSONASSOCIATES.COM

Fax #: (816) 587-1393

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2017022

**Application Type:** Commercial Final Development Plan

**Application Name:** B&B THEATERS NEW LONGVIEW 7

**Location:**

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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. 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.

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**Review Status:**

Approved: See below for any conditions of approval.

**Required Corrections:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Approved with Conditions
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1. An agreement shall be executed between the City and developer that addresses ownership, permitted uses, maintenance responsibilities and assignments of easements, right-of-ways and adjacent property pertaining to on-street parking, parking lanes along SW Longview Blvd., right-of-way encroachments, private tracts within right-of-way and potential right-of-way vacation.
2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvement listed in the TIA dated, November 2, 2016, sanitary sewer improvements, and waterline improvements. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary development plan, except where the timing of improvements are specifically noted in the description of condition.
3. Provide the manufacturer specification for all proposed, exterior lighting.
4. In reference to my previous comment #11, the drive width still seems to be a bit too narrow for the drive lane on the eastern most entry into the site off SW Fascination Dr. as it maneuvers around an island. The drive appears to have been widened however, it doesn't meet the 24' foot minimum. Please label the this drive width on Sheet C05.
5. On Sheet C04, label the temporary asphalt curbing along the proposed drive that connects the west side parking and the east side parking.
6. When resubmitting please only resubmit Sheets C04, C05, and C06, as those are the only sheets that need revisions.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Please submit a revised Sheet C06 showing the private sanitary sewer connecting to the public sanitary sewer via a wye connection (i.e., not a direct-connect to the manhole).
2. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$17,901.18 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.
3. Contact Development Services Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.

4. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.

5. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

6. 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.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

2. IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Show the designated "No Parking-Fire Lane" on the Building Permit set of drawings.

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