

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, May 09, 2018

**To:**

**Property Owner:** YARCO-DEVCO LLC

**Email:**

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

**Applicant:** YARCO-DEVCO, LLC

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

**Engineer:** OLSSON ASSOCIATES

**Email:** JFAIN@OLSSONASSOCATES.COM

**Fax #:** (913) 381-1174

**Architect:** ROSEMAN & ASSOCIATES

**Email:** EENGLISH@ROSEMAN.COM

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

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2018064

**Application Type:** Commercial Final Development Plan

**Application Name:** Kessler Ridge Apartments

**Location:** 451 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

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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 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 Development Services Department at (816) 969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required 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. 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.

2. The turn radius and layout of the fire lanes shall accommodate a 47' aerial apparatus with a minimum 22' wheel base.

Reassess access based on the above dimensions.

3. 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.

Action required: No parking will be allowed on either side of the road in front of the proposed townhomes.

4. 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.

Private hydrant spacing that meet the requirements of Table C105.1, and contributes to the total required fire flow (4,000 gpm). Provide a fire flow study.

Hydrants shall be provided along the private drive in front of the townhomes and along Longview Blvd and Kessler.

5. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Knox boxes shall be provided at the primary access points, if they are to be locked, and at the FDC.

6. 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.

Provide a water model.

7. 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.

Relocate the FDC to the sprinkler room and within 100 feet of a fire hydrant.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Label the varying widths of the sidewalk along SW Longview Blvd and SW Kessler Dr. Please refer to the plat for dimension detail. Also indicate if they are existing or proposed as part of this development.
2. The 15-foot utility easement running across the lot will need to be vacated after the sanitary sewer is relocated and prior to the issuance of a building permit.
3. A 15-foot water line easement runs parallel to SW Kessler. Revise the Landscape Sheet changing the proposed Autumn Blaze Maple to a ornamental tree such as red bud, dogwood, crab apple or something similar. This change is also needed on the north side of the lot where there is a 30-foot sanitary sewer easement and the northeast corner of the lot where the 20-foot sanitary sewer easement exists.
4. Within the accessible sign detail, what is the reference of 6' 8" when suspended above circulation paths? Is this proposed for this site?
5. In general, staff has concerns regarding the parking needs of this site. In addition to the parking comments as provided in this letter. Staff would like to have a more detailed discussion during the scheduled applicant's meeting regarding the parking needs.
6. Provide a parking layout (indicating the quantities and general layout), for the parking within the apartment complex. It's unclear how many spaces are provided onsite without having this layout.  
  
In addition, it was noted the parking was going to be short by two spaces based on the required parking for the proposed use. It appears these additional spaces could be added within the project site.
7. The aisle width for angled parking has not been met on the off-site parking located along SW Longview Blvd. The minimum aisle width requirement for 30-45 degree proposed angled parking for a one way aisle is between 14-16 feet. It appears to be around 9-feet in width. Additional discussion and research is needed to determine if this was approved on a previous plan and/or if the proposed width is feasible.
8. It is noted the depth of the driveways for most, if not all, of the townhomes isn't sufficient to keep a parked car from encroaching into the sidewalk path. A depth of 19-feet measured from the face of the garage door to the sidewalk path is needed to ensure there is no overhang within the sidewalk path. The townhomes will need to be shifted to meet this requirement. Also, provide dimensions for each driveway indicating the distance from the face of the garage to the proposed sidewalk.

9. The asphalt detail for both the standard and heavy duty application does not meet the UDO standard. Please reference Article 12., Section 12.120.

10. Sign permits shall be submitted, reviewed and approved for proposed signage.

The proposed monument sign is shown within an easement. Is the limits of this easement going to be vacated? If not, the monument sign will need to be relocated outside any easement.

11. Label the color of the trash enclosure gate. Please clarify the style and material of the trash enclosure gate. It seems the two details are in conflict. Wood gates are not permitted.

12. Provide the manufacturer specifications for all proposed exterior lighting and mechanical units.

Indicate the location of the roof top units (with dashed lines) on the elevations to indicate the height of the parapet will adequately screen the units.

13. On the east elevation, is there a reason there are no windows on the north portion of the building?

14. On several of the sheets a dashed 30-foot line is shown behind the townhomes, what does this dashed line refer to?

15. On Sheet C101 within the oil/gas wells note, please reference the source for this determination.

16. Addressing will come under separate cover.

17. Label the color of all proposed exterior building materials for the apartment building and townhomes. For reference, can the elevations be submitted in color, it could be 11" by 17" size.

18. Provide a detail of the proposed retaining wall to include the height of the proposed wall.

19. The western most parking spaces (slip lane area) is no longer right-of-way, this area was vacated by Ordinance No. 8354. Revise the sheets to note this is now private property and not included in the right-of-way widths for SW Longview Blvd.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit the SWPPP.

2. Include an erosion and sediment control plan in the plan set per City requirements.

3. Sheet C103: The proposed contours at the northwest corner of the apartment building are shown making 90 degree bends. As this is very unlikely, revise the contours in this area.

4. Sheet C104: More clearly provide Top of Wall and Bottom of Wall elevations at the proposed retaining wall near Townhouse 6. Include a profile view of the wall in the plans.

5. Sheets C104 & C105:

- Detail numbers shown on the Plan view don't all match the numbers shown on the details. Revise as needed.
- Detectable warnings are not required at a commercial entrance off of a public street. Please revise the plans accordingly.
- Label Turning Spaces for clarity, label all slopes and dimensions of ADA-accessible ramps.

6. Sheet C106: Show and label (on this sheet and throughout the plan set) all sidewalks, clearly indicating existing, proposed with another approved project, and proposed with this project. Verify that the plans match the plat.

7. Sheet C107: Construction Note 5, Proposed Retaining Wall, points not only to the long wall near Townhouse 6, but also to areas on Townhouses 1 & 4. Is this correct? If so, is this typical for each townhouse, or just those specifically? Clarify what this wall will be, since it is unclear from all other information provided in the plan set.

8. Sheet C108: Sanitary sewer utility notes refer to structures not labeled in the Plan view. Given the length of line and number of structures, please include a Profile view for the sanitary sewer in the plan set. A complete review of the sanitary will be done when the Profile view is provided.

9. Sheet C109-C111:

- Include water and retaining wall crossings in the Profile views. Include separation information.
- Include separation information where the retaining wall parallels the storm sewer.
- The HGL(10) must be contained in the pipe. Please revise.
- Many structures do not meet the City's minimum required drop through a structure. Verify and revise as needed.

10. Sheets C116-C117

- Include Erosion and Sediment Control standard details for all items included in the plan set.
- Update the Curb & Gutter detail to the City's current standard detail.
- Include standard details for all storm, sanitary, and water items shown in the plan set. Currently, details for sidewalk, sanitary sewer and storm sewer structures, fire hydrant and thrust block are not included.
- Revise pavement details to match City requirements for pavement sections.
- Revise the paving detail showing stabilized subgrade extending 3' beyond the curb & gutter to 1' to reflect City requirements.

11. Engineer's Estimate of Probable Construction Costs: Please revise the estimate to reflect these review comments. Include in the estimate all items required by the City, per Design & Construction Manual Section 1010.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Parking comments shared by Planning Review, subject to plan revision.

2. The entrance from Longview Blvd. should not extend beyond drive crossing between the angle parking areas. The pavement should be removed and there should not be any driveway (dead end drive) appearance from the road. A patio or similar alternative may be considered with a mountable curb if some vehicular accommodation is necessary for infrequent delivery use.

3. An intersection sight distance drawing should be submitted (not as part of the plan set submittal) and identify any conflicts that will be mitigated to ensure the proposed driveway along Kessler has adequate visibility. The drawing will be retained in the project file.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Water meter serving apartment buildings possibly oversized.

Action required: Provide calculations to justify use of 4" meter. (fyi - any meter over 2" requires special order and price quote through our Water Department - 2" meters cost approx. \$25k while a 4" meter would be well over \$125k)

2. Not enough information to complete construction of site permits.

Action required: Provide additional information for retaining wall. If over 48" high as measured from bottom of footing, an inspection would need to be created in our system.

3. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section. Parapets seem too low to accomplish screening.

4. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment (condensing units at townhouses) will be screened per referenced UDO section.