

**PLANNING AND DEVELOPMENT**

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

**Date:** Friday, May 11, 2018

**To:**

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

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

**Applicant:** KLOVER ARCHITECTS

Email: david.esker@klover.net

Fax #: (913) 649-1275

**Engineer:** OLSSON ASSOCIATES

Email: JFAIN@OLSSONASSOCATES.COM

Fax #: (913) 381-1174

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2018055

**Application Type:** Commercial Final Development Plan

**Application Name:** FASCINATION NORTH LOT 44

**Location:** 3300 SW FASCINATION DR, 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:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. It was noted the proposed screen wall will match the existing screen wall in front of CVS. For purposes of this final development plan, please provide a detail of the proposed screen wall that is connecting into the existing screen wall. The detail should indicate height and materials.
2. Label the existing cross access easements and private drive easements and any other utility easements not already shown.
3. Is there a estimate at this time of how this space will be utilized as far as the ratio of potential restaurant use, office use, or retail? The parking needs would be dramatically affected if by chance the entire space was occupied by restaurants.
4. An updated shared parking study/model is needed for the overall New Longview Commercial area. The recent activity and development in the New Longview area including the theatre, the proposed Kessler Apartments, this project, and the recently submitted Kessler View project have raised concerns or at least questions of the overall parking needs, and how they will be met, for the New Longview Commercial area. Additional discussion may be needed to address this comment.
5. Please indicate on the elevations by a dashed line the limits of RTU in relationship to the parapet for a typical RTU normally associated with a restaurant user or other high intense user.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. Revision Nos. 1, 2 and 3 are acceptable. Receipt of the Engineer's Estimate is acknowledged; final review of estimate pending final submittal.

<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.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Consider the addition of bicycle rack(s).
2. Consider eliminating the western most angle parking stall near the roundabout and increasing the pedestrian area.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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