

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, June 27, 2018

**To:**

**Property Owner:** YARCO-DEVCO LLC

**Email:**

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

**Applicant:** YARCO-DEVCO, LLC

**Email:** mcoates@yarco.com & mgrube@yarco.com

**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:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Just a reminder, 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.
2. Can you please provide an update on the overall parking for this site and how it relates to the overall updated parking study for the remaining parking needs for the New Longview area.
3. After further review of the townhome product, could additional projections be provided on the rear of the homes? It seems very uniform and rigid.
4. Several of the driveway depths where abutting a sidewalk are still not meeting the 19-foot minimum depth that is needed to avoid a vehicle encroaching into the sidewalk. Please revise.
5. Please provide the manufacturer's specifications for the proposed exterior lighting. Include the height of the base to reflect the total height from the top of the fixture from grade.

Due to the adjacent residential single-family development specific lighting standards are required for the parking lot lighting. All light fixtures within the perimeter area shall not exceed 15 feet (including the base). Outside the perimeter area, the overall height may be increased to 20 feet in height measured to the top of the fixture from grade. The perimeter area shall be measured 100 feet from the property line closest to the residential use. (please see description below of where the "perimeter are height area would be affected).

All pole lighting within a

The area abutting Kessler from the intersection of SW Longview Blvd and following along Kessler going north to about the part of where Kessler curves, should reflect foot candles to the property line. Please revise the photometric plan accordingly.

Please feel free to contact me to discuss in more detail.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheets C104 & C108: The top and bottom of wall grades shown on Sheet C104 don't appear to match the wall profile shown on Sheet C108. Please reconcile.

2. Sheet C104: Per Section 5304.8, Table LS-5, of the Design and Construction Manual the turning space maximum slope in any direction is 1.5%. Please revise Detail 1 accordingly.
3. Sheet C110: The Design and Construction Manual Section 6501.E.1.c.iii.(e) requires the minimum crossing angle for a sanitary sewer to be 45 degrees. The sanitary/storm crossing upstream of sanitary MH 2-2 does not appear to meet this requirement. Please revise as needed.
4. Sheet C110: There is a drop flowline elevation included at MH 2-3 in the Profile view, but MH 2-3 is not a drop manhole. Please remove.
5. Sheet C113: Structures 2-2, 2-5, 2-7, 2-11 don't appear to meet the City's minimum 0.5' drop thru a structure. Please revise as needed.
6. Please incorporate the erosion and sediment control sheets and standard details into the FDP plan set.
7. Submit an Engineer's Estimate of Probable Construction Cost.

<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. Provide updated fire apparatus turning movement plan.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The existing parking along the north side of Kessler west of the proposed driveway appears to be in conflict with the sight distance for the driveway as submitted by the engineer.

2. If possible, can the revised area with stamped concrete ("patio" or moving/delivery area) at the NW corner of the building be designed to look less like a driveway and more like a patio? It should not have the appearance of a driveway where parking is accommodated.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. 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.

6/21/18 - not found to be addressed - to be field verified.