

PLANNING AND DEVELOPMENT

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

Date: Friday, June 29, 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

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.

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.

Review Status:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Approved with Conditions
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1. Eleven proposed parking spaces are shown on Lot 43. These spaces will be needed for the parking demand for Lot 44. An executed shared parking agreement is needed between Lots 44 and 43. This documentation will be needed prior to occupancy for Lot 44.

2. As a reminder and as mentioned in previous staff comment letters, a revised parking model for the overall development of the New Longview area is needed. Staff will evaluate the parking model as part of the Kessler View application.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. Private parking lots shall follow Article 12 of the Unified Development Ordinance for pavement thickness and base requirements.

2. Contact the Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.

3. 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.

4. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$14,043.73

Fire Review	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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The change of use to include restaurant generates a parking shortage; even with considerations of shared parking as tabulated. There are 77 needed parking spaces and only 56 provided for Lot 44. The only existing parking "off-site" within the shared model is already occupied/assigned during the same periods of demand by the theatre (unless the garage is proposed at this time to supply additional parking for shared displacement in the area in support of the proposed uses on Lot 44). Other shared parking concerns associated with this development, model comments and timing of available parking are related to a separate application (Kessler View).

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