

PLANNING AND DEVELOPMENT

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

Date: Friday, July 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@OLSSONASSOCIATES.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

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:

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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

1. A vacation of easement application should be submitted to vacate the 15- foot utility easement running across the lot. This process needs to begin so the timing for the issuance of a building permit and occupancy will be on track. There will be a hold on the building permit until such time the substantial completion is granted for the relocated sanitary sewer. In addition, the easement will need to be approved and recorded prior to any type of occupancy given.

Has site been marked by one-call? Are other utilities located within this easement?

2. The scale reference on Sheet E-002 seems to be scaling to 1"=30". The concern is if the proper perimeter area is noted for the pole lighting. It appears all the 20 foot poles are located outside of the perimeter area (based on dashed perimeter line). This distance is required to adhere to the 15-foot pole height limitation (within the perimeter area).

3. Sign permits shall be required for any proposed signage.

4. Provide a color table for both the apartments and townhomes. Colors are referenced on the architectural sheets and colored elevations, however the color table is not listed.

5. There are significant changes in the town home elevations between what was approved as part of the preliminary development plan and what has been submitted as part of the final development plan.

Additional clarification and revisions are needed to better reflect what was approved on the preliminary development plan. Please review as follows:

Front elevation: Please confirm the building material that "wraps" around the projections on each end of the building and the middle area projection.

Side elevation: Increase the use of the building material shown on the lower portion of the building (or another material besides stucco), to cover the entire first floor.

It was noted on the floor plan that the kitchen and living room will be facing out on the end portions of the building. Windows need to be added to these side elevations to include first story windows for the kitchen and living room.

Rear elevation: Additional modulation needs to be added to the rear elevation. It was noted additional projections have been added, but are not apparent please confirm what has changed. A bay window projection as, shown on

the approved preliminary development plan, should be added to the portion of wall space indicating two windows.

Additional detail is needed on the screened in porch areas, they seem unfinished. The porch areas should also have roof peaks and paint color changes as shown on the approved preliminary development plan.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
---------------------------	-----------------------------	---	--------------------------

1. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
2. Private parking lots shall follow Article 12 of the Unified Development Ordinance for pavement thickness and base requirements.
3. Contact the Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.
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 water test inspection fees) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$41,080.88
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.

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

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	Approved with Conditions
-----------------------	--------------------------------	--	--------------------------

1. Upon further review of the submittal and proposed improvements/changes along Kessler Drive related to the on-street parallel parking stall in conflict with sight distance west of the driveway; staff recommends not striping the parking space out, but rather extend the new curb approximately 20 feet (or less) towards the west eliminating the parking space entirely. This is a minimal change with much greater likelihood of achieving the intended visibility. There would be no need for diagonal markings for No Parking in this area. No additional paving would be required either. It would be self-enforcing and reduce on-going maintenance.

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