

PLANNING AND DEVELOPMENT

**Residential Preliminary Development Plan
Applicant's Letter**

Date: Tuesday, August 21, 2018

To:

Applicant: INSPIRED HOMES LLC

Email: KBOWEN@INSPIRED-HOMES.COM

Fax #: (816) 548-3301

Property Owner: M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES (SHANNON
BUSTER)

Email: SBUSTER@OLSSONASSOCIATES.COM

Fax #: (816) 587-1393

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018136

Application Type: Residential Preliminary Development Plan

Application Name: PERGOLA PARK, 5TH PLAT

Location: 3200 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081
1003 SW REDBUCK CIR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, September 04, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: August 22, 2018 at 09:00 AM

Planning Commission Meeting: September 25, 2018 at 05:00 PM

City Council Public Hearing: October 18, 2018 at 06:15 PM

City Council Ordinance: November 01, 2018 at 06:15 PM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division.

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.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 185 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of

the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

Analysis of Residential Preliminary Development Plan:

Fire Review	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. 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.

B105.1 One- and two-family dwellings.

The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1.

Action required: Provide adequate water flow at the end of the south cul de sac for the homes being built on the large lots.

3. Provide street names.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Legal Description.
Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

2. Vicinity Map.
On sheet 01, additional information is needed for reference for the location of this project.

3. FEMA.
Add the FEMA panel number and date as set forth on the current FEMA maps.

4. Dam.
All dam repair shall be completed prior to the issuance of a building permit.

5. Sidewalks.
Provide and label 5-foot sidewalks on both sides of each street.

6. Streets.
Provide the name, width, radii, grade and centerline for all proposed streets (please label on each sheet for reference).

7. Street Length.

Provide the street length for the proposed cul-de-sac for lots 41-61. It appears to exceed the block length of 700-feet typically allowed for single-family street. If a modification is needed/requested please provide a narrative statement that explains the need for the modification.

8. ROW Width.

Proposed is 46' ROW along Mary St. to match existing and 48' ROW along Pergola Park Dr. to match existing. However, those existing ROW widths were in consideration of a TND design with more narrow streets than typical. They have proposed typical 28' back-to-back of curb street sections, similar to the last plat by Inspired Homes, for Mary St. and Pergola Park Dr. With a typical street width, I think a 50' ROW would be appropriate. 50' ROW is shown for all other new streets in 5th Plat.

9. Parking.

The proposed parking along SW Pergola Park Drive should be contained within a tract similar to how it was designated in the 4th Plat. Please adjust the ROW line in this area. Please update the Tract Area Table accordingly. Provide the parking dimensions for the proposed parking.

10. Landscape Easement.

The landscape easement shall be contained within a Tract, either absorbed within Tract A or create a new tract. Please update the Tract Area Table accordingly.

11. Landscape Plan.

Provide a landscape plan for the proposed landscaped area around the pond.

12. Phasing.

Will this development be proposed in phases?

13. Building Elevations.

Provide the exterior construction materials of the proposed homes. It was noted quite a variety of elevation styles are proposed. Provide a table tying the lot numbers to elevation styles.

Staff suggests providing this information to all interested parties (i.e. property owner's within 185-feet and the Longview Alliance). Staff suggests a neighborhood meeting for this project.

14. Single-family residential compatibility form.

Please complete and submit the attached single-family residential compatibility form.

15. Preliminary Plat Requirements.

Can a separate sheet be provided indicating the proposed subdivision name, number of lots, tracts, etc., other information normally associated with a plat?

16. Cul-de-sac Length.

The proposed cul-de-sac length exceeds 500 feet. Please provide clear and convincing evidence to the City that the property is limited by one or more of the following, to such an extent that it is impracticable to provide the area a second means of access that would avoid the cul-de-sac or allow the cul-de-sac to meet the cul-de-sac, or extending the cul-de-sac to connect to another road in the subdivision.

17. Lot Dimensions.

Provide lot dimensions for all lots within a bulb.

18. Alley Width.

The alley width shall be increased to 20-feet width.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. Stormwater review conducted with the Old Longview Dam and Pond rehabilitation plans. Please refer to any comment letters associated with that application.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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