

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, August 20, 2018

**To:**

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

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

**Applicant:** NLVC LLC

Email: RUSSELL@NAI-HEARTLAND.COM

Fax #: <NO FAX NUMBER>

**Engineer:** SCHLAGEL & ASSOCIATES

Email:

Fax #: (913) 492-8400

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2018112

**Application Type:** Commercial Final Development Plan

**Application Name:** NEW LONGVIEW LOT 7 - GOODVETS

**Location:** 420 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:****Required Corrections:**

|                        |                                     |   |             |
|------------------------|-------------------------------------|---|-------------|
| <b>Planning Review</b> | Jennifer Thompson<br>(816) 969-1239 | Planner<br>Jennifer.Thompson@cityofls.net | Corrections |
|------------------------|-------------------------------------|---|-------------|

---

1. Staff cannot administratively approve an exception on the screening of the RTU's, the parapet will need to be increased in height to screen them to meet the UDO's regulation.
2. The north and West elevations requires additional architectural detail. Additional material changes are needed to break up the amount of proposed E.I.F.S. In addition, vertical and horizontal interest is needed along with potential projections or offsets to break up the flat wall.
3. Please refer to Michael Park's comment regarding the VROW request.
4. Provide a photometric plan. also provide the manufacture's specifications for all proposed exterior lighting. (This was not found with the resubmittal)
5. After further thought, the parking spaces along the west property line can be reduced to 17-feet to face of curb since they can overhang two feet into the grassy area to the west. The spaces will have to be reduced to 17-feet in order for the drive aisle to meet the 24-foot minimum width. The drive aisle width cannot take into account the two-foot of curb.

Also, please confirm the two spaces to the north and east of the lot is 9-feet to the face of the curb.

|                           |                                 |   |                          |
|---------------------------|---------------------------------|---|--------------------------|
| <b>Engineering Review</b> | Gene Williams<br>(816) 969-1223 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Approved with Conditions |
|---------------------------|---------------------------------|---|--------------------------|

---

1. 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. \$13,074.49
2. Contact Field Engineering Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.
3. Prior to any activities within the right-of-way that are not directly associated with a specific infrastructure or building permit, a separate right-of-way permit may be required. Contact a Right-of-Way Inspector at (816) 969-1800 to obtain the required permit.
4. 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.
5. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

|                    |                            |  |                          |
|--------------------|----------------------------|--|--------------------------|
| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>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.

|                       |                                |  |                          |
|-----------------------|--------------------------------|--|--------------------------|
| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | Approved with Conditions |
|-----------------------|--------------------------------|--|--------------------------|

---

1. ROW Vacation along Longview Blvd., west side (e.g. private parking area) and Sensation similar to ROW Vacation completed on east side of Longview Blvd. shall be addressed at minor plat and adjacent development per applicant's request so as not to delay the FDP.

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

---