

DEVELOPMENT SERVICES

**Rezoning with no Preliminary Development Plan
Applicant's Letter**

Date: Monday, December 03, 2018

To:

Property Owner: HUFF CARL E & ALTHEA J

Email:

Fax #: <NO FAX NUMBER>

Engineer: CONSTRUCTION ENGINEERING
SERVICES

Email: LEEBODCES@GMAIL.COM

Fax #: (816) 463-2257

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2018203

Application Type: Rezoning with no Preliminary Development Plan

Application Name: WOODLAND OAKS

Location: 2601 NE COLBERN RD, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Monday, December 17, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: December 04, 2018 at 09:00 AM

Planning Commission Meeting: January 10, 2019 at 05:00 PM

City Council Public Hearing: February 05, 2019 at 06:15 PM

City Council Ordinance: February 05, 2019 at 06:15 PM

City Council Ordinance: February 19, 2019 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

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 in the following formats:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 Rezoning with no Preliminary Development Plan :

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. 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.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A downstream receiving sanitary sewer analysis is required to be performed to determine whether the downstream system is capable of managing the increased sanitary sewer flows from this development. A "big picture" evaluation shall be done for the entire sanitary sewer system subwatershed. Evaluation of the system to the South Prairie Lee pump station will be required. These items were discussed during the February pre-application meeting.

2. Gravity lines shall be used to the extent practical, with the possibility that certain lots be served by individual grinder pumps and private lines, connected to a public gravity line. The submitted plan shows 9 of the 21 lots with no indication of how they will be sewerred. There is a concern these lots may not be sewerable based on the limited information provided. A more detailed layout of the proposed sanitary sewer lines (with profile views) is required.

3. A sanitary sewer stub should be provided to the large acreage property to the west, in a suitable location based on topography.

4. Water line placement, even though District #13, would be reviewed by the City for general layout. No information has been provided for water service to any of the proposed lots.

5. The stormwater detention study that was submitted did not follow the current standard (i.e., we no longer use the pre-development peak flow rate versus post-development peak flow rate), and it did not include 40-hour extended detention for the water quality element. The report did not include any exhibits, figures or discussion of the pre-developed condition versus the post-developed condition. Without this information, detention criteria cannot be established to establish allowable release rates. A revised report shall be submitted. A brochure has been attached with general guidance for a stormwater report.

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