

Commercial Rezoning with Preliminary Development Plan Applicant's Letter

Date: Friday, March 01, 2019

To:

Applicant: UNITY REALTY LLC

Email: swanson@unityonline.org

Fax #: (816) 607-0602

Property Owner: UNITY REALTY LLC

Email: swanson@unityonline.org

Fax #: (816) 607-0602

Engineer: OLSSON ASSOCIATES

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019076

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: SUMMIT VILLAGE NORTH

Location:

Tentative Schedule

Submit revised plans by noon on Monday, March 18, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: March 05, 2019 at 09:00 AM

Planning Commission Meeting: April 11, 2019 at 05:00 PM

City Council Public Hearing: May 07, 2019 at 06:15 PM

City Council Public Hearing: May 21, 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 Commercial Rezoning with Preliminary Development Plan:

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 2018 International Fire Code.

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

2. The Unified Development Ordinance (UDO) lists criteria for considering rezoning and conceptual plan applications. Please refer to Article 2, Section 2.260.B. Please respond in narrative form to the listed criteria 1-18, to the extent they are pertinent to this application.

3. As part of the Conceptual Plan submittal requirements referenced in the UDO Article 2, Section 2.400 the following was missing from the submittal:

- Total number of dwelling units for the retirement resort and total number of hotel units.
- Total square feet for all proposed buildings
- Identified uses for all buildings
- vicinity map needs additional reference information (i.e. street labels, etc.)
- Typical structure elevations including materials and colors
- conceptual landscape plan

4. In general staff feels there could be better organization of the proposed uses within the conceptual plan. At the preliminary development plan stage for any of the proposed development, staff will be re-evaluating the site layout and land planning concepts.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Stream buffer setbacks were not shown anywhere on the plans, nor the location of the box culvert beneath Douglas St. Please be aware this is a large box culvert, and it appears buildings, parking lots, and roads are proposed within what appears to be the stream buffer.

2. The stormwater study was vague in terms of what is proposed within the area designated as "Stormwater Management Area" within Summit Village North.

3. Several water lines are shown along Douglas St. We are only showing one (1) 20 inch transmission main, which cannot be utilized for water service. A 12 inch water main is available to the west of the development.

4. Please see comments related to the sanitary sewer analysis for Aria Preliminary Development Plan. There appear to be capacity issues that need to be addressed.

5. As discussed on the Aria Preliminary Development Plan comments, the City will not support the comparison between existing peak storm flows, and post-developed peak storm flows. The City follows the Comprehensive Control Strategy, which also includes the requirement that 40 hour extended detention be provided.

6. A ten (10) foot general utility easement is needed along all street frontage (i.e., Colbern Rd. and Douglas St.).

7. A water line extension appears to be warranted along Douglas St., from the dead-end 8 inch line at Colbern Rd. and Douglas St., to the north end of the project (i.e., to the existing 12 inch water line to the north of the dual 120 inch by 84 inch box culverts).

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Traffic Study Comments were sent to the applicants traffic engineer whom prepared the study.
2. Improvements to Colbern Road planned by the City were assumed complete in the traffic study for the adjacent development that accesses Colbern Road. Those road improvements would be required prior to that phase of development. Those improvements would need to include a raised median along Colbern Road to limit access at Drive 6 to RIRO in lieu of the island proposed in the driveway.