

Residential Rezoning with Preliminary Development Plan Applicant's Letter

Date: Tuesday, March 31, 2020

To:

Property Owner: SHEEHY JOHN R & KIMBERLY Email:
D-TR

Property Owner: HUFF CARL E & ALTHEA J Email:

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2019330
Application Type: Residential Rezoning with Preliminary Development Plan
Application Name: WOODLAND OAKS
Location: 2601 NE COLBERN RD, LEES SUMMIT, MO 64086
2501 NE COLBERN RD, LEES SUMMIT, MO 64086

Tentative Schedule

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

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 300 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.

3. **Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00 P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.

- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Residential Rezoning with Preliminary Development Plan:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Approved with Conditions
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1. Please scan the elevations and upload them again. The texts on the current one is blurry and hard to make out.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Page 8 of the body of the stormwater study states that the goal of southwest detention basin will be to limit the post-developed peak flow rate, to less than or equal to the pre-development peak flow rate. No waivers are requested for this basin, yet the applicant is suggesting that a waiver be granted to the Comprehensive Control Strategy. As discussed in the meeting, we do not support this strategy, nor was a waiver requested for this strategy within the report. In addition, at the meeting it was understood that the applicant would look at alternatives, such as routing the off-site drainage around the basin, or other alternatives. No such alternatives were presented. The City would support the use of the Comprehensive Control Strategy for new development, and the applicant would be able to apply the existing flow rate flowing through the basin as a credit, but we will not support anything other than the Comprehensive Control Strategy for the new development.

2. It does not appear that any off-site surveying on the existing off-site detention basin was performed, as we discussed in the meeting. Is this correct? Was the assumption that the construction drawings are correct for the upstream detention basin? As discussed at the meeting, the City does not have as-built Record Drawings for this basin. It is our stance that these features be field-verified.

3. It appears the north detention basin is also designed to a pre-development versus post-development standard. As discussed in the meeting, we understood this basin would be designed to comply with the Comprehensive Control Strategy, not pre-versus post development peak runoff.

4. It is likely that lot configuration will need to be adjusted, based on the likely possibility of a larger detention basin than proposed. It is likely that the lot numbers will decrease based on this assumption.

5. The PDP was sent one page at a time, rather than as a multi-page pdf. For this application, and all future applications, please submit all plans in multi-page pdf format.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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