

DEVELOPMENT SERVICES

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

Date: Wednesday, March 17, 2021

To:

Property Owner: THIRD AXIS INVESTMENTS LLC Email:

Applicant: DUSTIN BAXTER

Email: DBAXTER@MWHWINC.COM

Engineer: BOUNDARY & CONSTRUCTION
SURVEYING INC

Email: ACCOUNTING@BOUNDARYSURVEY.NET

Property Owner: CAPITAL HOME INVESTMENTS
LLC Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2020239

Application Type: Residential Rezoning with Preliminary Development Plan

Application Name: 705 SE High St

Location: 201 SE SUMMIT AVE, LEES SUMMIT, MO 64063
707 SE HIGH ST, LEES SUMMIT, MO 64063
705 SE HIGH ST, LEES SUMMIT, MO 64063

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.

Analysis of Residential Rezoning with Preliminary Development Plan:

Planning Review	Shannon McGuire	Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please label the building height. This comment was made in the Applicant's Letter dated 11/29/20 & 2/17/21.
2. The latest elevations that were submitted do not have the exterior building materials labeled. Please label the proposed building materials of all elevations.

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
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1. Stormwater detention basins are discussed within the stormwater report, and they are proposed within each back yard with the exception of the easternmost lot. The City would not support the placement of earthen detention basins within the back yards due to setback issues, freeboard requirements, and the lack of details concerning their ability to drain.

2. Minimum setback of twenty (20) between the highest water surface elevation and any building and property line does not appear to be shown, nor does it appear possible based on the layout. In addition, a minimum of 2.0 feet of freeboard between the highest water surface elevation discussed above (100 percent clogged condition and zero available storage) and the lowest building opening would be required. This does not appear to have been met.

3. The detention system as shown relies on the cooperation of all individual property owners to maintain the stormwater detention system. Unless a HOA is established, an acceptable form of legal agreement must be provided between each individual property owner for continued maintenance.

4. There is the possibility of a waiver being issued for stormwater detention, if adequate downstream systems exist to manage the small increase in peak flows. An official request along with supporting documentation for the request would be required. The waiver must be provided on forms provided by the City, along with a concise attachment(s) showing the existing downstream and upstream drainage in the area, an assessment of its adequacy to manage the proposed undetained flows, along with the reasoning behind the request for waiver. Please contact the City if this is desired.

5. If a waiver is being sought for stormwater detention, the stormwater report would need to be revised as appropriate to reflect the change in scope and purpose.

6. If a waiver to stormwater detention is not being sought, and stormwater detention is being proposed, the detention system shown would not be supported by staff. The placement of earthen stormwater detention basins within back yards, with questionable ability to drain and not meeting minimum setbacks, may be problematic.

7. If a waiver to stormwater detention is not being sought, a revised stormwater report would still need to be submitted based on our comments. The proposed system would not be supported based on the setback requirements, freeboard requirements, ability to drain properly, and long term issues of maintenance within a private backyard setting. It should be submitted based on what system is being proposed (i.e., free release with adequate downstream facilities to manage the increased flows and a waiver, or stormwater detention to manage the increase flows, along with 40 hour extended detention).

8. The above stormwater issues should be addressed prior to moving forward to Planning Commission, including the waiver if desired.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
