

DEVELOPMENT SERVICES

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

Date: Monday, April 12, 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

Tentative Schedule

Submit revised plans by on Tuesday, April 20, 2021 through the online portal.

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.

Analysis of Residential Rezoning with Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the building height. This comment was made in the Applicant's Letter dated 11/29/20, 2/17/21 & 3/17/21.

2. The latest elevations that were submitted do not have the exterior building materials labeled. Please label the proposed building materials of all elevations. This comment was made in the Applicant's Letter dated 3/17/21.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Staff would support a waiver to stormwater detention, subject to acquisition of private easement from adjacent property owner to the south for private storm drain. The swale to the south of the applicant's property is too flat for effective drainage, and the density of the new units and increase in impervious area will create an adverse impact to adjacent property owner to the south without installation of a private storm drainage system.

2. If a waiver to stormwater detention is sought, storm line(s) should be installed to collect and divert stormwater from the development to ditch along 3rd St. This shall require a grading plan to create a suitable collection point. This grading plan can either show the collection point within the limits of the development, or offsite with appropriate easements.

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