

DEVELOPMENT SERVICES

**Sign Application
Applicant's Letter**

Date: Tuesday, July 06, 2021

To:

Property Owner: HUNT MIDWEST REAL ESTATE DEV INC kzane@huntmidwest.com

Applicant: HUNT MIDWEST REAL EST DEV INC bholland@huntmidwest.com

Engineer: OLSSON ASSOCIATES

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021222

Application Type: Sign Application

Application Name: Hook Farms, The Retreat at Hook Farms and The Homestead at Hook Farms

Location: 2020 SW HOOK RD, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Monday, July 19, 2021. Revised documents shall be uploaded to the application through the online portal.

Planning Commission Meeting: July 22, 2021 at 05:00 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

Beginning Monday, May 23, 2016, 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. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division.

Electronic copies shall be provided in the following formats

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

Please contact Staff with any questions or concerns you may have.

Planning Commission Presentation

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, Power Point,

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.

Analysis of Sign Application:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Homestead sign is too close to the water main. It is also not clear whether it is shown within an easement. A minimum distance of 15 feet is required from the outside of the water main.

To be addressed on the sign permit application.

2. Rock retaining walls are shown at Hook Rd. interesection, and not clear of limits.

To be addressed on the sign permit application.

3. License agreement for the improvements within the island at Hook Rd. is likely required.

To be addressed on the sign permit application.

4. License agreement for improvements within island at Pryor Rd. will likely be required.

To be addressed on the sign permit application.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Pryor Road will be extending west with an upcoming CIP. The sign will be in conflict with the necessary temporary construction easements near the 26th Terrace entrance. I suggest either relocating outside of the necessary TCE's or using a temporary solution until the Pryor Road project is complete.

To be addressed on the sign permit application.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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