

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Friday, October 22, 2021

To:

Property Owner: YARCO-DEVCO LLC

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021212

Application Type: Commercial Final Development Plan

Application Name: New Longview Townhomes - Final Development Plan

Location: 451 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

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:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in 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.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. In the data table it mentions Lot B requires 22 spaces and only 11 are provided, please clarify.
2. Within the elevation sheets there are several references to Bldg. A- R, B-L, A-L, etc. What is this referencing?
3. Do the parking counts include parking on both sides of Curry? It's my understanding parking will only be permitted on one side of Curry Rd.
4. All elevations need to have the exterior building materials /colors labeled. This is the final development plan stage and this information is needed prior to FDP approval.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Engineer's Estimate:
 - Please review the following quantities and revise if needed:
 - o Pavement quantities to verify that they reflect the base extending beyond the back of curb.
 - o Curb ramps with and without detectable warnings.
 - o 5' x 3' Curb Inlet.
 - Please add a quantity for backflow vaults.

Feel free to email the revised estimate directly to me to work thru the revisions.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. Construction of the buildings shall be to the 2018 International Residential Code and 2018 International Building Code.
 2. 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

Action required- Curry is not shown as widened to have a minimum width of 32'. One side of the of the street shall be posted No Parking- Fire Lane.

3. Per the agreement in Applicants Meeting, in order to have parking on both side of the street all buildings in the complex regardless of height shall be provided with an automatic sprinkler system (NFPA 13D), streets will have a minimum drivable width of 32 feet, and 2-hour rated separation.

Action required- Indicate this will be applied throughout the project.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments