

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, November 23, 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

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**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.

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**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:**

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|------------------------|-------------------------------------|---|-------------|
| <b>Planning Review</b> | Jennifer Thompson<br>(816) 969-1239 | Planner<br>Jennifer.Thompson@cityofls.net | Corrections |
|------------------------|-------------------------------------|---|-------------|

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1. Staff suggests we set up a zoom meeting for early next week to discuss the building elevations, phasing, and notes that are contained within the elevation sheets.

It's noted a color palette has been submitted which will serve the entire development. It's also noted that final elevations have only been determined for the first phase of development. Staff wants to be clear on which bldg. # and bldg. type is contained within the first phase and which elevations are associated with phase 1.

It's noted that future phases the elevations/materials/etc. could change from what has been submitted, final elevations/materials will need to be reviewed prior to approval of future phases of this FDP.

It's possible staff could red-line the elevations to be clear on some of this information, however we would like to discuss with the applicant to be sure we are all on the same page of what we are approving for phase 1 and possible other phases.

Could phasing plan be submitted?

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|---------------------------|-----------------------------------|---|--------------------------|
| <b>Engineering Review</b> | Sue Pyles, P.E.<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Approved with Conditions |
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1. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee of \$30,718.50 (which is based on 3% of the total infrastructure cost plus a water test inspection fee(s)) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Approved with Conditions |
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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.

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