

DEVELOPMENT SERVICES

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

Date: Monday, May 09, 2022

To:

Property Owner: HUNT MIDWEST REAL ESTATE Email:
DEV INC

Property Owner: HUNT MIDWEST REAL EST DEV Email:
INC

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

Engineer: OLSSON ASSOCIATES Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022151

Application Type: Residential Preliminary Development Plan

Application Name: Eagle Creek Villas

Location: 2250 SW PRYOR RD, LEES SUMMIT, MO 64082
2101 SW EAGLE VIEW DR, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Monday, May 23, 2022 . Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting: May 10, 2022 at 09:00 AM

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.

3. Neighborhood Meeting. One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.

- **Notification:** Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Residential Preliminary Development Plan:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

1. Vicinity map. Please show a north arrow next to the vicinity map.
2. Elevations. Please show all four sides since this is a planned residential district. Please label the materials. Is this the only architectural style of house you are proposing? Are you wanting any two-story homes?
3. CCRs. Please submit the "Declaration of Covenants and Restrictions". Refer to UDO DIVISION IV. - COMMON PROPERTY Sec. 4.290-4.310
4. Landscaping. Please show the required number of trees and proposed number of trees. Ornamental tress must be a 3" caliper at planting. Please refer to the UDO Article 8, Subdivision 3-Landscaping Requirements.
5. Medium Impact Buffer.
Please show the calculation to for the landscaping seperating the SF from the quadplexes to ensure that you are meeting the UDO requirments Sec. 8.890.

Engineering Review	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofls.net	Corrections
---------------------------	---	---------------------------------------	-------------

1. General:
 1. Correct road name from SW Eagle Creek Drive to SW Eagle View Drive.
 2. Correct road name from SW Suncaster Road to SW Suncatcher Road.
 3. Correct road name from SW Hunter Brook Terrace to SW Huntbrook Terrace.
2. C100 Existing Conditions:
 1. Identify and provide sizes of all existing utilities that will be connected to/utilized with this development.
 2. Show the existing water and storm systems along Pryor Road.
 3. Existing buildings in/adjacent to the development area must be shown. However, the buffer needs only be 185', not 300'.
3. C200 Overall Preliminary Site Plan:
 1. The City plans to widen Pryor Road between Longview and Hook Road. This project will not only expand the road towards the Eagle Creek Villas development, but will also include waterline relocation and approximately 240' of significant regrading of SW Eagle View Drive where it meets Pryor. Please include a note stating that required easements will be provided and proposed grading will not conflict with the regrading of SW Eagle Creek Drive and

Pryor Road.

2. Provide a street section detail for residential streets that meets City requirements.
3. Provide a utility easement in Tract B for the stormwater pipe outside of the ROW.
4. Show the existing 40' U.E. easement in the NW corner of Tract C of Eagle Creek Seventh Plat and provide a similar U.E. in Tract A to allow for maintenance of the existing culverts.
5. Provide a dimension of the U.E. shown in Tract A and identify the joining easement over the sanitary sewer line.

4. C201-203 Site Plan A-C:

1. Label or hatch the sidewalks so they can be identified.

5. C400 Utility Plan

1. Existing contours are different than those shown on the rest of the plan set and don't match up with the proposed contours. Please review and revise as necessary.
2. Provide approximate sizes of all proposed utility lines.

6. C500 Preliminary Stream Buffer Plan

1. Show the ordinary high-water mark. The stream buffer should be measured off that line rather than the 100-year floodplain boundary.
2. Stream Buffer Table has no acreage noted.

7. L100 Overall Preliminary Landscape Plan

1. Remove street trees from overtop City utilities and from within the water quality basin.
2. Include the water quality basin on landscaping sheets L100 and L101.

8. Stormwater Drainage Report

1. Sign and seal the report.
2. Include a table of contents.
3. SW Hook Road and SW Eagle View Drive do not intersect. Please correct the location.
4. There are no calculation sheets included with the report. Please provide these for review.
5. Correct the grammar in the last sentence of the first paragraph on page 2.
6. Correct spelling of Recommendations in section III title.

Traffic Review

Brad Cooley, P.E., RSPI

Brad.Cooley@cityofls.net

Approved with Conditions

1. There should be "No Parking" signs along the north side of Timbertrace Lane.

Fire Review

Jim Eden

(816) 969-1303

Assistant Chief

Jim.Eden@cityofls.net

Approved with Conditions

2. IFC 503.3 - 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.

Action required- Continue the No Parking signage on one side of SW Timbertrace Lane until it intersects with SW Rambling Vine.