

Commercial Preliminary Development Plan Applicant's Letter

Date: Thursday, November 16, 2023

To:

Property Owner: NLV MANSION LLC

Email:

Other: Sunflower Development Group, LLC

Email: mark@sunflowerkc.com

Other: Sunflower Development Group, LLC

Email: mmoberly@sunflowerkc.com

Engineer/Surveyor: Olsson Engineering

Email: cholmquist@olsson.com

Applicant: NLV MANSION LLC

Email: mmoberly@sunflowerkc.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2023291

Application Type: Commercial Preliminary Development Plan

Application Name: Longview Mansion - Parking Lot Addition

Location: 1200 SW LONGVIEW PARK DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, Nov 28, 2023 per Track No. 23, or by 4pm Tuesday Dec. 12, 2023 per Track No. 24. Revised documents shall be uploaded to the application 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 Development Services 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 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 Commercial Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

1. The Governing Body may approve a preliminary development plan that modifies one or more of the restrictions or regulations found in the UDO. A preliminary development plan that contains proposed modifications from one or more of the restrictions or requirements of the UDO, may be recommended for approval or approved, as the case may be, if the Governing Body concludes that the development proposed by the preliminary development plan will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of The UDO. It is the intent of this subsection that the Commission and the Governing Body evaluate the proposed preliminary development plan to determine if, as a whole, it is consistent with the approval criteria set forth herein and the purposes of the design standards as established by the UDO.

The stated justification of financial cost that you have provided for the requested curb modification does not address how the proposed modification incorporates sound planning principles and design elements that are compatible with surrounding properties. Nor does it address how the modification will further the goals, spirit and intent of the UDO requirements.

Additionally, the stated justification of abolishing the curbing requirement to allow for sheet flow is lacking. The same outcome can be accomplished by less drastic means. Rather than eliminating the required curbing wholesale, curbing can be designed with notches that allow for surface water to flow into the proposed rain gardens.

As proposed, the requested modification for the use of ribbon curb and wheel stops can not be supported. Modification of the curbing shall be limited to areas directly adjacent to the rain gardens and shall be modified in the least extreme way possible. Curbing modification along the driveway, parking lot islands and along the eastern boundary shall be complainant with UDO requirements.

2. Four ADA parking stalls must be provided in a parking lot or facility with 76-100 stalls. Of these ADA stalls, at least one must be van accessible. If it is your intention to provide the required ADA stalls on the existing parking lot to the east you will need to show this on a plan sheet.

ADA requirements are calculated individually for each lot. The existing parking lot has 74 stalls total (70 standard stalls and 4 ADA stalls). The new lot is required to provide 4 ADA stalls, with 1 of these being van accessible. Please show how you will be providing the required 8 ADA stalls. These new stalls must be ADA compliant in terms of cross slopes and accessible routes.

ADA parking spaces may be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience. Please also provide a narrative, on a plan sheet or by separate document, how the ADA requirements above are being satisfied by consolidating the stalls to the east lot.

3. Please show how will you be directing patrons to the ADA stalls. Additional signage may be required.

4. The property description on the cover sheet states it was obtained via the Jackson County Parcel Viewer. This is not a reliable source. Often times these descriptions are abbreviated or out of date. Please update the legal description which accurately describes the limits of the property from a reputable source.

5. Please show the location of all oil and gas wells, whether active, inactive, or capped. If none are present, please add a note stating so and cite you source of information.

6. Please label the dimensions of the driveway entrances.

7. All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area. For purpose of this standard, the perimeter area shall be measured 100 feet from the property line closest to the residential use and/or district. Outside the perimeter area, the overall height may be increased to 20 feet, measured to the top of the fixture from grade. Please reduce the overall height of the proposed parking lot lighting to 20' or less.

8. Please add the Impervious coverage of the lot (new & existing) to the site development data table.

9. Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum 6-inch-high curbs. Please label the width and curb type of the landscape islands.

Engineering Review

Gene Williams, P.E.
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The requirement to utilize CG-1 curb and gutter is a Planning requirement. Please see Planning comments related to the CG-1 curb and gutter. No waiver can be granted by Development Engineering regarding CG-1 curb and gutter, as this will need to be discussed with Planning.

2. The proposed pavement design shall be supported by a geotechnical study and report. This study and report shall be based on actual soil samples obtained from the project site. If interested in pursuing a different design than shown within the Unified Development Ordinance (UDO), let me know and I will send the parameters to use in the geotechnical report and study. The geotechnical report and study shall provide a recommended pavement design that is equal to or better than the standard design within the UDO.

3. The detention waiver request is incomplete and does not include a clear rationale for approval of the waiver. Recommend the following: 1) remove any reference to being "cost prohibitive", 2) discuss the culvert crossing at the point of interest, and a quantitative evaluation of the capacity of this culvert to convey the increase peak flows, 3) re-wording the rationale to remove grammatical errors (e.g., "this close proximity to Longview Lake would be greater served to not withhold the increase in stormwater runoff..." doesn't appear to make sense), 4) recommend deleting the entirety of the rationale included in the template form and simply state "see attached", 5) on the attachment, provide a signed and sealed summary of the request, along with citations of the Design and Construction Manual to be waived, and a clear explanation of why peak attenuation of stormwater for the 2, 10, 100 year event is not necessary

based on an evaluation of intervening property from the project to Longview Lake, including the culvert crossing being capable of managing the increase in peak flows, and 6) an exhibit showing the location of the project, the point of interest, the culvert crossing beneath the road, and any intervening property between the project and the actual lake (i.e., Longview Lake shoreline).

4. The summary discussed above should include a discussion of the water quality measures (i.e., engineered rain gardens with amended soil). The usage of the phrase "water quality measures such as..." should be clarified. The phrase "such as" is vague, and the City Engineer will need to see definitive measures discussed within the waiver request.

5. Please do not submit the entire stormwater report as an attachment or exhibit within the waiver document. It is, however, acceptable to reference the stormwater study.

6. The primary interest of the City Engineer when evaluating the waiver will be: 1) to ensure no intervening property is adversely impacted by increased stormwater flow, 2) the downstream receiving system is capable of managing the increase in stormwater flows without overtopping the road, and 3) specific water quality measures shall be constructed.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

1. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

Action required- When the existing parking lot is modified or removed, a portion of the lot shall remain as required fire access to the building and fire hydrant. A turn around will also be required.