

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Tuesday, December 19, 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

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### Tentative Schedule

Submit revised plans by 4pm on Monday January 8, 2024, (track no. 5) or Tuesday January 23, 2024 (track no. 6) . 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.

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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:

- 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

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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

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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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Staff has concerns with placing a light pole in the middle of the parking lot as proposed. This is a hazard to vehicles and diminishes the overall usefulness of parking stall. Can light coverage be accomplished by removing this pole and utilizing double light heads on the other two light poles? This would be staffs preferred method.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The results of the stormwater study show the culvert at the road crossing immediately downstream of the project is not capable of managing the 10 year event without overtopping in either the existing condition or the proposed condition. The results of the stormwater study appear to show the flooding situation becomes worse. This fact by itself, I cannot support any waiver to stormwater detention for this site.

2. The stormwater study appears to imply the downstream culvert is acting as the outlet structure of a detention basin. None of the design parameters of this detention basin appear to meet any of the requirements in terms of freeboard, emergency spillway, storage volume, or release rates. Therefore, I do not consider this culvert as an outlet structure, nor do I consider the area upstream of this culvert a dry detention basin.

3. There may be an opportunity to consider waiving detention for this project if downstream improvements are made to the existing culvert crossing. This would include the removal and replacement with a suitable culvert across the road crossing. Please be aware coordination would be needed between the County and your firm.

4. It appears the rain gardens were deleted from the preliminary design, and were replaced by a series of 5.5 foot wide nfiltration trenches around the perimeter of the parking lot. Based on the contours provided, it does not appear stormwater will enter the infiltration trench, but rather, will sheet flow across the trench and continue on its way down the 3:1 slope. If an infiltration trench is being proposed, suitable grading plan shall be provided which shows how the stormwater will be able to enter the trench, and be absorbed by the trench. I see no practical way how this can be achieved unless the infiltration trench is expanded in width, and provided with sufficient depth to allow for infiltration. Please provide an updated design showing an expanded width, subgrade design, and embankment fill around the trench to force stormwater to stand within the infiltration trench so that subsequent infiltration can occur.

5. Has there been any consideration to construction of pervious pavement? This by itself would negate the necessity of detention waivers, downstream improvements, and water quality measures constructed around the periphery of the parking lot.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Approved with Conditions

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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.

**Traffic Review**

Erin Ralovo

Erin.Ravolo@cityofls.net

No Comments

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