

Residential Preliminary Development Plan Applicant's Letter

Date: Thursday, March 28, 2024

To:

Applicant: Thomas Freeman

Email: tfreeman@starrhomes.net

From: Grant White,

Re:

Application Number: PL2024064

Application Type: Residential Preliminary Development Plan

Application Name: Pool house ADU - 512 NE Promised View Dr

Location: 512 NE PROMISED VIEW DR, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm on Tuesday, April 09, 2024. 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 Residential Preliminary Development Plan:

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| Planning Review | Shannon McGuire (816) 969-1237 | Senior Planner Shannon.McGuire@cityofls.net | Corrections |
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1. Please label plot plan with the total impervious surface details and overall property size.

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| Engineering Review | Gene Williams, P.E. (816) 969-1223 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
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1. Retaining walls appear to be very close to existing easements. Upon review of the raster image, it appears a portion of at least one retaining wall is within the easement. Please be aware that footings, tie-back geogrid, underdrains, or any other feature connected to the retaining wall cannot be contained wholly or partially within the existing easement. Please evaluate and revise as appropriate to ensure all retaining wall elements are outside the easement.

2. The building corner appears to be within the existing utility easement. It is difficult to judge, however, since the raster image does not scale-up upon zooming-in. Please evaluate and revise to ensure all building corners and footings are outside the limits of utility easements.

3. Prior to approval of any Final Development Plan, a drainage study shall be required. This drainage study shall present calculations of the drainage area directed toward the proposed swale, and the depth of flow within the swale along key points along the swale. The drainage study shall be prepared by a design professional registered in the State of Missouri.

4. A minimum of 2.0 feet of freeboard between the top of the swale and the 100 year hydraulic grade line within the swale shall be established. This is required to ensure the structure is protected from flooding. Please ensure this is addressed in the drainage study.

5. The horizontal limits of the water surface within the swale shall be a minimum of 3 feet from the west property line. This shall be calculated for the 100 year event, and preliminary estimate shown on the plan. Please update the plan to show the location of the estimated 100 year water surface elevation within the swale along the west property line, along with dimensions from this line to the property line. This estimate shall be re-evaluated during the Final Development Plan process.

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