



Canton Architectural Design
Attention: Shawn Canton
6320 Marion Avenue
Kansas City, MO 64133
Phone: (913) 515-3384
E-Mail: canton4design@gmail.com

RE: – Kentucky Place (Solid Rock-Addition) – Preliminary Development Plan (PUD)

The submitted proposal is more in line with a standard R-12 development, as this property has been zoned R-30/PUD please address the following items. As with many PUD's alternative site layouts are welcome. Please provide corrects, revisions, or other materials no later than August 14, 2020. Should you need additional time to address these concerns you may request a continuance of the case to a future Planning Commission meeting.

Comments, Corrections and Questions

1. Provide sidewalks along all three rights-of-way;
2. As discussed on May 28th, please provide for amenities not typical of other developments (i.e. walking paths, playground, gazebo, shelter house, grills, picnic tables, benches, common space, common parking, etc.);
3. As discussed on May 28th, please include additional design features not typical in other zonings (i.e. different and unique architectural facades or alternative site layouts);
4. Locate all new “street” trees on the properties and not in the right-of-way. Further, provide a tree in the rear yard area of every lot. On the landscaping plan, show a 15-foot wide High Intensity Buffer Zone, per Code, abutting the R-6 zoned properties to the north;
5. Be aware that storm water flooding has been reported in this area. During the engineering plan review, you will be required to meet or exceed any and all City storm water mitigation requirements to prevent future flooding issues;
6. Will there be monument entries for this development? Where will they be placed?;

7. Will this development be built in phases or all at one time? If in phases, indicate the sequence;
8. Anticipated sanitary sewer loads may exceed existing sanitary sewer main capacity. Please anticipate an analysis of the existing sewer capacity along with the appropriate infrastructure improvements during engineering plan review;
9. Indicate standard 5-foot wide general utility easements along all three rights-of-way. Further, provide any additional easements required by IPL and the Water Department;
10. Label Lot 1, Tract 1 instead. Change Lots 2 through 12 to Lots 1 through 11;
11. Note: The addresses (based on the revised tract and lot numbers from above):
Pleasant Street (Lots 1 through 5): 3201 A&B, 3203 A&B, 3205 A&B, 3207 A&B and 3209 A&B
Spring Street (Tract A and Lots 11 through 6) 3200 and 3202 A&B, 3204 A&B, 3206 A&B, 3208 A&B, 3300 A&B and 3302 A&B
12. By August 7, 2020, send out official City notifications of the virtual public hearing for those living within 185-feet of the PUD for August 25th Planning Commission meeting (See attached Property Owner Notification Letter).
Your Case number is 20-810-02.
13. As discussed on May 28th, please provide information related to the neighborhood meeting staff requested on this proposed project; including but not limited to notice of the meeting, sign-in sheet of parties present, and the agenda covered.

Sincerely,

Brian L. Harker
Planner