

as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. The City's Unified Development Ordinance (UDO) requires construction of 5' sidewalks along both sides of collector and arterial streets. A 5' sidewalk shall be extended along the site's entire SW Persels Rd frontage.

The response letter accompanying the resubmittal includes a comment stating that there is no crosswalk on the north side of SW Persels Rd at the M-291 Hwy intersection as justification to omit sidewalk construction along SW Persels Rd as part of this project. In cases such as this, the City's Unified Development Ordinance (UDO) does not allow to simply forgo construction of the sidewalk, but does make allowance under UDO Section 7.370.C to allow for payment in lieu on sidewalk installation. Please review said section and advise on how the applicant/developer would like to proceed with either construction of the required sidewalk or making payment in lieu of construction in accordance with the process outlined under UDO Section 7.370.C.

2. MECHANICAL SCREENING.

1) To comply with City ordinance (UDO Section 8.110), roof-mounted equipment shall be fully screened from view on all sides using parapet walls of a height at least equal to the height of the units being screened. Take into account additional equipment height from the curbs on which RTUs will sit.

The building elevations accompanying the resubmittal appear to show adequate parapet height along the front elevation to screen the proposed RTUs from view. However, these same elevations depict lower parapet heights along the two sides and rear of the building so that the RTUs are visible from said sides of the building. Increase the parapet heights along the two sides and rear so that the RTUs are fully screened from view on all sides of the building as required by City ordinance.

2) It does not appear from the plans that any ground-mounted mechanical equipment will be used on the site. Should it be the case that ground-mounted equipment is employed on the site, then ground-mounted equipment shall be fully screened from view on all sides using evergreen landscaping or masonry walls of a height at least equal to the height of the units being screened.

3) The elevations show a CO2 tank on the rear of the building. Said tank shall be subject to the mechanical unit screening requirements and as such shall be fully screened from view up to the height of the CO2 tank and its associated equipment. The building elevations does not appear to include any notation or such detailing how the CO2 equipment will be screened from view for staff to review for compliance with the City's screening requirements.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Awaiting resubmittal of plat before review can be completed.

Fire Review	Jim Eden	Assistant Chief	Corrections
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

3. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

A Hazardous Materials Permit is required for retail fuel storage over the TPQ. A permit is also required for the operation of a propane cylinder exchange program. Submit a separate permit application.

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

There are no hydrants shown on the Utility Plan except for the one being removed for the turn lane. .

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Architectural plans were not reviewed under this process.

Action required: Comment is informational.

2/11/26 - Acknowledged in letter.