



PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Applicant's Letter**

Date: Friday, April 25, 2014

To:

Property Owner: LBC DEVELOPMENT
CORP

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

From: Jennifer Thompson, Planner

Re:

Application Number: PL2014046

Application Type: Commercial Final Development Plan

Application Name: FRONTIER JUSTICE

Location: 820 NE JONES INDUSTRIAL DR, LEES SUMMIT, MO 64064
800 NE JONES INDUSTRIAL DR, LEES SUMMIT, MO 64064

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Required Corrections:

Planning Review

Corrections

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1. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the UDO.
 2. On Sheet C.001 remove the Engineer's Certification label. City Staff has a stamp for this purpose.
 3. On Sheet L.100 remove the NE McBaine Drive street label. This portion of the street is NE Jones Industrial Drive. NE McBaine intersects at the cul-de-sac and continues south.
 4. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.
 5. Provide the color palette for the building elevations.
 6. Will the mechanical equipment be ground mounted units or roof top units? Please indicate the location, size, and type of material to be used in all screening of the equipment. If roof top units are proposed a dashed line indicating

the roof line and rooftop mechanical equipment should be shown on the elevations. Also, provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

7. Is a detail of the proposed monument sign available at this time?

8. Provide the following information for the land use table: Parking requirements (provided/required), include the parking calculation that was used to determine the need, percent of pervious and impervious coverage.

It appears the parking provided closely meets the requirements for retail use (150 spaces required and 147 + 5 accessible spaces provided). Explain how the amount of parking provided will be sufficient for the proposed use.

9. The accessible parking sign detail on sheet C.601 (right hand corner), is calling out an incorrect color scheme. The City of Lee's Summit utilizes the R7-8 model number which has a white background with a green border, please revise this note. Also on the accessible detail on sheet C.601 (top left corner), revise the model # to state R7-8.

10. It appears the paving details proposed follow a combination of the Design and Construction Manual and UDO specification requirements. Please clarify the 12" compacted subgrade or aggregate equivalent for the light asphaltic concrete pavement detail. Is this the same as 6-inch aggregate with a geogrid or 6-inch aggregate with 6-inches of stable subgrade?

11. Label the 20-foot build line along the Independence street side and the 15-foot build line along Jones Industrial.

12. On Sheet L.100 revise the planting guide to show the caliper size for deciduous trees as 3" caliper size, the juniper tree as 8-foot in height, and the gallon size of the shrubs as 5-gallon.

13. In the landscape worksheet table (Sheet L.100), remove the "new" label as it's assumed all the proposed vegetation will be new. The incorrect street name is labeled in the worksheet, remove McBaine Drive and insert Jones Industrial Drive.

14. In the landscape worksheet for the fields of parking lot screening. The incorrect shrub count was shown in the required box, however the correct number was shown in the proposed box, revise the boxes to match with the correct shrub number.

15. Landscaping is required for the I-470 street frontage side. Add to the landscape worksheet the calculation for parking lot screening and street tree requirements.

16. Power lines cross over a portion of this lot, be mindful of the type of vegetation that is planted in these areas.

17. Is there a certification/inspection needed/required for the design of this building to be in compliance for a gun shooting range?

18. Hector...do you mind to look at the photometric sheet, there are a couple of spots I had concerns--footcandle ratios...

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
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Fire Review	Jim Eden	Assistant Chief	Approved with Conditions
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1. Fire Department- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.
2. Fire Department- An automatic fire sprinkler (suppression) system is required in accordance with the 2012 International Fire Code. The sprinkler system shall be provided throughout the entire building.
3. One hydrant near the west side of the building is all that is needed to meet the intent of the 300 foot requirement as long as it is located within 100 feet of the fire department connection (FDC).

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
