

PLANNING AND DEVELOPMENT

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

Date: Thursday, December 11, 2014

To:

Property Owner: CITY OF LEES SUMMIT Email: Fax #: <NO FAX NUMBER>

Applicant: SFS Architecture Email: knewman@sfsarch.com Fax #: (816) 421-8024

Engineer: Bartlett & West Email: casey.colbern@bartwest.com Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014137

Application Type: Commercial Final Development Plan

Application Name: LEES SUMMIT LEGACY PARK AMPHITHEATER

Location: 901 NE BLUESTEM DR, LEES SUMMIT, MO 64086

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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Curbing, Parking Lot Design. Per Section 12.120.F.1.d of the Unified Development Ordinance (UDO) all vehicle parking lots and access drives are required to have CG-1 curbing or "an integral Portland cement concrete sidewalk and curb with a vertical face" with the exception of "accessible parking spaces where the adjacent pedestrian walkway is designed to be at the same grade as the accessible spaces for the purpose of providing access to said walkway". In addition, the use of curb blocks except as noted in Section 12.120.F.1.e of the UDO is prohibited. If a modification to these requirements is sought, an application for preliminary development plan must be made per Sections 4.300A.6, 4.320.C, and 4.350.A.3 of the UDO.

2. Plan Inconsistencies. Sheets C103, C104, & L100 don't show any curbing around the southernmost islands in the parking lot. Sheets C105, C106, C107, & C108 do show curbing around the southernmost islands. Please make sure the plan sheets are consistent.

3. Wall-Mounted Lighting. It appears that there are some wall-mounted lights shown on the elevations that do not appear to be accounted for the on the Electrical Site Plan (which was not part of the resubmittal). Please revise and resubmit the plan to account for these lights and provide spec sheets. If these are considered excepted lights (according to Section 7.220D of the UDO), simply state this and provide the spec sheets.

4. Exterior Elevations. Correct the citation for any areas that currently have a question mark "?". It appears as though the one on the west elevation of the restroom may be the drinking fountain. Revise as needed and resubmit.

5. What is Deduct Alternate #2, #3, #4, and L200? Are these areas meant to be phased in? If so, provide the anticipated timeline for the phasing.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see comment #7 and #8 of the applicant letter dated October 17, 2014. Although it appears that significant revisions are shown which ensure the bioswale to the east will actually receive stormwater runoff (and hence a valid reason to delete curb and gutter), the plans still show a lack of curb and gutter on the west side of the east parking lot, and the east side of the west parking lot. It does not appear that a valid reason exists to delete curb and gutter in these locations.

2. Please see comment #11 of the applicant letter dated October 17, 2014. We did not appear to have received an Engineer's Estimate of Probable Construction Costs in the re-submittal.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. 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.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

The stage building exceeds 600 feet from the closest existing hydrant. Provide a hydrant from the potable system near the concession stand.

2. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

3. 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 .

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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