

**PLANNING AND DEVELOPMENT**

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

**Date:** Friday, March 06, 2015

**To:**

**Applicant:** LBC INVESTMENTS LLC      Email:      Fax #: <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC      Email:      Fax #: <NO FAX NUMBER>

**Property Owner:** LBC DEVELOPMENT CORP      Email:      Fax #: <NO FAX NUMBER>

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2015020  
**Application Type:** Commercial Final Development Plan  
**Application Name:** SKYZONE - INDOOR TRAMPOLINE PARK  
**Location:** 2821 NE MCBAIN DR, LEES SUMMIT, MO 64064

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**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.

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**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 8-1/2"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:**

<b>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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1. The parking lot aisle for the subject property does not align with Emergent Care's existing stub connection to the south.

In this particular instance, the 20 foot required setback from any public right-of-way can be modified to a 15 foot setback from the public right-of-way to allow the two aisles to align properly. Please modify the parking lot design in order to allow the two aisles to align.

2. Display radii, centerline and grade of NE McBaine Drive.

3. Darken the line weight that indicates the building outline.
4. Indicate the building setback lines from adjacent streets including the dimensions.
5. Periodically indicate the dimensions of parking spaces, accessible spaces and all drive isles on Page 1.
6. Include dimensions to indicate the relationship between buildings, parking areas and property lines.
7. Are any retaining walls proposed for the development?
8. On Sheet A4.0 - Specify the composition of the building doors (i.e. glass, etc.) and entrance canopy. Also, what will be the color of the doors on the north elevation and the entrance canopy be? The color of service and delivery doors that are visible to the public shall be similar to the adjoining wall color unless specifically approved by the Planning Commission as a color contrast.
9. Include the height of the parking area pole mounted fixtures on the luminaire schedule on page MEP2. Per the city's Unified Development Ordinance, all light fixtures on properties that do not adjoin residential uses shall not exceed 28 feet.
10. The wattage on the proposed lighting labeled "F" on sheet MEP2 exceeds the wattage allowed under the city's UDO. Per the UDO, all fixtures on developments that adjoin commercial, office or industrial uses and/or districts shall be limited to 400-Watts maximum per head.  
  
Also, the total aggregate wattage for multiple headed fixtures mounted on a single pole shall be limited to 800-Watts maximum.
11. Is wall-mounted lighting being proposed for this project? Provide information on the location, wattage and height of the fixtures.
12. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.  
  
Per the UDO, parking lot lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at 90 degrees (horizontal to the ground) and shall be non-adjustable.  
  
Also, all wall-mounted fixtures shall utilize full cut-off fixtures.
13. Is any ground mounted mechanical equipment being proposed as part of the development? If so, provide detail as to color and screening method.
14. Provide manufacturer's specification sheets for all proposed mechanical equipment proposed for the project in order to verify that proposed parapet heights will adequately screen the rooftop units.
15. Display all existing adjacent public street rights-of way with centerline location.
16. The parking lot on the east side of the property adjacent to I-470 will need to meet the 20 foot public right-of-way required setback.

17. The 4 ADA accessible parking spaces on the south end of the building do not meet the required 19 foot length. In order for the length of the parking spaces to be reduced by 2 feet to allow for the vehicle overhang, the adjacent sidewalk must be widened to 6 feet.

18. Provide details specifying what type of paving is being proposed for the parking lot.

Per Unified Development Ordinance Section 12.120 - all vehicle parking and loading areas and all access drives shall be improved with one of the following:

- (i) a minimum 5-inch asphaltic concrete base overlaid with a 2-inch asphaltic concrete surface constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil;
- (ii) a minimum 6 inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil.

19. Provide details on pavement for designated fire lanes and delivery/freight truck access lanes

Per UDO specifications, designated fire lanes and delivery/freight truck access lanes shall be improved with one of the following:

- (i) a minimum 6-inch asphaltic concrete base overlaid with a 2-inch asphaltic concrete surface constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil
- (ii) a minimum 6 inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil.

20. Revise the trash enclosure detail as what is proposed will not meet UDO requirements.

Per UDO Section 7.180 - Each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

21. Please provide an accessible sign detail and make a note that the sign shall follow the R7-8 model type. Label 36"- 60" mounting height above grade, measured to the bottom of the sign.

22. As a general note, all proposed signs shall be submitted to the Planning and Codes Administration for review and approval, by separate application.

23. Provide calculations for landscaping along I-470, as this area will be required to landscaped.

Per UDO Section 14.100.B - All portions of a street frontage landscape strip shall be planted in trees, shrubs, grass or ground cover, except for those ground areas that are mulched or covered by permitted structures.

24. Provide calculations for parking lot screening along I-470 as this will need to be incorporated into the overall site landscaping.

Per UDO Section 14.120 - For any parking lot designed or intended to accommodate five (5) cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right-of-way, a visual screen shall be provided.

25. In the Landscape Plan's Worksheet for Tree and Shrub Requirements:

1. Item H - The 307 LF of street frontage used in the street frontage calculations for NE McBaine Drive appears to be incorrect. Based on UDO requirements, the LF of street frontage should be 210 LF. Please revise this number and recalculate the requirements per the formula's contained in the attached Landscaping Worksheet.

2. Items J-M - The 32,688 sq. ft. used in the calculations for the open area requirements appears to be incorrect. Based on UDO requirements, this number should be 85,104 sq. ft. Please revise this number and recalculate the requirements per the formula's contained in the attached Landscaping Worksheet.

26. The proposed shade trees along NE McBaine Drive will have to be replaced with ornamental trees due to conflicts with the existing water line.

27. Based upon review of Sheet A4.0, it appears that height of the parapets will need to be raised in order to totally screen the roof mounted equipment.

Per UDO Section 7.180.E - All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between the plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
2. Sheet 1 of 4: It appears a layer has been turned off which would show the existing curb and gutter, street, etc. Please turn on this layer.
3. Sheet 1 of 4: Please show the limits of all existing easements, including the drainage easement within the parking lot, and the sanitary sewer easement in the northeast corner of the project site.
4. Sheet 1 of 4: Please re-name "handicap ramp" to "ADA-accessible ramp." The City of Lee's Summit does not have a definition of "handicap ramp."
5. Sheet 1 of 4: Under the notes, please change the Public Works inspector contact phone number to 816-969-1800.
6. Sheet 1 of 4: Under the notes, please change the handicap ramp reference to "ADA-accessible ramp."
7. Sheet 3 of 4: Please show a typical pavement section which conforms to the Unified Development Ordinance (UDO) Article 12. It appears that PCC is being proposed as shown in the Engineer's Estimate of Probable Construction Costs, but the plans do not appear to show this.
8. Sheet 3 of 4: The reference to a "2" tapping sleeve" should be changed to "2" corporation stop".
9. Sheet 3 of 4: Please show the size of the irrigation water line and tap. If 2" or less in diameter, then a corporation stop will be required.
10. Sheet 3 of 4: Please show the right of way line.
11. Sheet 3 of 4: There appear to be three (3) existing inlets that will be core-drilled and connected to the proposed storm sewer system. Please show these inlets.
12. Sheet 3 of 4: Please show the location of the public water main and the public sanitary sewer.

14. Sheet 3 of 4: The note concerning the removal of the flared end section and 24" HDPE pipe and replacement is vague. Please show where the location of the existing FES is located, along with notes concerning its disposition. Show the curb inlet where it will be connected. Add notes concerning core-drilling the existing curb inlet and connecting the new pipe.
15. Sheet 3 of 4: Is the new private storm system (i.e., the header and downspout system) within an easement? If so, then it will need to be moved outside of the easement. The only exception would be where the new 12" HDPE pipe crosses at a nearly 90 degree angle to connect to the existing curb inlet.
16. Sheet 3 of 4: The private sanitary sewer connection was vague. For instance, the private sanitary sewer stub is not shown connecting to the main.
17. Sheet 3 of 4: Is the new fire hydrant within an easement? Since this will be a public fire hydrant, it will need to be fully-contained within an easement. As previously commented, please show all existing easements (i.e., including labeling the easement), including all platted easements.
18. Sheet 3 of 4: A flume is proposed, but it is not clear what negative impact this flume will have on the adjacent property. Please show how the area downstream of the flume will be graded, and please ensure that there will be no negative impacts to the adjacent property.
19. Landscape Plan: Please show the location of all City-owned utilities, including public water lines and structures, public sanitary sewer lines and structures, and public storm sewer lines and structures. Trees must be a minimum of five (5) feet from any City-owned utility as measured from the outside of the mature tree trunk to the outside of the pipe or structure.
20. Landscape Plan: It would appear from a cursory review that there may be conflicts with the water line. Please see the comment above.
21. The new approaches should be noted as 8" KCMMB concrete mix from the edge of the existing pavement to the right of way line. Please show this on the site plan along with a typical section. The typical section should show the ADA-accessible route, and must be no greater than 2% cross slope. It is highly recommended that this be shown as 1.5% cross slope since the City will reject any slope greater than 2%.
22. A profile view was missing for the storm lines. Please provide profile views of the storm lines, including the design hydraulic grade line. If less than the 1% annual chance event, then provisions must be made for an overflow route which will have no negative impact on the subject property or adjacent property owners.
23. The water quality design elements discussed in the stormwater report did not appear to make it into the plans (i.e., there appears to be nothing in the plans to substantiate the report). Please provide details of the grated inlet filter basket structures and curb inlet basket structures, and provide sufficient notes on the plans.
24. The Engineer's Estimate of Probable Construction Costs appears to be missing the following items: 1) ADA-accessible ramps, 2) KCMMB entrances, 3) grading to achieve proper drainage, 4) grading for parking lot, 5) subgrade preparation including the area one (1) foot beyond the back of curb, 6) aggregate base a minimum of one (1) foot beyond the back of curb, 7) core drilling existing inlets, 8) connection of pipe to existing inlets, 9) removal of FES and existing 24" pipe, 10) water quality elements installed within the grated inlets and curb inlet, and 11) final restoration, including topsoil, sodding, seeding, fertilizer, mulch, and turf reinforcement mat (if applicable).

**Fire Review**

Jim Eden

Assistant Chief

Approved with Conditions

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.

2. IFC 503.3- Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

The lane around the building shall be marked.

3. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

The Knox box shall be located over the FDC.

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**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

Corrections

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1. How is the property connected to the south where Emergitech has an existing "stub"? These parking lot aisles do not appear to align.