

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, January 27, 2016

**To:**

**Applicant:** THOMPSON BUILDERS LLC      Email: TSLAMIN@GMAIL.COM      Fax #: (888) 218-7933

**Other:** SIGNATURE BUILDERS      Email:      Fax #: (816) 293-2913  
BILL@SIGNATUREBUILDERSKC.COM

**Engineer:** LOVELACE & ASSOCIATES LLC      Email:      Fax #: (816) 347-9979  
ADT@LOVELACEASSOCIATES.COM

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

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2015217

**Application Type:** Commercial Final Development Plan

**Application Name:** HANGAR T, LEES SUMMIT AIRPORT

**Location:** 2751 NE DOUGLAS ST, Unit:T, 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>Fire Review</b>	Jim Eden	Assistant Chief	Corrections
	(816) 969-1303	Jim.Eden@cityofls.net	

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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 .

For information only.

2. Provide a complete site plan showing hydrants, fire lanes, and the location of the propane tank.

The fire lane and the location of the propane tank were not shown on the resubmittal.

3. FC 503.1.1 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Provide an approved fire lane to the southwest corner of the building.

4. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The driveway and south end of the parking lot shall meet imposed load and width requirements.

5. Provide NFPA Hangar Group designation. Not included in FDP resubmittal.

<b>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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#### 1. ORIENTATION

As referenced in the staff letter dated January 6, 2016, the orientation of the hangar on the Final Development Plan Sheet seems to differ from the orientation of the building on Sheets A101 - 105. On the Final Development Plan, the Pilot Lounge is shown being located on the west side of the hangar. On Sheets A101 - 105, it is located on the north side of the hangar. Please revise the plans so that the orientation of the hangar is the same on all submitted information.

#### 2. WALL LIGHTING

As referenced in the staff letter dated January 6, 2016, provide manufacturer specifications for the proposed exterior wall packs for review and approval. Fixtures shall have full 90-degree cut-offs so as to direct the light downward.

The specifications should also include the wattage of the exterior wall packs.

#### 3. MECHANICAL EQUIPMENT

As referenced in the staff letter dated January 6, 2016, provide the manufacturer's specification sheets for proposed mechanical equipment to be used.

#### 4. ROOFTOP MECHANICAL UNITS

Per the staff letter dated January 6, 2016, are any rooftop mechanical units proposed for the hangar? If so, provide elevations with a dashed line indicating the roof line and rooftop mechanical equipment. Per the City's Unified Development Ordinance (UDO), all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.

#### 5. PLAN SIZE

As referenced in the staff letter dated January 6, 2016, please submit architectural plans that are reduced in size. Per the City's UDO, the maximum allowable plan size is 24" x 36" with one inch border.

#### 6. SCREENING

As referenced in the staff letter dated January 6, 2016, provide information on the number, species and size of the proposed ground mounted mechanical unit screening.

The following are the minimum plant sizes to be used in satisfying the requirements of the UDO:

1. Medium shrubs, 18 to 24 inch balled and burlapped or 2-gallon container.
2. Large shrubs, 24 to 30 inch balled and burlapped or 5-gallon container

#### 7. SCALE

The scale does not seem to be correct on the final development plan.

<b>Engineering Review</b>	John Barker (816) 969-1850	Senior Staff Engineer John.Barker@cityofls.net	No Comments
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments