



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Tuesday, February 02, 2016

To:

Applicant: DAVIDSON ARCHITECTURE & ENGINEERING - JASON SADLER Email: Justin@DavidsonAE.com Fax #: (913) 451-9391

Property Owner: JOHN OHRAZDA Email: JOHN.OHRAZDA@CITYOFLS.NET Fax #: <NO FAX NUMBER>

Engineer: DAVIDSON ARCHITECTURE & ENGINEERING - PAUL MILLER Email: paul@davidsonae.com Fax #: (913) 451-9391

Architect: DAVIDSON ARCHITECTURE & ENGINEERING - JASON SADLER Email: Justin@DavidsonAE.com Fax #: (913) 451-9391

From: Ron Seyl, Planner

Re:

Application Number: PL2015180

Application Type: Commercial Final Development Plan

Application Name: LEE'S SUMMIT HONDA PARKING LOT ADDITION

Location: 301 NE COLBERN RD, LEES SUMMIT, MO 64086401 NE COLBERN RD, 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 8-1/2"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:

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

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections

1. STREET ADDRESS

Correct the street address on Sheet C1.0 to:

301 NE Colbern Rd
Lee's Summit, Jackson County, Missouri 64063

2. PROJECT SUMMARY TABLE

In the project summary table, correct the site area to cover the entire parcel lease area of 2.78 acres. Correct the impervious surface calculation also.

3. SIDEWALK

Label the sidewalk and sidewalk width of the sidewalk on the south side of NE Colbern Rd.

4. STREETS

Label the centerline of NE Colbern Rd.

5. OIL/GAS WELLS

Display the location of all oil and/or gas wells within the subject property. If none exist, please note that fact. Also, please note the source of information regarding the wells.

6. PARKING

Periodically label the width and depth of the parking stalls on Sheet C1.1.

7. LINE WEIGHTS

The line weights on the plans do not seem to match what is shown on the Property Legend on Sheet C1.1. Please correct.

8. LIGHTPOLE BASE

Provide detail on the lightpole pedestal. Concrete pedestals/bases for parking lot lighting shall not exceed three (3) feet in height and shall be included in the maximum overall height.

9. LIGHTING WATTAGE

Include a column on the Luminaire Schedule that shows the wattage for each individual fixture.

Per the City's Unified Development Ordinance, all fixtures on developments that adjoin commercial, uses and/or districts shall be limited to 400-Watts maximum per head, and the total aggregate wattage for multiple headed fixtures mounted on a single pole shall be limited to 800-Watts maximum.

It appears that the wattage on a number of the proposed fixtures may exceed the 400-Watt maximum per head limit.

10. EXTERIOR DISPLAY LIGHTING

1. The display area lighting shall not exceed 25.0 footcandles with an average illumination to minimum illumination of not greater than 5.0:1.

It appears that the footcandle levels shown on the photometric plan exceed the 25.0 footcandle maximum for the area of the lot just south of NE Colbern Rd. Revise the light fixtures and photometric plan to meet the City's exterior display lighting requirements.

Also, submit lighting specification sheets for any new lighting being proposed.

11. FIXTURE HEIGHT

Pole mounted fixtures shall not exceed 20 feet as measured from finish grade to the top of the light fixture. Concrete pedestals/bases shall not exceed three (3) feet in height and shall be included in the overall height.

Is the "MH 21" shown below the fixture label indicating the height of the fixtures? If so, the fixture height needs to be lowered to meet UDO requirements.

12. FORM 7460

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.

13. LANDSCAPE ISLANDS

on the Landscape Plan, provide the square footage of the landscape islands. Per UDO Section 14.110.A, landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least five percent (5%) of the entire area devoted to parking spaces, aisles and driveways.

The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched. Please indicate proposed island landscaping methods on the Landscape Plan.

14. LANDSCAPING REQUIREMENTS

1. The landscape plan shows that 26 trees are required for the street frontage and open yard. However, 25 trees are what is required based upon calculations from the City's Landscaping Worksheet. A copy of the worksheet will be provided along with the Applicant's Letter.

2. Ten street frontage trees are required, but only nine are shown on the Landscaping Plan. Please revise.

15. PARKING LOT SCREENING

Based upon the Landscaping Plan, the City's parking lot screening requirements have not been met.

Per Unified Development Ordinance Section 14.120 - Parking Lot Screening - 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 as required below:

A. Screening to a height of two-and-one-half (2.5) feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street.

B. Screening shall be decorative and 100% opaque to a height of two-and-one-half (2.5) feet above the elevation of the parking/loading area or the street, whichever is highest.

C. Screening may be provided in any of the following ways:

1. Planted only. A hedge consisting of at least twelve (12) shrubs per forty (40) linear feet that will spread into a continuous visual screen within two (2) growing seasons. Shrubs must be at least eighteen (18) inches tall at the time of planting and be of a species that will normally grow to at least two-and-one-half (2.5) feet in height at maturity and be suitable for the parking lot application.

2. Earthen berm. An earthen berm constructed to a height of two-and-one-half (2.5) feet above the adjacent elevation of the street or parking/loading area, whichever is highest, shall not exceed a slope of 3:1 and shall have a crown of at least two (2) feet. The berm shall be planted in ground covers and other plant materials to achieve a decorative effect to the satisfaction of the Director.

3. Wall. A wall of brick, stone, PVC plastic fencing or finished and textured concrete may be constructed to a height of two-and-one-half (2.5) feet and 100% opacity and landscaped with plant material to achieve a decorative effect to the satisfaction of the Director.

4. Combination. Any combination of hedge, berm or wall that effectively provides a visual screen of the parking lot or loading area to a height of two-and-one-half (2.5) feet and achieves a decorative effect through appropriate use of landscaping and plant material.

D. The street-side screening treatment may be located within the landscape strip required under this Article along the front yard of the property.

E. Berming and/or screening shall not encroach into the required sight triangle of streets or access drives.

Please submit a revised Landscaping Plan that shows how the parking lot screening requirement will be met.

16. FDP APPROVAL

Please note that the final development plan cannot be approved, nor can any necessary building permits be issued, for the parking lot addition until such time as the following items are completed:

1. A fully executed lease agreement for the subject parking lot site shall be signed by the City/Airport and Lee's Summit Honda.

2. The special use permit (Appl. #PL2015-197) for auto sales on the subject parking lot site has been approved by the City Council. The special use permit application is currently scheduled to be heard by the City Council on February 18, 2016.

Engineering Review	John Barker (816) 969-1850	Senior Staff Engineer John.Barker@cityofls.net	Corrections
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1. Provide a detail of the orifice plate and attachment

2. Show proposed and existing grade on the profiles

3. Show crossing utilities on the profiles.

4.

5. In the pavement sections, 12" compacted native subgrade is not allowed.

6. Submit an sealed Engineer's Estimate of Probable Construction Cost, including all site work included in the project. The subgrade treatment included in the estimate should go to at least 1 foot beyond the back of curb.

7.

The outlet structure orifice plate does not appear to match that which is shown in the report. It would appear the report is showing a 3.6 feet orifice plate, and the plans call for a 3.5 foot orifice plate.

8. What is meant by “orifice plate”? Is this circular? Is it rectangular?

9. The report and plans do not appear to show any 40 hour extended detention either within the discussion or calculations or the drawings.