

PLANNING AND DEVELOPMENT

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

Date: Thursday, March 17, 2016

To:

Applicant: JES DEV CO, INC Email: Fax #: <NO FAX NUMBER>

Property Owner: JES DEV CO, INC Email: Fax #: <NO FAX NUMBER>

Engineer: ENGINEERING SURVEYS & Email: ZTHOMAS@ESS-INC.COM Fax #: <NO FAX NUMBER>
SERVICES - ZACHARY THOMAS

Property Owner: JEFFREY E SMITH INV Email: Fax #: <NO FAX NUMBER>
CO LC

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015200

Application Type: Commercial Final Development Plan

Application Name: WILSHIRE HILLS MEMORY CARE FACILTIY

Location: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 640643320 NE WILSHIRE 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:

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	Approved with Conditions
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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 .

Planning Review

Christina Stanton
(816) 969-1607

Senior Planner
Christina.Stanton@cityofls.net

Corrections

1. A revised Landscape Plan has not been submitted, so item #9 from staff's letter dated February 16, 2016, still stands.
2. The City of Lee's Summit is under the Manual for Uniform Traffic Control Devices (MUTCD). The ordinances require compliance with the signed condition and the signs in conformance with the MUTCD. The R7-8 sign is the standardized sign for reserved parking for persons with disabilities in the MUTCD and is referenced in ADA and the City's standards require compliance with ADA. The R7-8 sign does include the "international symbol of accessibility" and meets the requirement of the Missouri State statute.
3. Screening of Mechanical Units. It has been determined that the roof-top mechanical units on the West side of the building may be painted to match the roof in lieu of being screened. This is due to the future adjacent street to the West being 10-20' feet higher in elevation. Screening these units will not hide them from view from the adjacent street because of the difference in elevation. All other mechanical units shall be screened per Sections 73180.E and F of the UDO.
4. Detail #3 on Sheet AS-100 calls out a wood gate and refers to the Landscape Plan for its location. The Landscape Plan submitted December 7, 2015, does not call out a fence, only a retaining wall. Per Article 14 of the UDO, if this gate is proposed as part of screening purposes, the screen shall consist of a six foot high masonry wall or opaque vinyl fence and low impact screening. The gate shall be of vinyl material, not wood. Also, indicate the gate location(s).

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Approved with Conditions

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$18,578.51 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.
2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
5. If ground breaking will take place prior to the issuance of a building permit, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist.
6. A water line easement is required for the water meter service shown on the plans. Standard forms for a water line easement will be provided to the applicant for this purpose. An exhibit (i.e., a drawing showing the easement in graphical terms) shall also be required. This easement and exhibit shall be recorded by the applicant. This will be required prior to issuance of a Certificate of Substantial Completion or any permit for occupancy.

7. A landscaping plan shall be required prior to approval of these plans. This plan should include the locations of all City-owned utilities, including sanitary sewer and water. Please keep a minimum distance of five (5) feet as measured from the outside of the pipe to the outside of the mature tree trunk.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
