

PLANNING AND DEVELOPMENT

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

Date: Tuesday, May 03, 2016

To:

Applicant: OLSSON ASSOCIATES

Email:

Fax #: (913) 381-1174

: <NO CONTACT NAME AVAILABLE>

Email:

Fax #: <NO FAX NUMBER>

Property Owner: RED LEES SUMMIT
EAST LLC

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2016080

Application Type: Commercial Final Development Plan

Application Name: SUMMIT FAIR, PAD 5

Location: 720 NW BLUE PKWY, LEES SUMMIT, MO 64086702 NW BLUE PKWY, LEES SUMMIT,
MO 64086730 NW BLUE PKWY, 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	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. This new development is eliminating 65 or so parking spaces from the center and is not replacing them anywhere in the overall shopping center. We need updated information on the square footage of the center (including proposed building) and an updated parking space count for the center (excluding the spaces to be taken out by the proposed building) to make sure the development is compliant with the parking requirements of the original PDP.

2. On Sheet C002, revise comment #17 to reference the City of Lee's Summit, MO.

3. On Sheet C401 and C505, update the pavement sections according to the Unified Development Ordinance standards outlined in Table 12-5.

4. Provide a land use schedule and include the following: total floor area, land area, number of required and proposed parking spaces, impervious coverage, floor area ratio (FAR)

5. Provide additional fixture information for all proposed lighting (wall mounted and pole lighting), i.e. photos of the fixtures.

Is any new lighting proposed or is it all existing? Please clarify. The UDO requires LED lighting for all pole mounted lighting.

6. A sign permit shall be obtained from the Planning and Codes Administration Department for each sign prior to installation.

7. The minor plat application shall be reviewed, approved and recorded with Jackson County Recorder of Deeds Office prior to the issuance of any building permit.

8. Architectural drawings were not submitted, please provide. Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.

9. Provide a detail of the trash enclosure/dock screen wall.

10. Where is the location of the retaining wall?

11. Provide the location, size and materials to be used in all screening of rooftop/ground mounted mechanical equipment.

Provide a dashed line indicating the roof line and rooftop mechanical equipment.

Provide the manufacture's specification sheets for all mechanical equipment.

12. Provide a accessible sign detail for the accessible spaces. Please reference the R7-8 model type within the detail.

13. Please note the vertical curbing will be CG-1 concrete curbing as is required around all parking areas and access drives. Also, provide a detail of the CG-1 curbing.

14. The aisle width is not met for the easternmost drive aisle. A minimum of 24-feet is needed. Also provide an additional drive aisle dimension at the island for this eastern drive aisle. Additionally, the first 3 north/south parking aisles on the north side of the building don't meet the minimum 24' pavement width (Excluding curb and gutter) between the landscape islands on both ends of the aisles. Also, the new east/west drive aisle at the north end of this site doesn't meet this same 24' pavement requirement.

15. Provide the surrounding property information.

16. Provide a statement indicating whether oil and/or gas wells are within the subject property.

17. Label the right-of way widths for all public streets.

18. Provide the dimensions of all required building and parking setbacks.

19. Label the existing and proposed easements. Label the platted build lines.

20. All head-to-head parking spaces are shown as 18-foot deep. These spaces shall be a minimum 19-foot deep.

Engineering Review	Karen Quackenbush (816) 969-1850	Corrections Karen.Quackenbush@cityofls.net
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1. Sheet C001 - On the east side of the improvements adjacent to NW Blue Pkwy, extend the limits of construction to include the proposed sanitary sewer construction and the tie-in of the proposed storm sewer into the existing catch basin.

2. Sheet C003 - For the sanitary sewer demolition, we do not allow doghouse manholes. Reword note 21 to the following "Contractor to remove existing manhole and xx LF of existing sanitary sewer to allow for connection to new manhole as located on sheet C301." Please determine the length of 8" pvc to be removed.

3. Sheet C003 - It seems ok, but please verify that the construction of the new sanitary sewer manhole and 8" pvc as well as the demolition of the existing manhole and pvc stays out of the existing curb along NW Blue Pkwy. If necessary, show removal of existing curb.

4. Sheet C003 - Apply the same comment as previous for the sidewalk.

5. Sheet C003 - Show curb removal adjacent to the parking lot for the sanitary work.

6. Sheet C003 - Show curb removal adjacent to the parking lot for the storm sewer connection at existing catch basin EX CB1.

7. Sheet C003 - Extend limits of demolition to accommodate comments 2 - 6.

8. Sheet C003 - On the south side of the existing parking lot, you have a water line removal note pointing at the line that has the lighter line weight. It does appear that a portion of the line should be removed a bit south, due to the fact that it is not located a minimum of 15' from the building. Please indicate the length of removal as necessary.

9. Sheet C003 - Please identify the NE for where the existing gas line removal ends on the south side of the site.

10. Sheet C101 - On the east side of the site, show limits of new curb and possible new sidewalk near the new SSMH and EX CB1.

11. Sheet C201 - It is not completely clear what is going on with the wall on the west side of the building. Please show a blowup of the plan view as well as a section view. In the section view show the sidewalks, wall, wall drain and building. Does the wall step back as shown in the detail on sheet C502? How does the sidewalk area between the wall and the building drain?

12. Sheet C201 - It appears that the concrete loading dock on the east side of the building sits lower than the adjacent parking lot to the east. How is that area drained? Are you using the straight trench drain detailed on sheet C501? If so, please add to drainage plan and profiles. It would appear that you could drain into CB9.

13. Sheet C202 - SD-04 from CB1 to EX CB1 is shown as 18". On sheet C203 it is shown as 24". Please rectify.

14. Sheet C203 - Please follow APWA 5604.5 Inverts and Pipes for the layout of storm sewer networks. There are multiple structures that do not meet the minimum drops.
15. Sheet C203 - Please show the 10-yr and 100-yr HGL elevations. If the 100-yr storm event surcharges the system, then there must be an overflow path identified.
16. Sheet C203 - In an effort to ensure that the existing system has adequate capacity, please show a small portion of the existing downstream pipe and HGL elevations where the proposed storm sewer ties in.
17. Sheet C301 - Where the existing water line goes under SD-04, show 10 feet of casing on both sides (total of 20 feet) per APWA 6901.D
18. Sheet C301 - It appears that there is about 11 feet between the south side of the building and the existing water line. Please show limits of new water line and proposed easement.
19. Sheet C301 - Show profile of sanitary sewer line. Verify that minimum separation from building is 15 feet, from water line is 10 feet, that the maximum depth is 15 feet and that the proposed easement is twice as wide as the depth.
20. Sheet C301 - On the east side, show the new 8" pvc connecting to the new sanitary sewer manhole.
21. Sheet C401 - Please follow Table 12-5 Parking Lot and Paving of the UDO - Article 12. You can use the same pavement section for parking and access drives. Then you can make the heavy duty section for fire and delivery truck lanes.
22. Sheet C502 - It does not appear that you are using the double grate inlet anywhere. Consider removing from plan set. Also, if there are any other details you are not using on the other detail sheets, consider removing those.
23. Sheet C505 - Update the light and heavy duty pavement sections per comment on sheet C401.
24. Sheet C601 - Consider extending the sediment fence on the south side of the site further to the west. Also, on the east side of the site, the fence should "bump" out more to the east so that it's east of the new SSMH and around EX CB1.
25. Sheet C601 - Please add reference 6 to all applicable islands.

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 .

3. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: Show the location of the FDC.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Has an assessment of parking for the site and the overall center been completed and compared to the UDO requirements and those conditions approved with the PDP? It appears that the project will eliminate about 65 existing parking spaces (not replaced).

2. Could the parking and building locations be adjusted to improve traffic flow, shared parking, etc. within the overall center operation (e.g. place the building closer to Blue Parkway)? The changes in parking and driveways may be detrimental to the overall shared parking supply and access to parking. The change in access that is inconsistent with existing conditions and approved plan is mis-aligned with other adjacent driveways and closer to the shopping center principle drive aisle intersection that appears in conflict. There is also an additional access proposed from the main center drive aisle that may generate conflict within the shopping center operations. Additional review and design alternatives should be considered.