

PLANNING AND DEVELOPMENT

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

Date: Monday, October 10, 2016

To:

Applicant: LAW OFFICE OF CAMRON HOORFAR PC	Email: Fax #: <NO FAX NUMBER>
Property Owner: LAW OFFICE OF CAMRON HOORFAR PC	Email: Fax #: <NO FAX NUMBER>
Engineer: HG CONSULT, INC	Email: Fax #: <NO FAX NUMBER>
Applicant: CRAIG LUEBBERT - CL ARCHITECTURE	Email: CRAIG@CLARCHITECTURE.COM Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2016174
Application Type: Commercial Final Development Plan
Application Name: 5TH & JEFFERSON PARKING LOT IMPROVEMENTS
Location: 415 SW JEFFERSON ST, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

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 Planning and 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	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. SITE INFORMATION TABLE.

- Add both the existing building gross floor area and the building footprint area to the table.
- Add the lot area to the table.

2. OPEN YARD LANDSCAPING.

- Since this application is associated with a change in use of the site, the open yard landscaping requirements are applicable to this project. Show the open yard calculations add the necessary numbers of plant materials to the landscape schedule. By staff's rough calculations (lot area - building footprint area = # of required open yard trees; and (lot area - building footprint area) x 2 = # of required open yard shrubs), two trees and three additional shrubs are required to meet the minimum open yard landscaping requirement.
- Staff recommends adding some additional bushes along the north side of the parking lot so as to help minimize light spillage onto the adjacent property from vehicle headlights. This is a recommendation only.

3. ACCESSIBLE SIGN BASE DETAIL. Revise the detail on Sheet 5 to indicate that the 5' measurement from grade to the bottom of the sign is the maximum height. The detail mistakenly labels that height as a minimum.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The City of Lee's Summit has adopted the Comprehensive Control Strategy for stormwater detention as defined in Section 5600 of the KCAPWA. For this particular site, the City may be willing to allow an exemption for detention to limit the peak flow, but the water quality aspect (i.e., 40 hour extended detention) cannot be waived and does not appear to have been addressed. Simply calling out "BMPs" along the roadway (i.e., a grassed parkway) in lieu of providing 40 hour extended detention is not an acceptable alternative. The City recommends 40 hour extended detention be provided for the 90% annual mean storm event, and it appears this will be easily-achievable. If not, then other volumetric control measures might be considered, but they cannot jeopardize the integrity of the roadway or other public infrastructure (e.g., construction of a rain garden or bioswale along the roadway with deficient slope will lead to pavement failure and should be avoided).

2. The stormwater report should specifically ask for a waiver to the peak flow attenuation requirements of Section 5600. Simply stating that "...the parking lot will be very small and the flows minimal" is not sufficient. Please discuss the total square footage of impervious area to be added, along with other reasons such as the fact that the site drains toward the roadway and away from other adjacent property owners.

3. The typical pavement section shown on Sheet 5 of 5 does not meet the Unified Development Ordinance (UDO) Article 12 in terms of stabilized subgrade or geogrid. 95% compacted subgrade will be required in all cases, so this cannot be substituted for the stabilized subgrade.

4. Does the sidewalk across the alleyway meet ADA standards? If not, it should be replaced with an ADA-compliant sidewalk with the maximum cross slope of 2.00% (1.50% preferred).

5. Some method to collect stormwater from the parking lot will need to be constructed to divert stormwater to the new 40 hour extended detention basin. This may be achievable using a variety of methods, including flumes, etc.

6. The commercial entrance should be specified as "8 thickness rather than 6".

7. An Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings.

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.

For information only.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@citlyofls.net	Corrections
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1. Change the direction of one-way aisle to improve traffic flow and reduce adverse impacts to 5th Street associated with the new access/driveway.