
PLANNING AND DEVELOPMENT

Commercial Preliminary Development Plan Applicant's Letter

Date: Monday, November 07, 2016

To:

Applicant: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Jason@DavidsonAE.com
Fax #: (913) 451-9391

Engineer: DAVIDSON ARCHITECTURE &
ENGINEERING

Email: Paul@DavidsonAE.com
Fax #: (913) 451-9391

Property Owner: TRD REAL ESTATE LLC

Email: tom@bobsignt.comj

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2016195

Application Type: Commercial Preliminary Development Plan

Application Name: Bob Sight Quick Lane

Location: 607 NW BLUE PKWY, LEES SUMMIT, MO 64063

Tentative Schedule

Submit revised plans by noon on Tuesday, November 22, 2016 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: November 09, 2016 at 09:00 AM

Planning Commission Meeting: December 13, 2016 at 05:00 PM

City Council Ordinance: January 05, 2017 at 06:15 PM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. 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.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Planning and Codes Administration Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 185 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

Analysis of Commercial Preliminary Development Plan:

Planning Review

Christina Stanton

Senior Planner

Corrections

1. Lighting. All outdoor lighting shall utilize full cut-off lenses per Section 7.220.B of the UDO. In addition, provide a photometric plan to show lighting location, height and uniformity ratio information as required per Sections 7.230 and 7.250.F of the UDO.
2. Signage. Call out the signage information for those signs located above the service bays. In addition, provide the materials and colors proposed for the monument sign.
3. Provide the percentage of metal panels proposed for the elevations.
4. Parking Lot Screening. Provide parking lot screening per Section 14.120 of the UDO.
5. Four-Sided Architecture. Vertical elements shall be incorporated into the east elevation to break up the expanse of wall.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The domestic water service is shown in a commercial driveway entrance. Please move the water service and meter outside of the driveway.
2. If interior fire hydrant(s) are needed, then these should be shown on a private fire line, with a backflow vault installed near the property line outside of any public easement, and on the private side.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 (IFC).

For information only. The quantity of stored new and used lubricants shall comply with the IFC Chapter 50 and 57.

2. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Show the location of accessible hydrants.

Action required: Show the location of an accessible hydrant.

3. 903.2.9.1 Repair garages.

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet .

2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

Action required:

The building is required to have an automatic sprinkler system.

4. 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 and provide a hydrant.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
