

PLANNING AND DEVELOPMENT

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

Date: Wednesday, October 15, 2014

To:

Property Owner: JOHN KNOX VILLAGE Email:

Fax #: <NO FAX NUMBER>

Other: WESTWOOD PROFESSIONAL Email:
SERVICES

Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2014106

Application Type: Commercial Final Development Plan

Application Name: JOHN KNOX VILLAGE PARKING LOT

Location: 516 NW MURRAY RD, LEES SUMMIT, MO 64081

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:

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 .

2. IFC 3310.1 Required access.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

The temporary access to the fire hydrant and FDC of C Building shall be maintained throughout the project.

Planning Review	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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4. GENERAL APPLICATION REQUIREMENTS.

Please ensure that all plan submittal are sealed by a design professional.

3. PAVEMENT.

Per Unified Development Ordinance Sections 12.120.F.1.a and 12.120.F.1.b - The Alternative Pavement Section does not meet the requirements for standard duty or heavy duty parking lot surfaces. The Alternative Pavement Section should either be deleted from the plans, modified to meet city requirements or the applicant needs to submit a sealed geotechnical report stating that the proposed alternative pavement will equal or exceed city requirements for the site.

2. 1. Per Unified Development Ordinance Section 7.250.C - Maximum Base Height - Concrete pedestals/bases shall not exceed three (3) feet in height and shall be included in the maximum overall height.

2. Per Unified Development Ordinance Section 7.250.D.1 - The bottom of all light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area.

1. PARKING SPACE REQUIREMENTS.

As referenced in the Applicant's Letter dated 9/16/14, in order for staff to determine the minimum number of parking spaces required for the proposed lot, please provide the ratio of parking spaces currently allocated per living unit currently assigned to those lots. Additionally, please indicate the number of spaces that will be allocated per living unit once the proposed lot is constructed. The information regarding the proposed number of parking spaces is provided on the site plan, but I do not see any information current and proposed living units.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. In our previous comment letter dated September 16, 2014, comment #4 stated that the alternate pavement section did not meet the requirements of the Unified Development Ordinance Article 12. The alternate pavement section shown on the revised plan still does not meet the Unified Development Ordinance.

2. In our previous comment letter dated September 16, 2014, comment #10 asked that the trench-and-fill method shown on Sheet 19 of 22 for silt fence installation be removed since this is no longer allowed in the City of Lee's Summit. It is still shown on Sheet 19 of 22.

3. Please provide an itemized and sealed Engineer's Estimate of Probable Construction Costs for the project. Please include the items listed in the previous comment letter dated September 16, 2014.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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	Pending
Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments