

PLANNING AND DEVELOPMENT

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

Date: Wednesday, February 22, 2017

To:

Applicant: BUESCHER FRANKENBERG
ASSOCIATES INC

Email: RROHLFING@BFAENG.COM
Fax #: (855) 206-6246

Other: RED DEVELOPMENT LLC

Email: JHANEY@REDDEVELOPMENT.COM
Fax #: (913) 214-4639

Engineer: BUESCHER FRANKENBERG ASSOCIATES
INC

Email: RROHLFING@BFAENG.COM
Fax #: (855) 206-6246

From: Hector Soto, Planner

Re:

Application Number: PL2016216

Application Type: Commercial Final Development Plan

Application Name: Summit Place Anchor Tenant - Fuel Station

Location:

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 8-1/2"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:

Planning Review	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. BUILDING LINES. The plat associated with the area was approved with a 15' building line along NW Ward Rd. Show and label the platted building line.

2. LIGHTING.

- Provide a photometric plan in compliance with Section 7.230 of Article 7 of the UDO. A separate copy of the plan must be submitted for this application, which is separate from that of the anchor tenant development plan.
- Provide manufacturer specifications for review of all proposed exterior site lighting fixtures. Wall and pole-mounted fixtures shall have flat lenses with full cut-offs and shall be mounted horizontal to the ground. Separate copies of the specifications must be submitted for this application, which is separate from that of the anchor tenant development plan.
- See Section 7.280 of Article 7 of the UDO for under-canopy lighting requirements. Lighting levels for the under-canopy area must be included on the photometric plan.

3. MECHANICAL SCREENING. Is any ground-mounted or roof-mounted mechanical equipment associated with the fueling station attendant building? If so, roof-mounted equipment shall be screened with parapet walls at least equal to the height of the roof-mounted equipment; ground-mounted exterior mechanical equipments (e.g. condensers, etc) shall be totally screened from view using a masonry wall of a height at least equal to the height of the unit being screened. Sheet 8 referenced in the response letter only shows the main anchor building, not the fueling station attendant building.

4. BUILDING ELEVATIONS. No building elevations of the proposed fuel station building or the pump island canopy was provided. Elevations of both structures identifying materials and colors shall be provided. A separate set of elevations for the proposed canopy and attendant building shall be provided for this application, which is separate from the application for the main anchor building.

5. LANDSCAPE PLAN. Provide a landscape plan in compliance with Article 14 of the UDO. A separate set of landscape plans for the proposed fueling station shall be provided for this application, which is separate from the application for the main anchor building.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to comment #6 in the applicant letter dated Dec. 19, 2016. The retaining wall appears to be inside the drainage easement. This is a large underground storm drainage system, and as such, structures such as retaining walls should be outside the limits of the easement.

2. Please refer to comment #8 of the applicant letter dated Dec. 19, 2016. Sidewalk is shown, but an ADA-accessible ramp at the access does not appear to be shown.
3. Please refer to comment #9 of the applicant letter dated Dec. 19, 2016. The parking lot lighting is still contained within the limits of the drainage easement, which is a non-allowed use by applying the City's Easement Encroachment Policy.
4. Please refer to comment #15 of the applicant letter dated Dec. 19, 2016. An estimate was not included in the re-submittal.
5. Please be aware that automatic water meter reading equipment shall be purchased and installed by the applicant. The automatic water meter reading equipment shall meet the standards of the Water Utilities Department.
6. The response letter stated that the erosion and sediment control plan for the site was included in the larger overall project set for the big box store. However, the City requires a separate erosion and sediment control plan for each development regardless of whether the project is part of a larger development. Please provide a site-specific plan for this site.

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.

2. IFC 105.6.20- A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

Action required: Complete a Hazardous Materials Permit application including site plan with UST specifications and other appurtenances.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. A plan should identify the location of the improvements and perspective within the overall development.
2. Off site road improvements are needed and may be in conflict with the proposed plan. The off site road improvement plans have not been submitted for review.