

**PLANNING AND DEVELOPMENT**

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

**Date:** Friday, May 05, 2017

**To:**

**Property Owner:** TUF FLIGHT INDUSTRIES INC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** SCHLAGEL & ASSOCIATES

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** <NO CONTACT NAME AVAILABLE>

**Email:**

**Fax #:** <NO FAX NUMBER>

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2017097

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** COLEMAN EQUIPMENT

**Location:** 4101 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, May 23, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: May 10, 2017 at 08:45 AM

Planning Commission Meeting: June 13, 2017 at 05:00 PM

City Council Public Hearing: July 13, 2017 at 06:15 PM

City Council Ordinance: July 20, 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.

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**Electronic Plans for Resubmittal**

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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

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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

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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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide details showing that all lighting used to illuminate the site is arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residentially zoned area or a residential use. Provide manufacturer specifications of all exterior light fixtures to review for compliance with Article 7, Division V of the UDO.
2. Please provide a photometric plan showing the lighting levels throughout the site and at the property lines.
3. Please label sight triangles on site plan in accordance with article 7 of the Lee's Summit UDO.
4. Please add the total impervious coverage to the site data table.
5. Parking pads are required for equipment in the mulch display areas. If you wish to have this requirement modified, you may ask for a modification from the Planning Commission/City Council by submitting a narrative statement that explains the justification for modification.
6. Deciduous trees shall be a minimum of 3 inch caliper measured at a point 6 inches above the ground or top of the root ball, at planting. The proposed trees are labeled as having 2.5 inch caliper. Please adjust this to meet minimum requirements.
7. Please add existing tree label to the landscaping plan sheet.
8. The minimum of 2 shrubs per 5,000 square feet of total lot area is in addition to shrubs required for parking lot screening. Please revise the landscaping plan to meet minimum requirements.
9. All portions of the site not covered with paving, buildings or landscaping materials shall be covered with sod. Please revise the landscaping plan to reflect this requirement.
10. Trees are required at a ratio of 1 tree for every 5,000 square feet of lot area not covered by buildings/structures. The total required open space trees for this proposed development is 22. If it is your intent to utilize existing trees, they must be a minimum of a 2 inch caliper, free from mechanical injuries, insect infestations, disease and labeled on the landscaping plan sheet.
11. The dumpster enclosure shall be constructed of masonry walls and solid steel gates painted to be compatible with the enclosure walls. Please revise the site plan to meet this requirement.
12. Please provide standard details of the proposed parking lot design.
13. Please relocate the ADA parking spaces so that they are at the nearest point to the front building entrance.
14. Please provide ADA parking sign details. Sign shall be mounted between 3' and 5' above grade, measured to the bottom of the sign.
15. Please label the ADA aisle width.

16. Please provide the slope details for the ADA parking spaces.
17. Provide monument sign details and details for all proposed wall signs.
18. This property is located approximately 1.4 miles from an airport. Please provide proof of submitted FAA Form 7460.
19. Please provide details for the two proposed bridges.
20. Please provide details for the proposed rock wall.
21. Label the right-of-way width of NE Lakewood Way.
22. Please gray out the proposed future lot lines and proposed future cul-de-sac.
23. Please label the length of the truck/trailer parking spaces.
24. The parking data table shows 6 oversized truck/trailer parking spaces are provided but only 3 are shown on the plan. Please clarify this discrepancy.
25. Please label the colors of the proposed building materials.
26. Show the location of the roof top mechanical to the extent possible to verify compliance with screening requirements.

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**Engineering Review**

Sue Pyles  
(816) 969-1245

Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

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1. Show sidewalk and ADA ramps on Private Drive.
2. Please note that parking lot design must meet the UDO Article 12 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
3. Show the water meter (must be located within an easement or right-of-way) and the backflow vault (must be located outside of an easement or right-of-way).
4. Label the water main size.
5. The proposed lots east of the private drive will require sanitary sewer service. Consider relocating the proposed water main to the west side of the private drive to eliminate potential water and sanitary conflicts on the east side of the private drive in the future.
6. Please note that sanitary sewer easements will be required either by platting or by separate document.
7. All proposed contours must tie back into existing contours. Please check and revise the grading plan as needed.
8. Revise the "Lenexa" to "Lee's Summit" in Grading Note #8 on sheet C2.0.

9. The release point "RP" does not appear to be labeled in Figure A-2 found in Appendix A of the Preliminary Stormwater Management Plan.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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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 and local amendments.

2. 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 the hydrant within 100 feet.

3. 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: Indicate hoe this will be met.

4. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: Indicate areas of heavy duty asphalt.

5. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: A Knox padlock will be required on the gate and a Knox box on the building.

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments

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