
PLANNING AND DEVELOPMENT**Commercial Final Development Plan
Applicant's Letter**

Date: Thursday, November 30, 2017

To:

Property Owner: TUF FLIGHT INDUSTRIES INC

Email:

Fax #: <NO FAX NUMBER>

Applicant: COLEMAN EQUIPMENT

Email:

Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES

Email:

Fax #: <NO FAX NUMBER>

Architect: TEVIS ARCHITECTS

Email: LSHANKS@TEVISARCHITECTS.COM

Fax #: (913) 599-3093

From: Shannon McGuire, Planner

Re:

Application Number: PL2017204

Application Type: Commercial Final Development Plan

Application Name: COLEMAN EQUIPMENT

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

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 Development Services 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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Section 7.220, General Outdoor Lighting Standards paragraph B requires that the design of Fixtures/Prevention of Spillover Glare shall use full cutoff lenses, as classified by the Illuminating Engineering Society of North America (IESNA), to prevent glare and light spill from the project site onto adjacent properties, buildings and roadways. All lights shall be International Dark-Sky Association (IDA) approved fixtures.

Alternative light fixtures were proposed by Sunil Khadka of HD Engineers in an email conversation dated 11/3/17, however the information supplied on the plans (sheet E1.1) still shows wall packs that do not meet the required design.

Please update the proposed lighting wall packs to a model that complies with the requirements of the UDO.

2. Please confirm the proposed Envisor screening system will screen all roof-mounted equipment entirely from view and be at a minimum the same height as the mechanical units.

3. Section 7.180 - Architectural characteristics, paragraph G. of the UDO requires that all exterior trash storage containers be screened so that they are not visible from off the property. Additionally, each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

The color of the gate for the trash enclosure is not called out. Please label the proposed color of the trash enclosure gates. Again, the only material allowed for the gate is steel. This requirement was noted by comment #11 on the Applicants letter dated May 5th, 2017, in item #14 of the Code and Ordinance Requirements section of Staff's letter dated June 9th, 2017 and again in the Applicants letter dated November 1, 2017. Please update the materials to be used for the trash enclosure to reflect steel.

4. Please provide details on the light pole height and base design.

5. The proposed multi-tenant sign proposed is too large. A free standing monument sign is limited to 72 sq.ft. sign face area and 96 sq.ft. structure area. By my calculations the sign face is 72 sq. ft. but the overall sign is 99 Sq. ft.

For a sign that is larger than permitted by the UDO to be approved at the PDP stage, a narrative statement that explained the need for modification of the applicable zoning district regulation must have been submitted and a modification specifically granted by the City Council. A modification was not requested or granted for an over size sign.

Please reduce the size of the sign to meet the UDO requirements.

6. Sheets A-201 and A-202 call out MP1, MP2 and MP3's finish as smooth. In previous conversations it was requested that the finish of these panels be changed to a mini or micro rib. Before staff approved this change, it was requested that samples of the new proposed material be submitted. As of the time of this letter samples have not been submitted.

Please confirm that the finish on MP1, MP2 and MP3 will be the smooth finish. If the applicant still requests to make a change to the proposed finish of the building materials, samples shall be submitted prior to the change being approved.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General Comment Concerning the ADA-Accessible Ramps and ADA-Accessible Ways: The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

- General Comment: All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

2. Sheet C1.0 has a callout for an internal backflow preventor. Please delete.

3. The plans are inconsistent showing the plat boundary north of cul-de-sac and don't match the proposed plat. Please revise the plans to show only one boundary line, label it correctly, and match the plat.

4. Provide enough information to correctly locate the proposed public sidewalk on the project.

5. Please submit a Final Stormwater Study that matches the proposed conditions.

6. Please submit an Engineer's Estimate of Probable Construction Costs.

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	City Traffic Engineer	Approved with Conditions
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1. Provide plan dimensions/notes for sidewalk and sidewalk ramp construction, including location of construction (e.g. dimensional references, coordinates, or station/offset). The plans do not include sufficient detail for construction and inspection of the sidewalk along Lakewood Way.
2. Include the installation of stop sign with the street name signs (refer to City standards for sign details, particularly private street tag) at the intersection of Coleman Ct. and Lakewood Way.