

PLANNING AND DEVELOPMENT

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

Date: Tuesday, December 12, 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	Approved with Conditions
------------------------	-----------------------------------	---	--------------------------

1. Sheets A-201 and A-202 both list the finish of the wall panels labeled MP1, MP2 and MP3 as smooth. This finish is consistent with the finish approved by the City Council during the preliminary development plan (PDP) process.

In previous conversation you have requested that the surface of MP1, MP2 and MP3 be mini-micro rib in lieu of the smooth. Staff has reviewed your request and feel that with the darker colors of MP2 and MP3 the visual difference between the two surface finishes is negligible and as such can support the request.

However, with MP1's lighter color it is staff's stance that requested deviation from the approved finish could cause a significant visual change from what was approved. This deviation from the approved plans would cross the threshold of a substantial change. As such, a change of this nature would require the approval of the City Council.

The most recent plans submitted list the finish of MP1, MP2 & MP3 as smooth and that is what has been approved. Please confirm whether it is your intention to install the wall panels as submitted and approved by the PDP (smooth) or if it is your intention to seek approval from the City Council. If the latter is the process you wish to proceed with, it will require a new PDP application including all associated fees. If you wish to change the surface of MP2 and MP3 to mini-micro rib please submit revised plans to that effect.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------	--	-------------

1. Table LS-5 in Section 5300 of the Design and Construction Manual requires the design slope of a ramp to be less than 7.5%. The ramp detail on Sheet C2.0 does not meet this requirement. Please revise.

2. Please provide complete information for sidewalk location, including all points when it changes distance from the ROW or changes direction, as well as ending location. The information should be clearly shown and easy to find in the plan set.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

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 of 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 (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
-----------------------	--------------------------------	--	--------------------------

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.