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

Date: Friday, July 27, 2018

To:

Property Owner: M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

Applicant: NLVC LLC

Email: RUSSELL@NAI-HEARTLAND.COM

Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES

Email:

Fax #: (913) 492-8400

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018112

Application Type: Commercial Final Development Plan

Application Name: NEW LONGVIEW LOT 7 - GOODVETS

Location: 420 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

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 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:

Required Corrections:

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. **Response: Acknowledged**

2. 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. **Response: Acknowledged**

Action required: Provide a hydrant plan.

Action required: Provide a hydrant plan. **Response: Hydrants are shown on the latest revised plans**

3. 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: Provide a Knox box. **Response: Acknowledged; a Knox box will be provided**

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Provide a color version of the elevations. **Response: Attached**

2. Provide a photometric plan. Also provide the manufactures specifications for all proposed exterior lighting. **Response: Attached**

3. The roof top units do not appear to be screened via the parapet. The parapet needs to be increased in height to screen the roof top units. **Response: A sight line study is provided showing the units are shielded from the most common views of the building due to intentionally being located at the center of the building for this very purpose. An HVAC 'zone' has been engineered into the structural plans. Requesting exception to allow the current parapet heights as shown.**

4. A Vacation of Right Of Way form is needed for the portions of parking spaces that will be affected. **Response: Applicant acknowledges the city's desire to vacate the adjacent right-of-way to match other sites within the project, however this site is bordered by other land owners on either side and is requesting the vacation be deferred so that it can occur in coordination with the adjacent sites and a potential future minor lot split of this site.**

5. Provide more detail for the outdoor fencing area, to include a detail of the fence and the proposed location of the fenced in areas. **Response: Applicant is not requesting any outdoor light security fencing; however it is likely the Tenant applicant may request approval as part of their finish package.**

6. The depth of the parking spaces along the western property line needs to be increased to 19-feet in length.

Response: Acknowledged and updated.

The two parking spaces located on the north portion of the lot do not meet the minimum width of 9-feet. and minimum depth of 19-feet. Response: Acknowledged and updated.

7. Provide a landscape worksheet to illustrate the required quantities of trees and shrubs, and how it was determined in respect to the Unified Development Ordinance.

Response: The nature of the project (New Urbanism vs. traditional suburban retail) means a higher level of density and off-site greenspace, so there is less area on-site to place landscaping. Additional shrubs were added along the South side of the building; however the landscaping engineers are recommending that we keep the smaller caliper trees as they have a much higher historical survival rate in this type of tree due to planting shock with more mature trees. Applicant is requesting an exception to landscaping standards based on the attached updated landscape plan.

Additional trees and shrubs are needed to meet landscaping requirements. The required landscaping needs are as follows:

- six shrubs are needed meet the parking screening for the spaces along SW Tower Park Dr.
- A total of 6 trees are required along SW Tower Park Dr. to meet the street tree requirement.
- A total of 8 shrubs are needed along SW Tower Park Dr. to meet the street shrub requirement.
- A total of 5 trees are required to meet the open yard tree requirement.
- the caliper size for shade trees shall be 3"
- the height for evergreen trees shall be 8'

8. The north and West elevations requires additional architectural detail. Additional material changes are needed to break up the amount of proposed E.I.F.S. In addition, vertical and horizontal interest is needed along with potential projections or offsets to break up the flat wall. Response: The North wall is intended to replicate medium-density urban environments and feel as if there used to be a building there that was later torn down and windows/doors were cut in. Hence the simplified design features and hand-troweled stucco finish. The accent brick features around doors/windows will project slightly from the stucco by installing additional backer-board before applying for some visual relief. Additional details have been added within the resubmitted drawings to clarify.

9. Provide a trash enclosure detail. Please reference Article 7 for design standards. Response: Provided in the attached drawings.

10. Please reference the R7-8 accessible sign within the detail. Response: Provided in the attached drawings.

11. Include a vicinity map with a north arrow indicating the location of the property within the City. Response: Provided in the attached drawings.

12. Provide a statement noting the location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps with reference to the panel number. Response: Provided in the attached drawings.

13. Label the right-of-way width for all roadways. Response: Provided in the attached drawings.

14. Are any easements being proposed as part of this project? Response: Not in this phase. Access and maintenance easements/agreements will be filed as part of a future minor lot split.

15. Label the surrounding property information. Response: Provided in the attached drawings.

16. Provide a statement indicating if any the location of all oil and/or gas wells within the subject property. Provide a reference as to where this information was obtained. Response: No oil/gas wells have been identified on the subject property, currently or otherwise.

17. Any proposed signs require a sign permit to be submitted and reviewed for approval. **Response: Acknowledged.**
Applicant is providing required building numbering vinyl decals, Tenant will be responsible for a sign permit.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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<p>1. A stormwater detention memorandum was missing from the submittal. The memorandum must be signed and sealed, with a statement concerning the detention being provided by an off-site entity (i.e., Kessler Ridge at New Longview detention basin), and how the future maintenance of this facility will be proportioned to each property owner with drainage entering this basin. Response: Provided in the attached drawings.</p>			
<p>2. A site-specific design is required for all ADA-accessible ramps within the right of way (i.e., the new commercial entrance on SW Tower Park Dr.). It is no longer acceptable within the City of Lee's Summit to specify a design by reference to a standard detail. Items that are required in the site-specific design are listed in Section 5304.8 of the City of Lee's Summit Design and Construction Manual. There are eleven (11) items necessary to be included in the design, some of which are not required such as the detectable warning surface. Response: Provided in the attached drawings.</p>			
<p>3. Please be aware that the site-specific design for the ADA-accessible ramps discussed above do not necessarily need a "ramp" in this instance. It may be possible to provide an ADA-accessible route across the commercial entrance, provided the grade from SW Tower Park Dr. is not severe, and does not result in vehicles "bottoming-out". The width of this ADA-accessible route should be a minimum of 5 feet. Response: Acknowledged.</p>			
<p>4. Please be aware that the ADA-accessible design parameters differ a bit from what is shown on the City of Lee's Summit standard details for ADA-accessible ramps. The City of Lee's Summit standard details, which should not be used on this project, serve a different purpose (i.e., field design, where a right of way permit is obtained by private entities without engineering plans). The design parameters which must be followed in the City of Lee's Summit are listed in Table LS-5 and Table LS-6. There is a maximum cross-slope of 1.5%, and a maximum running slope of 7.5%, and these parameters differ from PROWAG and the City of Lee's Summit standard details. These more stringent design standards allow for construction tolerance. Response: Acknowledged.</p>			
<p>5. At a minimum, an 8 inch thick KCMMB commercial entrance is required from the right of way line, to the sawcut on SW Tower Park Dr. Please call-out on the site plan on Sheet C1. Response: This is not a high-traffic area and Applicant is requesting the entrance be held to the same design standard as the existing entrance and most of the other entrances throughout the project (heavy asphalt).</p>			
<p>6. Sheet C2 "Grading": How will the adjacent property to the southwest continue to drain? Will grading be provided to the back of curb to allow for continued drainage from this property? Will off-site grading be required to make this transition? Has the adjacent property owner been contacted concerning this grading? Response: The drainage from the adjacent property has been taken into consideration within the current design and should continue to drain in the same manner as before. A small area of the property to the south drains northerly across this lot and that same drainage pattern will be maintained with the proposed improvements.</p>			
<p>7. Is there a particular reason PEP pipe is specified for storm drainage? Response: PEP pipe matches the type of pipe installed throughout most of this project and is the recommended material provided by Applicant's civil engineer.</p>			
<p>8. Sheet C3: Please be specific how the end of pipe to be extended in the future will be plugged and capped. Response: A detail of the proposed temporary end cap has been incorporated into the revised plan set on sheet C4.</p>			

9. All Stormwater Profile Sheets: Please show the hydraulic grade line for the design storm event on the profile view. It appears the 100 year storm event was calculated, based on the table in the lower right hand corner. **Response:** **Provided in the attached drawings.**

10. Sheet C4: Please be specific about the method used to plug and cap the end of the storm line to be extended in the future. **Response:** **A detail of the proposed temporary end cap has been incorporated into the revised plan set on sheet C4.**

11. Sheet C4: It appears an existing fire hydrant was omitted from this sheet near the intersection of SW Tower Park Dr. and SW Longview Blvd. We are showing a fire hydrant located in the northwest corner of this intersection. **Response:** **Corrected and provided in the attached drawings.**

12. Sheet C4: Please reference Sheet C10, detail WAT-11 for the water meter and vault, rather than "...per City of Lee's Summit Water Dept. Requirements". **Response:** **Provided in the attached drawings.**

13. Sheet C7: A separate curb and gutter detail is required, showing the aggregate base, subgrade stabilization or geogrid extending a minimum of one (1) foot beyond the back of curb. The detail that is provided on this sheet is not accurate in regard to new construction of curb and gutter. **Response:** **a general note has been added above the city's standard curb and gutter detail with this requirement.**

14. Sheet C8: The asphaltic concrete typical sections meet our Unified Development Ordinance (UDO). In fact, they exceed our UDO. Please be aware that our inspector shall enforce this design. **Response:** **Sections have been updated to match UDO standards.**

15. Concerning the Missing Fire Hydrant Comment: Please be aware that the new sidewalk on SW Tower Park Dr. may be in conflict with the location of the existing fire hydrant. Relocation of the fire hydrant may be necessary to meet City standards. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, plus a nominal "per trip" fee for the observation and collection of water samples (if required). Items to include in the estimate include: 1) storm lines greater than 6 inches in diameter, 2) stormwater structures, inlets, etc., 3) sanitary sewer lines and extensions, including laterals, 4) fire hydrant relocation, 5) paving, 6) aggregate base course, including the area one (1) foot beyond the back of curb, 6) curb and gutter, 7) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 8) sidewalk, 9) ADA-accessible ramps in the right of way, 10) KCMMB commercial entrance, 11) sawcuts, 12) grading to establish proper drainage on the site, 13) erosion and sediment control measures and devices, and 14) final restoration, including sodding, seeding, fertilizer, mulch (do not include trees, shrubs, and ornamentals). **Response:** **An itemized Engineer's Opinion of Probable Costs has been included with this re-submittal package.**

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Discussion regarding the timing and requirements for ROW Vacation along Longview Blvd., west side (e.g. private parking area and Sensation similar to ROW Vacation completed on east side of Longview Blvd). **Response:** **Applicant acknowledges the city's desire to vacate the ROW and suggests that this be handled in coordination with adjacent property owners and timed to occur along with an anticipated future minor lot split of this site. Applicant is happy to assist and coordinate on this topic to accommodate the city's goals, however requests that this FDP and building permit not be tied to the ROW vacation due to the potential for unintended delays.**