

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, September 25, 2018

**To:**

**Property Owner:** OAK VIEW LEES SUMMIT LLC

**Email:**

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

**Applicant:** OAK VIEW CAPITAL PARTNERS, LLC

**Email:** BRAD@OAKVIEWCP.COM

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

**Engineer:** SCHLAGEL & ASSOCIATES

**Email:**

**Fax #:** (913) 492-8400

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2018165

**Application Type:** Commercial Final Development Plan

**Application Name:** OAKVIEW CLIMATE CONTROLLED STORAGE

**Location:** 1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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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.

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.

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## **Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

## **Required Corrections:**

<b>Fire Review</b>	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.

Standpipe connections are required in the stairwells.

2. 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.

A knox box shall be provided on the building over the FDC.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. FLOOR AREA RATIO (FAR). The maximum allowable FAR in the PI zoning district is 1.0. The submitted plans have an FAR of 1.13. Staff does not have the authority to approve the proposed FAR. Approval of the proposed FAR requires City Council approval through a public hearing process.

2. ADA PARKING SIGN. Specify sign type R7-8 as identified in the MUTCD on the sign detail on Sheet 5.1).

3. PARKING SPACE DIMENSIONS. The minimum parking space width is 9'. Because of the plan scale of Sheet C1.0, it is not clear that all of the spaces on the north side of the building meet the minimum 9' width. The 9' width is measured from the face of the curb. It appears that the dimensions may measure to the back of curb.

4. PROPERTY LINE INFORMATION. Label the correct property line dimensions and bearings for Lot 1 on Sheet C1.0.

5. DRIVEWAY IMPROVEMENTS. Use a heavier line weight to more clearly identify the limits of the private drive to be constructed with this project.

6. ARCHITECTURE.

- To meet the requirements for horizontal and vertical breaks, building offsets shall be incorporated on the west and east elevations to break up the expansive wall planes.

- Provide a color perspective in order to better evaluate compliance with the architectural requirements for horizontal and vertical breaks.

- Label the proposed exterior building material colors and provide a colored rendering.
- The architectural drawings submitted with this application appears to have decreased the amount of brick used on the exterior from that shown on the rendering presented to the City Council as part of the special use permit application approval process. Revise the plans to increase the use of brick to more closely match the previously presented colored rendering.
- The number and sizes of windows on the submitted architectural plans are significantly fewer in number and size from that depicted on the rendering presented to the City Council as part of the special use permit approval.
- It appears the proposed metal wall material is a smooth-finished shadow wall panel. City ordinance does not allow the use of smooth-finished metal in this part of the city. The use of metal panels requires an engineered rough-textured metal panel system. Provide a material sample of the proposed metal panels for review.
- Dash in the location of the roof-top units (RTUs) on the building elevations to the extent possible. RTUs shall be fully screened from view by using parapet walls on all sides of a height at least equal to the height of the RTUs.

#### 7. PHOTOMETRICS.

- Provide a photometric plan in accordance with Article 7 of the UDO.
- Provide cut sheets of all exterior light fixtures for review for compliance with the requirements of Article 7 of the UDO.

8. LANDSCAPING. Staff does not have authority to approve the landscaping modifications requested on Sheet L1.0. Modifications can only be approved by the City Council through a public hearing under a preliminary development plan application.

9. PARKING LOT SETBACK. The parking lot on the north end of the lot shall be set back a minimum 6.5' from the north property line.

10. TRASH ENCLOSURE. Provide a trash enclosure detail. The enclosure shall be constructed of masonry walls and a solid steel gate painted a color that is compatible with the enclosure walls and building it serves.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please show the aggregate base extending a minimum of one (1) foot beyond the back of curb for the concrete-paved areas.

2. 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, and calculated at 3% of the total. Items to include in the estimate include: 1) storm lines greater than 6 inches in diameter, 2) storm structures, 3) sanitary sewer connection, 4) concrete paving and subgrade, 5) curb and gutter, 6) grading to establish proper drainage, 7) additional water lines greater than 2 inches, that were not shown on previous plans, and 8) erosion and sediment control/final restoration.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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