

PLANNING AND DEVELOPMENT

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

Date: Thursday, October 04, 2018

To:

Property Owner: JOHN KNOX VILLAGE

Email:

Fax #: <NO FAX NUMBER>

Engineer: BHC RHODES

Email: JEFF.BARTZ@IBHC.COM or

PATRICK.JOYCE@IBHC.COM

Fax #: (913) 663-1633

Other: SFCS ARCHITECTS

Email:

Fax #: (540) 343-6925

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018163

Application Type: Commercial Final Development Plan

Application Name: JOHN KNOX VILLAGE - VAL 400 (FORMERLY ASTORIA)

Location: 1706 NW OBRIEN RD, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

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 in the following formats:

- **Plats** – All plats shall be provided in multi-page Portable Document Format (PDF).
- **Engineered Civil Plans** – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- **Architectural and other plan drawings** – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- **Studies** – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. MINOR PLAT. A minor plat application shall be submitted, approved and the plat recorded prior to the issuance of a building permit.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C6.0: The pavement sections still do not comply with the Unified Development Ordinance (UDO) Article 12, "Parking" in terms of providing either: 1) geogrid, or 2) chemically-stabilized subgrade. Aggregate is shown directly on top of compacted subgrade. A note is provided stating "see geotech report", but no geotech report was provided which shows how this alternative pavement section is equivalent or better than the standard design contained within the UDO. The response to comments letter dated Sept. 27, 2018 states "...the asphalt pavement detail has been revised to meet the city ordinance", which implies that you do not intend on using an alternative pavement design supported by a geotechnical study and analysis. Please confirm which method you intend to use. If using a geotechnical study and analysis to support the alternative pavement design, specific information such as ADT numbers, 20 year design life, etc. shall be provided to you. If not using an alternative design, then please follow the UDO (i.e., specify either geogrid or chemically-stabilized subgrade on top of 95% compacted subgrade).

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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Meter pits for newly relocated water meters will have to be constructed and installed per current standards. i.e. will likely have to be replaced with new.

Action required: Comment is for informational purposes.

