

**DEVELOPMENT SERVICES**

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

**Date:** Friday, November 02, 2018

**To:**

**Property Owner:** CHOYCE LLC

**Email:**

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

**Engineer:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Fax #:** (816) 623-9849

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Fax #:** (816) 623-9849

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

**Re:**

**Application Number:** PL2018109

**Application Type:** Commercial Final Development Plan

**Application Name:** LOT 293 NEWBERRY LANDINGS FIRST PLAT

**Location:** 1450 SE BROADWAY DR, LEES SUMMIT, MO 64081

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**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.

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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.

For information only.

2. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Where will the dumpster be located?

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.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. A 5' sidewalk shall be provided along SE Hamblen Rd.

The applicant's response letter indicates that the developer will provide escrow funds in lieu of sidewalk construction. FYI, this requested escrow option requires City Council approval. Please contact your Project Manager to initiate and coordinate this process.

2. WALL LIGHTING. The building elevations only appear to show two fixtures for the entire building, located on the front of the building. Show all other proposed wall-mounted light fixtures, if any, on the building elevations to the extent possible. Wall-mounted fixtures shall comply with Section 7.260 of the UDO. Provide manufacturer specifications of the light fixtures for review.

The latest resubmittal did not address this previous comment.

3. PARKING LOT LIGHTING. Parking lot lighting shall be provided for the development in accordance with Section 7.250 of the UDO. Provide manufacturer specifications of the light fixtures, as well as a light pole and base detail, for review.

The latest resubmittal did not address this previous comment.

4. PHOTOMETRIC PLAN. Provide a photometric plan in accordance with Section 7.230 of the UDO.

The latest resubmittal did not address this previous comment.

5. MECHANICAL EQUIPMENT. Show the location of all proposed ground- or roof-mounted mechanical equipment on the site plan or building elevations, as is applicable. Mechanical equipment shall be totally screened from view up to the height of the units in accordance with Section 7.180.E and F.

The latest resubmittal did not address this previous comment.

6. SIGNS. Show the location of any proposed monument sign on the plans to review for any conflicts with public water, sanitary sewer and storm water lines.

The latest resubmittal did not address this previous comment.

7. BUILDING ELEVATIONS.

- A minimum 50% of the building facade facing Hamblen Rd shall use rough-textured metal panels or approved materials listed under Section 7.170.A of the UDO.

- To meet the four-sided architecture requirement, additional architectural details shall be incorporated into the north (right) and west (rear) building elevations. Horizontal and vertical elements shall be used to break up the large wall planes.

- The site plan shows a loading dock/platform on the north side of the building. How is this loading area accessed from the building. The building elevations do not show any overhead or man doors on the north building elevations.

The latest resubmittal did not address this previous comment.

8. PARKING. Based on the building's gross square footage and breakdown of the allocation of that space between office and warehouse, a total of 16 parking spaces are required. The plan shows a total of 14 parking spaces provided (12 standard + 2 ADA spaces.) Two additional spaces are required to be provided.

9. FENCING. The following comments were made on the initial submittal:

- The plans call out the use of a 6' tall metal fence that secures the loading area. Provide a detail of the metal fence. If barbed wire is intended to be used at the top of the fence, no more than 3 strands of barbed wire are allowed. The barbed wire shall be placed no lower than 6' above grade.

- Sheet C.100 include a detail of a 6' vinyl fence. Where is this fence proposed to be located and for what purpose? Is any outdoor storage proposed with this building? If so, any outdoor storage area shall be totally screened from view on all sides using 6' vinyl fencing.

The response letter from Engineering Solutions dated October 4, 2018, states that no fencing will be used. However, all of the plan sheets of the October 5, 2018, resubmittal continue to show a fence around the loading area. The only difference is that the vinyl detail on Sheet C.100 has been removed. Staff's previous comments still apply.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. As previously requested, show and label all easements throughout the plan set.

2. The plans show existing buildings and parking lot on the adjacent lots. Nothing has been built there, please remove or scale back and label as future.
3. Label the flume throughout the plan set. Include temporary and adequate permanent erosion protection between the flume and the basin.
4. Show and label the detention basin throughout the plan set.
5. Sheet C.001:
  - Label the street name in the Plan view.
  - Label Broadway and Kingspoint in the Vicinity Map.
  - Remove the Storm Sewer Note, it does not apply.
6. Sheet C.200: Include top and bottom wall elevations on this sheet.
7. Sheet C.300: Roof drains information between building and storm sewer appears to be missing.
8. Sheet C.301:
  - Label the bend in Storm Line 1 in both Plan and Profile views.
  - Revise the Storm Line 1 Profile to include the Outlet Structure.
  - Include design HGLs in the Profile views.
  - Label storm lines and structures in Plan view.
  - Include note and detail specifying requirements for connection to the existing storm structure.
9. Estimate: Include items for FES and connection to existing storm structure.
10. Detention requirements cover the entire lot. Even though some perimeter area isn't being built on, the soil cover will change. If some of the areas are allowed to free release, the detention will still have to detain for the entire lot. In this case, sub-area 4 will need to be over-detained to meet requirements.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

3. 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.

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<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Pending
<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Pending
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Pending

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