

DEVELOPMENT SERVICES

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

Date: Friday, March 01, 2019

To:

Property Owner: MID-CONTINENT PUBLIC
LIBRARY

Email:
Fax #: <NO FAX NUMBER>

Applicant: MID-CONTINENT PUBLIC LIBRARY

Email: QFUNG@MYMCPL.ORG
Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES (BRIAN LADD)

Email: BLADD@OLSSONASSOCIATES.COM
Fax #: (913) 381-1174

Architect: SAPP DESIGN ARCHITECTS

Email: STUFFLEBEAM@SDAARCHITECTS.COM
Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2019043

Application Type: Commercial Final Development Plan

Application Name: MID-CONTINENT PUBLIC LIBRARY

Location: 2240 SE BLUE PKWY, LEES SUMMIT, MO 64063

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please confirm the trash enclosure gate will be a steel frame with steal panels.
2. Comment #6 from the previous Applicant's Letter, dated February 6, 2019, requested that the footprint of the future building and associated data be removed from the plan sheets. Sheet C1.0 is still showing this information. Please remove this information from the plans.
3. The proposed light pole in the northeastern most island is with 100' of the residentially zoned district on the northeast property line and is limited to 15'. Additionally, as you adjoin a residential use the remaining lights height cannot exceed 20'. Sheets ES101 and ES102 show pole heights of 15' and 20' are being proposed to be mounted on a 2.5' base. The height limitation includes the base. As proposed lights will exceed the maximum height allowed by the UDO. Please update the plans to comply with the UDO requirements.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Final Development Plan resubmittal was incomplete. Items missing were: 1) full size plan sets, 2) revised detention study addressing the comments contained within the Feb. 6, 2019 applicant letter, 3) construction details for the detention basin outlet struture which match the results shown in the revised stormwater detention study (i.e., a generic detail is not sufficient; specific call-outs are required for flowline elevations, etc.).

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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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	No Comments
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