

DEVELOPMENT SERVICES

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

Date: Wednesday, March 13, 2019

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: SCHLAGEL & ASSOCIATES

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

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	Corrections
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1. ARCHITECTURE.

- Submit the most recent version of the building elevations for all sides of the building.
- Label the proposed exterior building material colors and provide a colored rendering.
- 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.

The response from the engineer on the civil engineering resubmittal indicates that this requested information will be provided under separate cover by the architect.

2. 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.

The response from the engineer on the civil engineering resubmittal indicates that this requested information will be provided under separate cover by the architect.

3. 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.

The response from the engineer on the civil engineering resubmittal indicates that this requested information will be provided under separate cover by the architect.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs was missing from the resubmittal. The Engineering Plan Review and Inspection Fee will be calculated at a later date pending receipt of this estimate.

2. Contact the Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

4. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan.

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.

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.

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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