

DEVELOPMENT SERVICES

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

Date: Friday, May 10, 2019

To:

Property Owner: PHILLIPS REIS LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: DAN PHILLIPS

Email:

Fax #: <NO FAX NUMBER>

Engineer: HG CONSULT, INC

Email: ksterrett@hgcons.com

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019010

Application Type: Commercial Final Development Plan

Application Name: HT SOLUTIONS BUILDING EXPANSION

Location: 1440 SE BROADWAY DR, 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	Corrections
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1. BUILDING ELEVATIONS. Box in the downspouts on the west (Hamblen Rd) facing side of the building in order to provide additional vertical architectural relief. Submit 3 copies of the revised elevations.

2. MECHANICAL EQUIPMENT SCREENING. The latest plan submittal now shows ground-mounted mechanical equipment located on both the east side of the building and the south side of the building. The plans call out screening to be provided by 8' tall vinyl fencing.

Vinyl fencing as a screening option is not allowed. The UDO currently has two screening options for ground-mounted mechanical equipment: evergreen landscaping or masonry walls, both of which are required to be a minimum height at least equal to the height of the units being screened. Staff is currently taking a UDO amendment through the approval process that would expand the screening options to include structural steel tube framing clad with either a wood composite material or the same metal panel system as used on the associated building exterior. The proposed amendment received a recommendation for approval from the Planning Commission on May 9, 2019. The amendment is scheduled to be heard by the City Council on June 4, 2019, with expected ordinance approval on June 11, 2019. Staff cannot approve any of the newly proposed screening methods until after passage by Council. Staff is optimistic that the new screening options will not be approved.

Also, is the 8' height of the screening correct? Any fence/screen over 6' in height is required to be engineered.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The Engineer's Estimate of Probable Construction Costs was missing the following items: 1) concrete flume, 2) crushed aggregate extending one (1) foot beyond the back of curb, 3) geogrid or chemically-stablized subgrade, including the area one (1) foot beyond the back of curb, 4) KCMMB commercial entrance, including all sawcuts, removals, etc., 5) 12 inch RCP as shown on plan and profile Sheet 5, 6) final restoration, including seeding, sodding, fertilizer, mulch, and topsoil.

2. The cost estimate for the outlet structure was extremely low (i.e., \$1,000 unit cost).

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. The 2018 International Fire Code will be in effect April 1, 2019.

What is the use of the new addition?

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