

DEVELOPMENT SERVICES

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

Date: Wednesday, May 15, 2019

To:

Applicant: AJ BROWN INC

Email: ANDREW@AJBROWN.COM

Fax #: <NO FAX NUMBER>

Property Owner: BROWNSTONE
PROPERTIES-LEE'S SUMMIT LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Shannon McGuire, Planner

Re:

Application Number: PL2019113

Application Type: Commercial Final Development Plan

Application Name: GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

Location: 3395 NE RALPH POWELL RD, LEES SUMMIT, MO 64064

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 provide the manufactures spec sheets for the lighting to be use. Please also provide details for the proposed height of the poles/lights.
2. Please provide samples of the colors that you are proposing for the exterior of the building.
3. The proposed sign on sheet C.601 does not meet the UDO requirements, to be defined as a monument sign the base must be in contact with the ground. Please update the proposed sign so it meets UDO requirements or removed it from the plans. Please note all sings for the project shall be permitted by separate application through the sign permit process.
4. As noted in commit #10 from the Applicant’s Letter dated 4-8-19, the proposed cedar board gate for the trash enclosure does not meet the UDO requirements. Please update the proposed materials of the gate to comply with UDO requirements.
5. Sheet C.601 gives details for two fence types. I only see labels/locations (sheet C.100) for the fence type detailed in #16. Where will the fence type detailed in #13 be located?
6. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. The proposed aluminum fence does not meet the UDO requirements. The existing evergreens trees noted in your response to commit #16 from the Applicant’s Letter (dated 4-8-19) will not work to meet the UDO requirements. They are off site and not in control of this property owner/developer. Please propose a screening method that fulfils the UDO requirements.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the finish grades in the southwest portion of the site, near the shared driveway. According to the grades presented in the plan, it still appears that stormwater will bypass the new curb inlet, and flow toward the property to the south. There is not existing curb inlet within a close proximity of this shared driveway, and hence, it would appear this stormwater will adversely impact the property owner to the south.

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 2018 International Fire Code.

4. 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.

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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