

DEVELOPMENT SERVICES

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

Date: Thursday, August 29, 2019

To:

Property Owner: MARION RIDGE SAFETY
STORAGE LLC

Email:
Fax #: <NO FAX NUMBER>

Engineer: QUIST ENGINEERING INC

Email: RWALQUIST@QUISTENGINEERING.COM
Fax #: <NO FAX NUMBER>

Applicant: MARION RIDGE SAFETY STORAGE LLC

Email:
Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019222

Application Type: Commercial Final Development Plan

Application Name: I 470 Business and Technology Center Lot 13A

Location: 2720 NE MCBAIN DR, LEES SUMMIT, MO 64064
2721 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
2701 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
2700 NE MCBAIN DR, 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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. FDP APPROVAL TIMING. A building permit for the proposed development shall not be issued until such time as the associated minor plat combining Lots 13, 14, 21 and 22 is approved, the plat is recorded and the required copies of the recorded plat are returned to the City.

This comment is only reiterated from the last comment letter for informational purposes only.

2. MECHANICAL EQUIPMENT. Dash-in the location of the roof top units on the building elevations to the extent possible in order to evaluate the height of the parapets to the height of the RTUs. In accordance with City ordinance, roof top units shall be fully screened from view by parapet walls at least equal to the height of the units being screened.

No revised architectural drawings were submitted in response to this comment that was previously made on the past three staff comment letters. PLEASE FORWARD COMMENTS TO THE ARCHITECT.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Estimate comments will be sent under separate cover.

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.

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

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	Plans Examiner	No Comments
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