

DEVELOPMENT SERVICES

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

Date: Tuesday, May 05, 2020

To:

Property Owner: CITY OF LEE'S SUMMIT MISSOURI Email:

Applicant: THOMPSON BUILDERS LLC Email:

Other: RL SALLEE REAL ESTATE INVESTMENTS LLC Email:

Engineer: LOVELACE & ASSOCIATES LLC Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2020120

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Airport - Hangar V

Location: 2751 NE DOUGLAS ST, Unit:V, 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 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. The elevations submitted are not clear and the notes are difficult to read. Provide revised elevations that identify all exterior building materials, colors and light fixtures.
2. LIGHT FIXTURES. Cut sheets for all exterior wall pack light fixtures shall be provided for review. The light fixtures shall have full 90-degree cutoffs to direct the light downward and so the light source is not visible from off the property.
3. APPLICATION. The application provided did not include the signature of the property owner. An application signed by the property owner is required to be submitted.
4. ACCESSIBLE PARKING SPACE. Revise the note regarding the mounting height of the sign to a minimum of 5' above grade, measured to the bottom of the sign.
5. VICINITY MAP. Add a vicinity map to provide more context to the hangar site within the airport and surrounding area at large.
6. SODDING. All disturbed areas surrounding the hangar shall be sodded.
7. PARKING SPACES. Dimension the parking spaces. The spaces shall be a minimum 9' x 19'.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. The dimensions on the drawings on are difficult to read. What is the total square footage, including the second floor.? S1 occupancies greater than 12,000 are required to be sprinklered or provided with rated barriers per IBC to reduce the fire area to less than 12,000sq. ft.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide the following:

- Sewer pipe material.
- Water pipe material.
- Screening for ground mounted hvac equipment.