



August 27, 2020

Mr. Mike Weisenborn, Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Oakview -Analysis of Commercial PDP
Lee's Summit, Missouri

Dear Mr. Weisenborn;

This letter is in response to your comments dated August 24, 2020. Below are your comments, followed by our response (in bold italics).

Planning Review **Hector Soto Jr. Planning Division Manager (816) 969-1238**
Hector.Soto@cityofls.net

1. PARKING. It had been communicated that the prospective Dunkin Donuts and Smoothie King users could reduce the amount of required parking prescribed by the development ordinance, but it needs to be supported by a parking study or similar documentation of the actual parking demand of the respective users at locations with similar characteristics such as this site. Staff has not received any such supporting documentation to date. ***Staff needs this documentation in order to evaluate the reduced parking request in order to prepare the staff report that is submitted to the Planning Commission and City Council for consideration. Please provide this information ASAP so as not to cause this application any delay.***

RESPONSE: See the attached Parking Generation Study prepared by Priority Engineers, dated August 27, 2020. We have updated the site data table on the PDP and Justification Letter.

Engineering Review **Gene Williams, P.E. Senior Staff Engineer (816) 969-1223**
Gene.Williams@cityofls.net

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).

3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO). If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

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 / Engineering Plans.

5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

RESPONSE: Standard notes only -no response necessary to items 1-6.

Fire Review

Jim Eden, Assistant Chief (816) 969-1303 Jim.Eden@cityofls.net

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.

RESPONSE: This note was added to the Notes as item #11 on Sheet C1.0 to be addressed during the building permit process. We do not know how to otherwise address this comment during the PDP process.

2. Correct the occupancy classifications of the proposed building from an A3 to A2 (restaurant).

RESPONSE: The PDP does not provide building occupancy classifications. Our architect agrees that if a building within the PDP is to be a restaurant the classification should be A2.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. Show the locations of the FDC on the buildings and the accessible hydrant within 100 feet.

Must be shown for FDP approval.

RESPONSE: This note was added to the Notes as item #11 on Sheet C1.0 to be addressed during the FDP and building permit processes.

4. 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.

Must be shown for FDP approval.

RESPONSE: This note was added to the Notes as item #11 on Sheet C1.0 to be addressed during the FDP and building permit processes.

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,

Ronald L. Cowger, P.E.
Vice President

Encl.