

DEVELOPMENT SERVICES

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

Date: Monday, March 08, 2021

To:

Property Owner: UNITY SCHOOL OF
CHRISTIANITY

Email:

Applicant: CENTRAL STATES CONSTRUCTION

Email: BMAENNER@CENTRALSTATESCONST.COM

Engineer: NICK HEISER

Email: NHEISER@OLSSON.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020250

Application Type: Commercial Final Development Plan

Application Name: ARIA 1ST PLAT FINAL DEVELOPMENT PLAN

Location:

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:

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| Planning Review | Jennifer Thompson (816) 969-1239 | Planner Jennifer.Thompson@cityofls.net | Corrections |
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1. Staff is aware the Development Agreement is in process for execution. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder of Deeds Office.

2. A minor plat shall be approved and recorded prior to any building permits being issued.

3. The elevations that were submitted seemed unchanged from the previous submittal. The comments from the previous staff letter is listed below.

Please provide color elevations.

Also, the pdp approved elevations had much more detail on the buildings on the fronts, backs, and sides (windows, stucco, color variations). The submitted elevations seems to be lacking these elements. Additional discussion is needed.

4. It is noted the trash enclosure gates are solid vinyl. This is not a UDO allowed material for trash enclosure gates. See below for UDO regulations.

Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

5. The drive-aisle width can actually be reduced to 24'. Previously I indicated a 26' width is required. If you choose this width could be reduced to 24'. However within areas of bump outs no portion of the curb can be calculated as part of the 24' width.

6. Please indicate which sheet is the photometric plan. The specifications were received. Indicate the heights of the parking lot lighting poles.

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| Engineering Review | Sue Pyles, P.E. (816) 969-1245 | Senior Staff Engineer Sue.Pyles@cityofls.net | Corrections |
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1. Please revise "Water & Services" to "Water Utilities" and the phone number to "816-969-1900" in the Utility Contact list.

2. Please label the existing sanitary sewer adjacent to the property on all sheets applicable, across all plan sets. Include crossings in all Profile views.

3. Please relocate the BFPD vaults to just beyond the easement, on private property.

4. Just FYI – the word “Construct” is misspelled on the ADA Detail sheets.
5. Please confirm only trees of ornamental varieties are proposed within public easements.
6. Please include the sanitary sewer crossing near Sta. 10+25 in the Water Line 3 Profile view.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Corrections |
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2. 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.

Action required: The FDC's for building 5 shall be within 100 feet of an accessible fire hydrant.

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Additional hydrants needed to meet this requirement for Buildings 2 and 5. The distance to a hydrant is measured around the building and significant obstructions.

3/5/2021- The hydrant for added for Building 5 is not accessible due to grade and the retaining wall. Extend the hydrant from the fire main coming into the building to the end of the parking. Check with Development Engineering on backflow requirements (not shown) for the hydrant and sprinkler main

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| 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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