

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, March 30, 2021

**To:**

**Property Owner:** STAR ACQUISITIONS & DEVELOPMENT LLC      Email:

**Applicant:** STAR ACQUISITIONS & DEVELOPMENT LLC      Email:

**Engineer:** AGC Engineers, INC      Email: Rcowger@agcengineers.com

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2020383

**Application Type:** Commercial Final Development Plan

**Application Name:** Oakview Storage Lot 4

**Location:** 1440 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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**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.

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**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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	No Comments
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<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. On the EOOPCC sheet, please remove the stripping, lighting and non-applicable cost items. Make sure to also revise the proposed size of sanitary sewer lateral and account for the missing cost items (e.g. sanitary cleanout and connection to existing water main).
2. Please revise the design cross-slope of sidewalk pavement to 1.5% maximum on applicable construction detail(s) shown on sheet 12.
3. Please provide a stormwater memorandum summarizing the stormwater detention requirements for this site in relation to the proposed improvements. This is needed for our files to demonstrate adequate detention facilities are being provided.

<b>Fire Review</b>	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.
2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
3. Additional fire protection may be required depending on use and interior layout of tenant spaces.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Retaining wall not provided. Deferred to construction per request.

Action required: Complete retaining wall design must be provided before installation and inspection.

