

**DEVELOPMENT SERVICES**

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

**Date:** Monday, April 05, 2021

**To:**

**Property Owner:** JOHN KNOX VILLAGE

Email:

**Applicant:** SFCS ARCHITECTS

Email:

**Engineer:** BHC RHODES

Email: JEFF.BARTZ@IBHC.COM or  
PATRICK.JOYCE@IBHC.COM

**From:** Mike Weiseborn, Project Manager

**Re:**

**Application Number:** PL2021013

**Application Type:** Commercial Final Development Plan

**Application Name:** John Knox Village - Meadows Phase II

**Location:** 1801 NW OBRIEN RD, LEES SUMMIT, MO 64081  
520 NW HOPE LN, LEES SUMMIT, MO 64081

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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.

### **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>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. It appears that more trees on the south parking lot were removed during the demolition than was shown on the submitted landscaping plan.

Please verify and revise the plan accordingly.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A complete set of plans was missing. Only the affected sheet was provided.

2. Engineer's Estimate of Probable Construction Costs (itemized and sealed) shall be provided prior to approval.

3. There have been at least two separate submittals by the applicant where the resubmittal only included the affected sheet(s). The City does not have the ability to easily track applications in this fashion. Please ensure the final submittal includes any previously-reviewed sheets, such as the pavement typical detail.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Confirm there is adequate fire flow for the size of building and type of construction. Local amendment to Table B105.2 only allows for a 50% reduction in fire flow for a fully sprinklered building.

3/3/2021 The total square footage of the building and building types shall be considered when calculating required fire-flow. The IFC does not allow separated areas to be considered unless they meet the following: B104.2 Area separation. Portions of buildings that are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

Based on the square footage provided by Eric Byrd P.E. with BHC Rhodes, Table B105.2 with a 50% reduction will require a fire-flow of 4,500 GPM. The available calculated fire-flow does not meet this requirement.

04/05/2021- Confirm the proposed modification will provide the required fire flow. Please provide a copy of the analysis that is mentioned in the comment response letter.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Pending