

DEVELOPMENT SERVICES

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

Date: Friday, October 08, 2021

To:

Property Owner: JR COLLEGE DISTRICT OF
METROPOLITAN KCMO

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: Jeremy Kahm

Email: jkahm@bnim.com

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021371

Application Type: Commercial Final Development Plan

Application Name: MCC Longview - Building Addition/Renovation

Location: 500 SW LONGVIEW RD, LEES SUMMIT, MO 64081

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:**Required Corrections:**

Fire Review	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.

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Title. Please add Final Development Plan to the title.
2. Vicinity Map. Please show a north arrow on the vicinity map.
3. #13 C001. There seems to be a typo in the sentence, you say HE. I think you were trying to THE.
4. Legal Description. Please show the legal description for the area.
5. Land Area. Please show the land area in square footage and acreage.
6. Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells with the area. Refer to DNR Well Database and reference the site.
7. Flood Plain. Please state whether or not the area is within a flood plain and be sure to reference FEMA.
8. Pavement. The 3" pavement detail for asphalt base course does not meet the UDO requirements. Please see Sec 8.620. Parking lot design, Table 8-5.
9. Pavement for fire lane. Please show the fire lane and have it meet today's UDO requirements found under Sec 8.620 and Table 8-5.
10. Parking. Please show the proposed and required number of parking spaces.
14. ADA. Please show ADA parking spaces, signage, and label.
16. Labels. Sheet C001. Labels on the south side of the building are overlapping.
17. Photometric Plans. Please submit a photometric plan.
18. Lighting specs. Please show the manufactured specs for any type of wall mounted lighting you are proposing.
19. FAR. Please show the Floor Area Ratio.
20. Classrooms. Please show the total number of classrooms. Then please list them out as existing total and proposed total.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. As shown, the scope of parking lot pavement work is very unclear. There is a note indicating pavement marking removal in one area only, yet proposed contours and a pavement section detail seem to indicate removal and replacement. Please clarify
2. The pavement section shown does not meet City requirements. Please see UDO Section 8.620, Table 8-5, for specific information.
3. Please replace General Note 1A-1C with the following: "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
4. General:
 - Show location of all oil/gas wells, or indicate none are present, and cite the source.
 - Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.
 - Please submit an Engineer's Estimate of Probable Construction Costs.
 - Include curb and gutter standard details.
 - Include an erosion and sediment control plan and standard details.

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	Corrections
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1. Unified Development Ordinance Article 8, Section 8.180.F
Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical/hvac equipment will be screened from all 4 sides per referenced UDO section.