

DEVELOPMENT SERVICES

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

Date: Wednesday, December 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:**

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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10. Parking. It appears you are short on the parking count numbers. You say you will have 62 parking spaces, but the UDO says you must have 10 parking spaces per classroom and you are proposing 7 class rooms. Please refer to Sec 8.530 vehicle parking. Will students/staff be able to use the single aisle parking strip on the far west side?

11. ADA. Please show ADA parking sign with the mounting height above grade, which is a minimum 5' (60")

17. Center parking aisle. On the south end of the long center parking aisle on page C001, you have two parallel lines but there is no center line connecting the two, so I am not sure what these lines represent.

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 proposed scope of work is very unclear. Clearly show and label the limits of existing pavement removal and indicate placement of new pavement markings.

2. If the existing curb and gutter is being reused, label as such. If it is being replaced, show the limits of removal and include the curb and gutter standard detail.

3. The revised pavement section does not meet City requirements. The required section shall be one of the following options:

- A. Asphalt + Granular Base Course (MoDOT Type 5) + Geogrid (see Public Works Approved Products List)
- B. Asphalt + Granular Base Course (MoDOT Type 5) + 6" Chemically Stabilized Subgrade

4. The erosion and sediment control details included are outdated. Since only silt fence is being shown, please include the current APWA Silt Fence (ESC-03) standard detail. Revise the ESC-10 references to ESC-03 in Plan view and the Site Stabilization Note and remove KCMO references in the Site Stabilization Note on Sheet C002.

5. Revise the Engineer's Estimate:

- Add either geogrid or chemical stabilization item, to match what is added to the plans.
- Curb and gutter, if proposed.
- No pavement marking or parking sign item costs are included in the fee calculations. Those items may be removed.

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.

Traffic Review	Brad Cooley	Brad.Cooley@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments