

DEVELOPMENT SERVICES

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

Date: Tuesday, December 21, 2021

To:

Property Owner: MARION RIDGE SAFETY STORAGE LLC Email:

Applicant: WARD DEVELOPMENT & INVESTMENT Email: DAVID@SAFETYMINISTORAGE.COM

Engineer: POWELL CWM INC Email: BPOWELL@POWELLCWM.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021376

Application Type: Commercial Final Development Plan

Application Name: LOT 10 I-470 BUSINESS & TECHNOLOGY CENTER --- LOT 10

Location: 2601 NE MCBAIN DR, LEES SUMMIT, MO 64064

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PARKING LOT SCREENING. It isn't clear how the previous comment made requiring compliance with the parking lot screening requirements of UDO Section 8.820 along both street frontages is being met on the revised landscape plan. "C" under said section provides four options to meet the screening requirement. It does not appear that there is compliance with any of the four screening options.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. ADA-accessible sidewalk ramps are required at each of the proposed entrances to the site. Please show throughout the plan set. Specific designs are required for each ramp, please add to the plan set. Update the estimate to include a line item for the 5 ramps on the site.

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.

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- Show the location of the FDC.

Traffic Review	Brad Cooley	Brad.Cooley@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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