

DEVELOPMENT SERVICES

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

Date: Friday, January 28, 2022

To:

Property Owner: LOWKAP LLC

Email:

Applicant: OLSSON ASSOCIATES

Email:

Other: SCANNELL PROPERTIES, LLC

Email: SHAUNC@SCANNELLPROPERTIES.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021398

Application Type: Commercial Final Development Plan

Application Name: Lee's Summit Logistics

Location: 1220 NW MAIN ST, LEES SUMMIT, MO 64086

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the proposed exterior building materials. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property. (Same comments 3 & 4 from Applicant Letter dated December 27, 2021)

This information is required prior to staff approving the FDP.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The sidewalk along Main Street must extend south to connect with the existing sidewalk on Tudor. This sidewalk must be shown on all plan submittals as appropriate.

2. Sheet C1.00: Please remove the Overland Park references "OPMC Chapter 16.200 and Title 18" from Erosion & Sediment Control Note 2.

3. The updated notes for the domestic water are acceptable since no tenant specifics are known. However, please graphically show the proposed domestic water meter located within the public easement within 1' of the easement line.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 a public or private hydrant within 100 feet of the FDC. A yard hydrant cannot supply its own water to the the FDC.

1/25/2022- The hydrant shown is still coming out of the building and presumably off of the fire pump, which is not allowed. Show a private

3. Provide public hydrants along Main Street.

12/20/2021- Hydrants are not shown.

4. 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.

The designed infrastructure shall be capable of providing the fire flow required by IFC Table B105.1(2). LS Water Utilities can assist with modeling.

5. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. “Extremely Hazardous Substances (EHS) Facilities” are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

Action required-Provide a Hazardous Material Inventory Statement and a completed Hazardous Materials Permit Application as soon as it is know what commodities will be stored or utilized in the building, including propane for forklifts.

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