

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, February 16, 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

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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.

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**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>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. FYI – ESC Note #4 references OPMC. I didn't notice it on my previous review.
3. Please clearly show the existing floodplain boundary. As discussed, a CLOMR-F and LOMR-F will be required, as will a Floodplain Development Permit. Please submit the required documents and study to the City for signature. The Floodplain Development Permit will be required prior to approval of any plans showing work within the floodplain boundary. A CLOMR-F will be required prior to placement of fill within the floodplain. A LOMR-F will be required prior to any form of occupancy. The study should verify no-rise beyond property boundaries, and should address stream stability in reference to the proposed Stream Buffer Modification request.

<b>Fire Review</b>	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 hydrant.

2/9/2022- You can not supply the FDC from a yard hydrant. Provide a public or private fire hydrant that is not located after the fire pump. If a private hydrant is utilized after the backflow valve, a one way check valve will be needed between the private hydrant and pump to keep from churning the system.

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.

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