

**DEVELOPMENT SERVICES**

**BHC/SAI Responses**

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

**Date:** Friday, February 25, 2022 **(BHC/SAI Responses- 2022-03-15)**

**To:**

**Property Owner:** LBC DEVELOPMENT CORP

**Email:**

**Applicant:** DH4 HOLDINGS LLC

**Email:** DAVID.HILL@DH4HOLDINGS.COM

**Engineer:** BHC RHODES

**Email:** JEFF.BARTZ@IBHC.COM or  
PATRICK.JOYCE@IBHC.COM

**Architect:** SLAGGIE ARCHITECTS INC

**Email:** ~~PDOUGHERTY@SLAGGIE.COM~~  
KBROWN@SLAGGIE.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022047

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** K1 Speed

**Location:** 2911 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, March 15, 2022 . Revised documents shall be uploaded to the application through the online portal.

**Applicant Meeting:** March 01, 2022 at 09:00 AM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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**Electronic Plans for Resubmittal**

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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:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as 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**

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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.

## **Planning Commission and City Council Presentations**

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Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

## **Notice Requirements**

### **1. Notification of Surrounding Property Owners.**

- ☐ **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
  - time and place of hearing,
  - general description of the proposal,
  - location map of the property,
  - street address, or general street location
  - statement explaining that the public will have an opportunity to be heard
- ☐ **File Affidavit.** An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

### **2. Notice Signs.**

- ☐ **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- ☐ **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.
- ☐ **Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

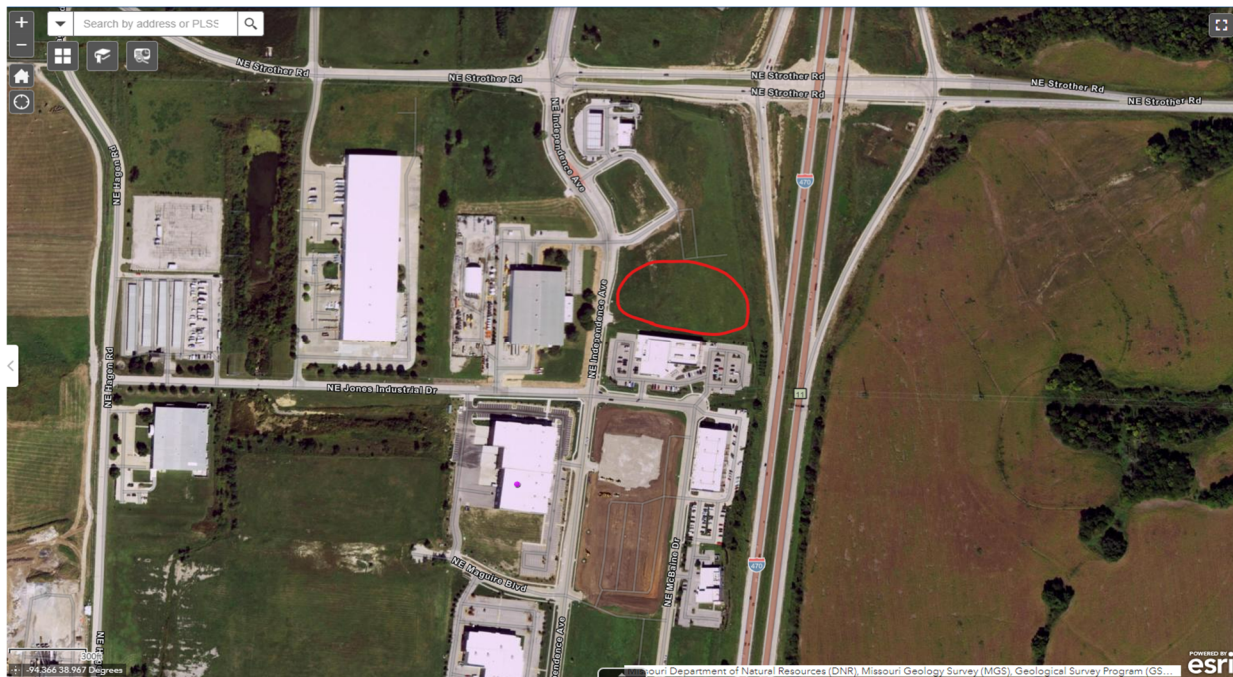
- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00 P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

### **Analysis of Commercial Preliminary Development Plan:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide the location of all oil and gas wells, whether active, inactive, or capped. If none are present please add a note stating such and cite your source of information.

**Response:** See Image below. Sources were MO DNR – Aaron Szapa (Missouri Geological Surveyor). Also, the MO DNR arc GIS system was used. No wells are on our property. One is to our southwest under an existing building.



2. Please label the required building and parking lot set back line.

**Response:** Building and parking lot setback lines are shown.

3. Please show/label the existing sidewalk along NE Independence Ave.

**Response:** Sidewalk has been labeled.

4. Please include Impervious coverage and Floor Area Ratio (FAR) in the site data table on sheet C1.0.

**Response:** FAR has been added.

5. The proposed pre-finished metal wall panel system is a conditional material that will require the approval of the City Council and Planning Commission. Please provide details on the total % of each façade you are proposing.

**Response: Acknowledged. See Revised Sheet A200 indicating total % of pre-finished metal on each proposed façade.**

6. How will roof top equipment be screened? All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. If you wish to use a screening method different than a parapet wall you will need to seek a modification. If that is your intent you will need to provide a narrative statement that explains the need and justification for modification of the applicable zoning district regulations.

**Response: All roof-mounted equipment shall be screened entirely from view using parapet walls.**

7. Will there be any 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.

**Response: Acknowledged. All ground mounted equipment (if needed – no ground mounted equipment is currently shown) shall be totally screened from view by landscaping or masonry walls.**

8. Please label the building height.

**Response: Sheet A200 shows the proposed building heights.**

9. Please label the parking lot set back from the south property line.

**Response: parking lot setback lines have been shown.**

10. Please label the width of the proposed ADA parking stall aisles.

**Response: ADA Stalls have been shown on the bottom of C1.0, Site Plan.**

11. A van accessible ADA stall is required by the entrance to the building on lot 2. The aisle for this parking stall shall be a minimum of 8' wide.

**Response: A van accessible stall has been provided.**

12. CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Please update the plans to reflect this requirement.

**Response: A waiver is requested to allow CG-2 to be installed along the south curb line of Lot 2. This request is to accommodate both the owners want to be able to drive and showcase Go-Carts on the 11' sidewalk to the south as well as allow for fire truck access to the asphalt drive along the south side of the building.**

13. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. Please update the plans to reflect this requirement.

**Response: Site plan has been updated.**

14. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

**Response: Acknowledged.**

15. As no elevations or other details are provided for lot 1 any development will require a separate PDP.

**Response: Acknowledged.**

16. It appears that there are more locations then the location referenced in the 2005 study. Do you have a study more recent than from 2005? If this is the only study available, what is your corporate site selection criteria when identifying new locations that dictate how much parking you believe you will need to accommodate your facilities. That number is based on some internal methodology. Please describe the methodology to support the number of spaces proposed here. If your methodology is based off the findings from this one study from 2005, you may state that.

**Response: See enclosed additional parking analysis from K1 Speed Corporate.**

**Engineering Review**

Loic Nguinguiri, E.I.

Staff Engineer

Loic.Nguinguiri@cityofls.net

Corrections

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1. Include the owner/developer's direct telephone number(s).

**Response: Contact information has been provided.**

2. Include utility contact information.

**Response: Utility contacts have been added.**

3. Include a FEMA National Flood Hazard information note.

**Response: Flood Statement has been added to C2.0; Grading Plan.**

4. Show location of all oil/gas wells, or indicate none are present, and cite the source.

**Response: See Image below. Sources were MO DNR – Aaron Szapa (Missouri Geological Surveyor). Also, the MO DNR arc GIS system was used. No wells are on our property. One is to our southwest under an existing building.**

5. Revise general note 14 to state that "All construction shall follow City of Lee's Summit's Design and Construction manual".

**Response: Note has been updated.**

6. Include a general note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".

**Response: Note has been added.**

7. Show the path of the existing 12" sanitary main, running north of lot 1.

**Response: Line has been shown.**

8. Proposed monument sign has to be located at least 15 feet away from the edge of the existing 12" sanitary main.

**Response: Acknowledged. Length of monument sign has been reduced to be 15 feet away from the edge of the existing 12" sanitary main.**

9. The buildable area on lot 1 may be slightly lower due to the City's 15 feet minimum spacing requirement from the edge of sanitary main to the edge of any potential building located within the buildable area.

**Response: Acknowledged.**

10. The hatchings for light concrete and medium concrete are hardly distinguishable in plan view. Revise the hatchings. Make sure to also add a hatching for the proposed grass paver area to the site legend.

**Response: hatches have been updated.**

11. Include the proposed size(s) for storm drainage and sanitary sewer lines.

**Response: BHC to show in Final Plans**

12. The City's Water Utility department only allows 2" or 3" domestic water service lines. A pipe reducer can be used if needed, usually 10 feet beyond the location of the water meter well, on the private side.

**Response: Acknowledged**

13. Show pavement cross section view(s) for the proposed asphalt and (trash enclosure) concrete pavements.

**Response: BHC to show in Final Plans.**

14. Update the storm water memo, as needed.

**Response: Storm water memo has been updated.**

<b>Traffic Review</b>	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

7. 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.

**Response: FDC has been shown.**

3. 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.

Action required- Provide the fire flow required by IFC Table B105.1(2). A 50 percent reduction is allowed for the automatic sprinkler system. Water Unities can work with you to provide a water model.

**Response: 2250 gpm is required. Design team working with Mike W.**

4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- The cul-de-sac shall be posted "Fire Lane- No Parking".

**Response: BHC to add in Final engineering. BHC to discuss with Jim on locations of fire lane and where he wants the curbs painted.**

5. Move the south hydrant closer to the paved access.

**Response: Hydrant has been moved.**

6. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- Fire department access lanes shall be capable of carrying the weight of fire apparatus (75,000-pounds).

**Response: Fire access lane has been changed per Jim's request.**

8. Fire Department - IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Response: Road has been updated to be 20 ft.