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DEVELOPMENT SERVICES

**BHC/SAI Responses**  
**Commercial Preliminary Development Plan**  
**Applicant's Letter**

**Date:** Tuesday, March 22, 2022 **(BHC/SAI Responses- 2022-04-04)**

**To:**

**Property Owner:** LBC DEVELOPMENT CORP

Email:

**Applicant:** DH4 HOLDINGS LLC

Email: DAVID.HILL@DH4HOLDINGS.COM

**Engineer:** BHC

Email: [AUSTIN.LAGE@IBHC.COM](mailto:AUSTIN.LAGE@IBHC.COM)  
OR KEVIN.PINKOWSKI.@IBHC.COM

**Architect:** SLAGGIE ARCHITECTS INC

Email: ~~PDOUGHERTY@SLAGGIE.COM~~  
[KBROWN@SLAGGIE.COM](mailto: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**

Planning Commission Meeting: April 14, 2022 at 05:00 PM

City Council Public Hearing: May 10, 2022 at 06:00 PM

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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:

- 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 on 64063 | 816.969.1200 | 816.969.1201 Fax | [cityofLS.net/Development](http://cityofLS.net/Development)

## 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.

**3. 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 6:00P.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. You will need at least one van accessible ADA stall that serves the lot 2 building.

**Response: Van accessible stalls have been provided for each lot – Van accessible stalls are 11’ wide accompanied by a 5’ aisle.**

2. Sheet A200 shows the ground floor elevation as 0’0” and the top of the parapet as 129’0”, 133’8”. Please update this with the correct building height.

**Response: Building Height Elevations have been corrected on Sheet A200.**

3. For the requested rollback curb, staff cannot support this for the full length of the curbing along the southern property line. A roll back curb should be limited to the area nearest to the fire access lane.

**Response: Curb has been modified.**

<b>Engineering Review</b>	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Approved with Conditions
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1. Show/add onto the civil set of plans the information regarding the oil/gas wells presence within the vicinity of the site, as per MDNR GIS system.

**Response: Note has been added to C0.1.**

2. G04 is incorrectly identified in plan view of sheet C3.0. Revise, as necessary.

**Response: Note has been corrected.**

3. Is the K-1 Speed building intended to cover 46670 sf, 46700 sf, 47600 sf or 47740 sf? Please clarify and revise, as necessary, in both the civil set of plans and the stormwater memo.

**Response: The correct SF is 46,700.**

4. The stormwater regional detention for this project is actually located to the west. Revise the narrative of the stormwater memo accordingly.

**Response: Report has been updated.**

5. Please use a Missouri P.E. Stamp, when signing off on the stormwater memo .

**Response: Seal has been updated.**

6. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

**Response: Acknowledged.**

7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

**Response: Acknowledged.**

8. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.

**Response: Acknowledged.**

9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

**Response: Acknowledged.**

11. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

**Response: Acknowledged.**

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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.

**Response: Acknowledged.**

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- The FDC is shown, but why is it not where the fire protection main enters the building? It would be closer to the hydrant and more accessible with less piping on the interior of the building.

**Response: Did not want to put the FDC in a delivery lane where it can be damaged.**

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.

03/20/2022- Still waiting on water model for available fire flow.

**Response: Flow required is 2250 gpm.**

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) <sup>b</sup>	FLOW DURATION (hours)
Type IA and IB <sup>a</sup>	Type IIA and IIIA <sup>a</sup>	Type IV and V-A <sup>a</sup>	Type IIB and IIIB <sup>a</sup>	Type V-B <sup>a</sup>		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	4
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	

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: Signs have been added along the south sidewalk**

7. 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).

Action required-

Option 1- Leave the original proposed fire lane around the back of the building as a paved access.

Option 2- Provide a suitable turn around on the proposed shorted fire lane with a sloped curb from the parking lot.

**Response: Turn around has been added.**

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**Traffic Review**

Brad Cooley, P.E., RSPI

Corrections

Brad.Cooley@cityofls.net

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1. The trip generation section in the traffic memo should be reevaluated. While we agree a "Multipurpose Recreational Facility" does not accurately describe this use, the data used is for a much larger building and from 2005. Looking through similar uses in the ITE Trip Gen. Manual, we do not expect this correction to push the peak hourtrips >100 and will still not require a full TIS.

**Response: Lee's Summit staff has determined this is not needed.**

2. Add dimensions on the sight triangles.

**Response: Dimensions have been added.**