

DEVELOPMENT SERVICES

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

Date: Monday, April 25, 2022

To:

Property Owner: ROBINSON E L JR & LETHA M - Email:
TRUSTEES

Applicant: Dan Finn Email: dfinn@phelpsenengineering.com

City Staff: Scott Ready Email: Scott.Ready@cityofls.net

From: Scott Ready, Project Manager

Re:

Application Number: PL2022038

Application Type: Commercial Final Development Plan

Application Name: Market Street Center, Lot 1 - Final Development Plan

Location: 3501 SW MARKET ST, LEES SUMMIT, MO 64082

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 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 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:**Required Corrections:**

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see previous applicant letter. MoDOT approval of the work within right of way is required prior to approval of the Final Development Plan. The response to comments stated that this is acknowledged, but should not hold up final approval of the Final Development Plan. We disagree, since the sediment trap shown in the erosion and sediment control plan is required prior to any site grading, and a portion of this basin (i.e., the embankment and dam) is located within MoDOT right of way. This specific notation is included on your plan on Sheet C7. Please provide documentation of MoDOT approval of any work within MoDOT right of way prior to formal approval of the Final Development Plan.

Response: Acknowledged. We are working closely with MODOT and expect approval to be imminent. Documentation will be provided to the City as soon as available.

2. We agree with your dedication of a drainage easement on the north side of the detention basin tract to manage the issue with setback requirements for the 100 year clogged condition within the basin. However, there continue to be issues within the northwest corner of this area, where the 100 year water surface elevation for the clogged condition crosses property lines and is not included within a private drainage easement. Recommend the following: 1) dedicate additional private drainage easement(s) to resolve this issue in the northwest corner, ensuring the 20 foot setback is maintained from the limits of said easement, or 2) re-design with an inlet and a pipe to convey stormwater as requested in original applicant letter.

Response: The private drainage easement limits have been expanded to ensure 20 feet from the clogged 100-year WSEL. See revised Sheet C6. Additionally the revised plat has been uploaded with the added drainage easement and the final comments received from the City and GIS departments.

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.

Additional fire protection requirements may apply depending on use and design of the spaces. Verified at building permit plan review.

Response: Acknowledged.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge	Plans Examiner	No Comments
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