

DEVELOPMENT SERVICES

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

Date: Tuesday, July 12, 2022

To:

Property Owner: STAR ACQUISITIONS & DEVELOPMENT LLC Email:

Applicant: STAR DEVELOPMENT CORPORATION Email:

Engineer: AGC Engineers, INC Email: Rcowger@agcengineers.com

Architect: SCHARHAG ARCHITECTS Email: SCHARHAGARCH@GMAIL.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2020158

Application Type: Commercial Final Development Plan

Application Name: Oakview - Lot 2 (Panera)

Location: 1410 NE DOUGLAS 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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. BUILDING ELEVATIONS.

- Clarify the full extent of the proposed fiberglass panel. Does it constitute the entirety of the material shown in green on the west, south and east building elevations? Fiberglass is not an approved material under the City's development ordinance (UDO Section 8.170.A). As such, it may be considered for approved as a conditional material, but this requires public hearings in front of both the Planning Commission and City Council. The public hearing process typically takes 3-4 months to complete from the time of application.
- Metal paneling is proposed to be used on the south elevation. The extent of the metal proposed to be used also requires approval as a conditional material through the public hearing process as described above.
- Except for the canopy, it is difficult to discern how much projection/off-set there may be on each of the building's four elevations. Horizontal and vertical breaks are required to be provided on all building sides in order to provide visual interest and to break up the large expanses of flat wall. Provide an axonometric drawing to depict the degree of offsets/projections provided by the proposed building architecture on all four building sides.
- To satisfy the requirement for four-sided architecture, architectural elements used on the building shall be extended to the rear elevation in order to avoid or minimize the appearance of a back side. More specifically, some vertical architectural details shall be provided on the rear building elevation.

2. PROPERTY LINE INFORMATION. The property line dimensions and bearing information doesn't match the information shown on the plat. Revise accordingly. If newly resurveyed information differs from that on the plat, list both the measured and platted dimensions and bearings and notate the information as (P) for platted and (M) for measured.

Staff understands the comment on the response letter that the bearings may differ because they are based on the state plane coordinates. List both the measured and platted bearings and dimensions as noted in the paragraph above.

3. PROPERTY LINE INFORMATION. The property line dimensions and bearing information doesn't match the information shown on the plat. Revise accordingly. If newly resurveyed information differs from that on the plat, list both the measured and platted dimensions and bearings and notate the information as (P) for platted and (M) for measured.

Staff understands the comment on the response letter that the bearings may differ because they are based on the state plane coordinates. List both the measured and platted bearings and dimensions as noted in the paragraph above.

4. MECHANICAL EQUIPMENT.

- Show the location of all roof-top units (RTUs) on the building elevations to the extent possible by dashing them in.

RTUs shall be totally screened from view on all sides by extending the building parapets to a height at least equal to the height of the RTUs. Screen panels are not allowed on new construction buildings.

- Show the location of all ground units on the site plan to the extent possible. Ground units shall be totally screened from view to a height at least equal to the height of the ground units. The ground units shall be screened using either masonry walls or evergreen landscaping.

No information was provided on the resubmittal to show that these previously made comments have been addressed.

5. SIGNAGE. The existing Polytainers monument sign shall be removed from the site as part of the proposed development. City ordinance prohibits off-premise signs. At the time the subject property was platted as a lot separate from the Polytainers facility, the existing sign became an off-premise sign and thus is required to be removed.

Staff understands that the applicant is continuing to review this previously made comment.

Engineering Review

Loic Nguinguiri, E.I.

Staff Engineer

Loic.Nguinguiri@cityofls.net

Corrections

1. Add FEMA panel number 29095C0417G to the flood note as well, shown on the cover sheet, since two (2) different FEMA panel numbers encroach into the current site.

2. Dena Mezger is an out of date contact for Public Works. Though Michael Park is the current director of PW department, please be aware that names aren't needed for the City's contact info.

3. Revise general project note 15 to "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work at (816) 969-1200".

4. Information shown in the water notes located on sheet 2 need to match the scope of work shown on the utility plan sheet.

5. In regard to the site plan sheet, a temporary (asphalt) curb is likely needed where the parking lot connects to the north.

6. While revising the location of the curb inlet leader that currently points at the curb, make sure to also add/show leaders M and R in plan view of the site plan sheet.

7. Southern silt fence needs to extend all the way up to the sidewalk abutting to NW Douglas Street.

8. A 2" tap is needed at the connection point, along the existing 12" public water main.

9. It could be possible to use a 1.5" water meter instead of a 2", as long as the water demand for the current development does not exceed 50 gpm. If that becomes the case, the domestic water service line will still remain a 2" line all the way in order to accommodate the proposed 1.5" water meter.

10. The leaders for the several gas, sanitary and storm components are not so well represented on the utility plan view. Please revise the locations for those. Discrepancies and ambiguities can be seen.

11. Show the hydraulic grade line in profile view, on sheet 11. Make sure to also revise the overlapping elevations located in the profile view of storm line 1.
12. The normal duty concrete detail shows a PCC thickness that is inferior to the 6" minimum allowed as per UDO section 8.620. Please be aware that the minimum thickness allowed for aggregate base below PCC pavement is 4" only as well. Make sure to also revise the thickness(es) of pavement shown in the curb & gutter base detail accordingly.
13. The City requires a 12"-thick minimum layer of granular bedding (aggregate fill) above the edge of utility pipe and a 6"-thick minimum layer underneath. Revise the applicable trenching and backfill construction details accordingly.
14. Only ornamental tree varieties are allowed within public easements. Review and verify that the landscaping plan meets this requirement.
15. Please provide a SWPPP report and a Missouri DNR permit.
16. Please update the Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet accordingly.

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 and local amendments.

Action required- Correct the occupancy classification to A2. A2 Occupancies with a fire area occupant load over 100 shall be provided with an automatic fire sprinkler.

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 building is indicated to have a fire sprinkler system, but a fire protection main or FDC are not shown. Show the location of the FDC and the hydrant within 100 feet.

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- Correcting Item #2 will meet this requirement. Other hydrants for the site were not shown.

4. 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.

Confirm the use of heavy duty pavement for the drive lanes.

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