

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, August 02, 2022

**To:**

**Applicant:** BHC RHODES

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

**Property Owner:** DH4 HOLDINGS LLC

Email: DAVID.HILL@DH4HOLDINGS.COM

**Architect:** SLAGGIE ARCHITECTS INC

Email: PDOUGHERTY@SLAGGIE.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022251

**Application Type:** Commercial Final Development Plan

**Application Name:** K1 Speed

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

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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	Corrections
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1. All light fixtures on properties that do not adjoin residential uses and/or districts shall not exceed 28 feet. The proposed light poles in combination with the proposed bases exceed this standard. Please reduce the proposed fixture height.
2. All vehicle parking lot areas and access drives in all zoning districts shall have a boundary constructed of straight-back Portland cement concrete curbing (CG-1) or an integral Portland cement concrete sidewalk and curb with a vertical face. Additionally, the use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. Please remove the curb blocks and add a CG-1 type curb to the 6-parking stall adjacent to the building, north of the ADA stalls.
3. Sheet C2.0 - Staff understand that the 2010 ADA standards allow for an 11' van accessible stall with a 5' aisle. However, by providing 8' stall and 8' aisle in this location allows for 2 van accessible stalls as opposed to the 1 proposed. The 8' aisle is staff's preferred option.

<b>Engineering Review</b>	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofls.net	Corrections
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1. General:  
The grading sheets seem to have been plotted incorrectly. Please review and correct.
2. C2.0 SITE PLAN:  
Why do sections of curb have different hatching? If it represents something, that should be specified in the legend. Please review and revise.
3. C3.0 GRADING PLAN:  
What is the purpose of the berm to the north of storm structure 302 and why is it outlined? Please specify what it is on the plan set.
4. C5.0 UTILITY PLAN:  
Include leader callout for (SS|03) in drawing.
5. C6.0 EXISTING DRAINAGE MAP:  
Include existing inlet labels in legend.
6. C6.7 STORM LINE 300:  
Review APWA 5604.5 Inverts and Pipes. The inverts and crowns entering/existing structure 302 do not meet offset requirements.

7. ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS:

A) Item 2 should be 2" service line to match plans. Please review and revise.

B) The following item numbers are "no fee" items and can be removed from the estimate: 3, 7, 8, 9, 23, and 24.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. 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- Per Table B105.1(2) a IIB building (47,740 sq. ft.) with a 50% reduction for an automatic sprinkler system requires 2,375 gpm fire flow for 4 hours. The information you provided on hydrant 014-183 FH provide only 1,750 gpm on a dead-end line. Indicate how fire flow will be met.

<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	Approved with Conditions
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4. Information:

- Review did not include architectural plans

- 4 sided screening required for hvac equipment. If roof mounted screening must be by parapets. If ground mounted screening can be either masonry or evergreen landscaping.

7/29/22 - acknowledged in letter