



Application Number: PL2022234
Application Type: Commercial Preliminary Development Plan
Application Name: Town Centre Logistics
Location: 2251 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064
2150 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Please note our comment responses in bold below.

Planning Review:

1. REZONING EXHIBIT. Provide a rezoning exhibit with legal description indicating the existing and proposed rezoning, as well as identifying the existing zoning and land uses of the surrounding property located within 185' of the subject property. **Added.**

2. PRELIMINARY PLAT.

-In order for the PDP to serve the dual role of the preliminary plat, the lot line information (i.e. bearings and dimensions) shall be included on the plan. **Added.**

-Is the proposal for the regional detention basin serving the proposed development and the existing auto sales/detailing building to the south to sit on the same lot as the industrial building versus a common area tract? The detention basin shall be on its own common area tract to be owned and maintained by a property owners association. Show the proposed tract boundaries and label the tract. **The basin will only serve the subject lot and the existing Auto Detail Center and will be located within Tract A**

3. PARKING SPACES.

-Correct the labeled number of parking spaces in the northernmost row east of the driveway onto the east-west segment of NE Town Centre Blvd. It reads 2 spaces, but should read 14 spaces. **Revised.**

-Dimension the parking spaces closest to the building on the north side of said building. The minimum depth shall be 17', measured from the face of the curb, if they front a minimum 6'-wide sidewalk. **Added.**

-Neither of the two rows of parking spaces on the west side of the building meet the minimum 17' depth, measured from the face of the curb, if they front a minimum 6'-wide sidewalk or open space. **Revised.**

-Dimension the sidewalk that runs along the west and north faces of the building. The sidewalk shall be a minimum 6' in width in order to allow 17' deep parking spaces along it. If the sidewalk is less than 6' in width, the abutting parking spaces shall be a minimum 19' in depth. **Added label.**

4. SCALE. Sheets C.101 and C.300 have an incorrect 30' scale bar. Both sheets are drawn at 60' scale. **Revised.**

5. TRASH ENCLOSURES.

-The proposed trash enclosure designs shall comply with UDO Section 8.180.G. **Noted.**

-Each trash enclosure shall have a concrete pad extending a minimum 30' from the enclosure opening in accordance with UDO Section 8.620.F.1.c. **Added.**

6. MECHANICAL UNITS. All roof-mounted and ground-mounted mechanical equipment shall be fully screened view in accordance with UDO Sections 8.180.E and 8.180.F. **Noted.**

7. LIGHTING. All wall-mounted exterior lighting and parking lot lighting shall comply with the requirements of UDO Sections 8.220, 8.250 and 8.260. **Noted.**

8. ARCHITECTURE.

-To comply with the requirement for four-sided architecture, horizontal and vertical breaks used on the north elevation shall be extended to the south, east and west buildings to provide architectural relief for the large expanses of flat walls. **See Arch**

-The varying roof line on the north elevation shall be mimicked on the south elevation to provide relief for the building's flat roof. **See Arch**

-Clarify the type of material that is labeled as "Accent Panel Finish Wood Tone" on Sheet E2. All materials shall comply with the approved materials referenced under UDO Section 8.170.C. **See Arch**

Engineering Plans:

1. Sheet C.100:

- The area (acres) shown in the Property Description doesn't match that shown in Plan view. Please reconcile. **The area in the property description is the current legal description for the property, however the City has obtained additional right of way for the future road improvements which has reduced the developable area**
- Please revise the sanitary sewer Site Improvement Note to match the project. **Revised.**
- Please reference Development Services Inspection information in the Utility Company list rather than Public Works. **Revised.**

Please show on the plan set the tract boundaries shown in the property description. **Added.**

2. Sheet C.101:

- Please label the existing sidewalk width. **Labeled.**
- Label all easements on this sheet and throughout the plan set. **Added.**
- Retaining walls are not allowed to encroach into public easement or R/W. Please revise. **Wall has been relocated outside the easement**

3. Sheet C.200:

- There is a swale that enters this lot on the south. Please verify that the grading accounts for this swale section. **In the study Hydrograph 10 is the runoff from the Auto Detail Center, Hydrograph 11 is the Free Release flow from Lot 1 and Hydrograph 12 is the detention release from Lot 1 so yes all are included**
- Show and label the emergency spillway. **Added**

4. Sheet C.300:

- Please note that 2 valves are required at each water line tee, not 3 as shown. **Revised.**
- The water line alignment is acceptable for this PDP. When the final design is submitted, please verify that bends are shown to eliminate any deflection in the pipe for the curved sections. **Noted.**
- Please locate the backflow vaults outside of the easement. **Revised.**
- Public easements will be required for all proposed public water lines. **Noted.**

5. Macro Storm Water Drainage Study

Please revise the name to match the project on the cover sheet-and throughout the report. **Updated**

- Why are there 2 cover sheets? **The 2nd cover has been removed**
- APWA Section 5602.4 requires that SCS Type 2 24-hr rainfall distribution be used for all computations that employ the use of rainfall mass. Revise the report body and calculations accordingly. Please note that adjacent developments with detention basins impact this development. The approved detained outflow quantities from those basins may be used in this report for those flows. **The study for the other two lots that flow through and use this basin utilized Rational Method for calculations so as discussed we will utilize Rational Method for this site.**

If this plan is revised to include a regional basin to serve all of the lots then the complete design must meet City standards. **This lot will serve the Auto Detail Center and Lot 4 only**

Traffic Review:

1. It is likely a traffic study will be required. If possible, please provide clarification on user. If no specific user is determined, we will assume the most taxing industrial use for trip generation to keep the property's possibilities open. **The Traffic Study is being completed and will be provided as soon as possible. Per conversation with Brad this study will not hold up the other reviews.**



Fire Review:

2. Consider an overall fire suppression system supplied by a pump and a single FDC rather than risers for each space. An ESFR sprinkler system should be considered to lessen the need for smoke and fire venting.
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- Work with Water Utilities to confirm there is a minimum of 4,000 GPM available for fire flow. **Noted.**

4. 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- Consider an overall fire suppression system.

Please contact me directly with any questions or concerns.

Sincerely,
Matthew Schlicht