

**DEVELOPMENT SERVICES**

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

**Date:** Friday, November 04, 2022

**To:**

**Property Owner:** LEES SUMMIT SCHOOL DIST R 7 Email:

**Applicant:** MULTISTUDIO

Email:

**Engineer:** KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022372

**Application Type:** Commercial Final Development Plan

**Application Name:** LSHS - Robotics facility expansion 2022

**Location:** 400 SE BLUE PKWY, LEES SUMMIT, MO 64063

---

**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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

---

1. GROUND-MOUNTED UNITS. Is any new HVAC equipment proposed for the addition, or will the existing equipment serve the addition? Show the location of any new ground-mounted equipment.
2. EXTERIOR MATERIALS. Label the proposed exterior building materials and colors.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

---

1. An erosion and sediment control plan appeared to be missing. Please submit an erosion and sediment control plan for this project. Since the disturbed area is less than 1 acre, a SWPPP shall not be required.
2. The waiver for stormwater is being reviewed. It is our recommendation the waiver should be approved. However, please include the project number PL2022372 on the form, and please limit the exhibits to one (1) (i.e., grading plan?). Recommend highlighting the new building additions in yellow on the single exhibit. We would also suggest a quick analysis of the increase in stormwater peak discharge for the newly-created impervious area by use of a table showing the pre versus post-development peak flows due to the building additions. A quick calculation shows about 0.3 cfs increase in stormwater peak flows for the 100 year event, and it would be beneficial to show this in the form of a table. Please review and revise as appropriate.
3. It appears the public sanitary sewer is being relocated. Separate public sanitary sewer plans shall be required. Doghouse manholes are not allowed in the City of Lee's Summit. Please submit a separate sanitary sewer relocation plan, and eliminate all doghouse manholes. Ensure a minimum of 15 feet clearance from the building and the outside of the sanitary sewer line is maintained by the realignment.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
-----------------------	---	-------------

---

<b>Fire Review</b>	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.

The International Existing Building Code is NOT adopted by the City of Lee's Summit

2. 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:
  1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m<sup>2</sup>) in area.
  2. The Group E fire area is located on a floor other than

a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.

The addition takes the building over the 12,000 square foot threshold for a sprinkler system, unless other approved building provisions are implemented.

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, 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).

The existing (non-conforming) fire lane between the buildings shall be maintained.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

---

1. Sanitary connection at manhole not allowed.