

DEVELOPMENT SERVICES

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

Date: Friday, November 04, 2022

To:

Property Owner: REORGANIZED SCHOOL DIST NO 7
Email:

Applicant: MULTISTUDIO
Email:

Engineer: KAW VALLEY ENGINEERING INC
Email: LX@KVENG.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022374

Application Type: Commercial Final Development Plan

Application Name: LSN - New Robotics Facility

Location: 901 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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE (Sheet C100-B).

- Correct the listed property zoning from PO to R-1 (Single-family Residential).
- Fill in the setback information for Front (30' per plat); Rear (30'); and side (30').
- Provide building square footage for the existing school; the proposed robotics building; and total (existing + proposed).
- List the number of existing classrooms; the number of proposed classrooms (from the addition); and total classrooms (existing + proposed).
- List the number of existing parking spaces and the number of required parking spaces. The number of required parking spaces for a high school is calculated at a rate of 6 spaces per total classrooms.

2. ROOF-TOP UNITS. In order to comply with City ordinances, all RTUs shall be fully screened from view by raising building parapet heights at least equal to the height of the units being screened.

3. EXTERIOR MATERIALS. Label the proposed exterior building material colors.

4. LIGHTING. Identify which light fixture(s) listed on the fixture schedule on Sheet E700 will be used on the building exterior. All exterior lighting fixtures shall comply with UDO Sections 8.220 and 8.260.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.

Traffic Review	Brad Cooley, P.E., RSPi Brad.Cooley@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

A Knox padlock shall be provided on the gate if not already there.

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
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1. Sanitary connection at manhole not allowed.
2. Water service backflow to be inside building.
3. Specify size, type, and location of water meter.