

DEVELOPMENT SERVICES

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

Date: Wednesday, November 16, 2022

To:

Property Owner: HD DEVELOPMENT OF
MARYLAND INC

Email:

Applicant: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

City Staff: Mike Weisenborn

Email: mike.weisenborn@cityofls.net

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022386

Application Type: Commercial Final Development Plan

Application Name: Home Depot C-Store

Location: 601 SE OLDHAM PKWY, LEES SUMMIT, MO 64081

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. POLE SIGN. The final development plan shows the existing Home Depot pole sign being carved out to sit on its own parcel that is separate from the C-store and separate from the Home Depot building. Placing the pole sign on its own parcel separate from the Home Depot building creates an off-premise sign, which is prohibited under City ordinance. If the desire is for the existing sign is to remain in place, the spot on which it sits must be a part of the same parcel as Home Depot. If that is not possible, then the sign must be removed. Home Depot can then pursue the installation of a new monument on the same lot as the Home Depot, subject to current sign ordinance requirements.

2. SITE DATA TABLE.

- Revise the number of required parking spaces to 31.
- Revise the number of provided parking spaces to 41.

3. PLAN TITLE. Change "Preliminary Development Plan" to "Final Development Plan" in the title block on Sheet C.100.

4. PAVEMENT. Provide pavement design details in accordance with UDO Section 8.620.F.1.

5. LIGHTING.

- Provide a photometric plan in accordance with UDO Section 8.230.
- Light fixtures shall comply with the requirements of UDO Section 8.220, 8.250, 8.260, 8.270 and 8.280.
- Provide manufacturer specifications for all exterior light fixtures to review for compliance with the requirements referenced above.

6. MECHANICAL EQUIPMENT. Show the location of any roof-top and ground-mounted mechanical equipment. Show RTU locations by dashing in their location on the building elevations. Ground-mounted equipment shall be shown on the site plan. RTUs shall be fully screened from view by raising the building's parapet walls on all sides to a height at least equal to the height of the RTUs. Ground-mounted units shall be fully screened from view using masonry walls or evergreen landscaping at least equal to the height of the equipment.

7. CPTED REQUIREMENTS. The convenience store shall be subject to the Crime Prevention through Environmental Design (CPTED) requirements under UDO Section 6.310.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
- The turn lane, and associated items, have not been reviewed. Please submit a separate set of Public Improvement Plans for review and approval.

2. Sheet C.001:

- Please revise the sheet number.
- Please revise the FEMA FIRM Panel Number, it is incorrect.

3. Sheet C.100:

- Please show and label the required curb removals.
- Include pavement sections on this sheet or elsewhere in the plan set.
- Label the proposed sidewalk width.
- Include ADA ramp designs in the plan set.

4. Sheet C.200: Please review the contours shown near the retaining wall and existing grate inlet to ensure they reflect the correct slopes and drainage into the inlet based on the top elevation provided.

5. Sheet C.301:

- Include design HGL in the Profile view.
- Include storm sewer profiles for all pipe >6” diameter.
- Please include connection information for the roof drain to existing storm sewer location.

6. Sheet C.500:

- Please show the water meter located within the utility easement.
- Show and label the vault sump drainage.

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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.

2. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. “Extremely Hazardous Substances (EHS) Facilities” are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

A Hazardous Materials Permit is required for 75,000-gallons or greater of gasoline and 100,000-gallons of diesel. Will you have all gasoline, or a mix of gasoline and diesel?

3. 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- A hydrant is required within 100 feet of the FDC.

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.

Action required-Confirm the construction of the drive aisles.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide cleanout near where sewer leaves building footprint or request deferral to MEP at building permit submittal.

2. 1" water tap not available for 1.5" water meter. Modify design to show 2" tap or specify different meter.