

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, November 30, 2022

**To:**

**Property Owner:** MARION RIDGE SAFETY  
STORAGE LLC

**Email:**

**Applicant:** WARD DEVELOPMENT & INVESTMENT **Email:** DAVID@SAFETYMINISTORAGE.COM

**Architect:** MIDWEST ARCHITECTS

**Email:** MIKE.MOORES@MIDWEST-ARCHITECTS.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022384

**Application Type:** Commercial Final Development Plan

**Application Name:** I 470 Business and Technology Center - Lot 7

**Location:** 2701 NE MCBAIN DR, LEES SUMMIT, MO 64064

---

**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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
<hr/>			
<p>1. C100 &amp; C200 – Please update the vicinity map (w/aerial) to reflect the correct boundaries of the proposed project. Update the project boundaries throughout the plan set as needed.</p> <p>2. Please show the building setback lines from streets with dimensions.</p> <p>3. Please label the width of the proposed parking stalls.</p> <p>4. Please show the location of all oil and/or gas wells within the subject property. If none are present, please add a note stating such and cite your source of information.</p> <p>5. Please provide information on the propose parking light poles to include the height.</p> <p>6. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. The proposed parapet walls do not meet this requirement.</p> <p>7. Please provide the manufacturer’s specification sheets for proposed mechanical equipment to be used.</p> <p>8. Please add the Floor Area Ratio (FAR) to the site data on sheet C200.</p> <p>9. The shared driveways need to be extended to the north property line. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan.</p> <p>10. CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Please show the required curbing adjacent to the building.</p> <p>11. Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is “van accessible.” Please label the widths of the ADA aisles.</p> <p>12. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.</p> <p>13. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.</p> <p>14. Screening to a height of two and one-half feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may interrupt the screening. See Sec. 8.820 for screening options.</p>			

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

---

1. General:

- Please submit an Engineer's Estimate of Probable Construction Costs.
- Please submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

2. Sheet C200:

- Clearly show and label easements on this sheet and throughout the plan set.
- Plan Note 7 does not appear to be used. Please clarify.
- Utility Note 2 is misworded. All stormwater will be gathered in the private system and then connect to the public system at the existing curb inlet. Please revise.

3. Sheet C201: Only ornamental trees are allowed within public easements. Please revise as needed.

4. Sheet C210:

- Use City standard details where possible.
- All ADA-accessible ramps must have a specific detail associated with them. The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

5. Sheet C301: Please add additional erosion and sediment controls at the existing end section.

6. Sheet C400:

- Please revise this sheet to match the rest of the plan set. All storm sewer upstream of the existing public curb inlet will be private.
- Remove the partial Line 1 Profile.

7. Sheet C402:

- Please revise the storm sewer system to meet the requirements as shown in Section 5604.5 for drops across structures.
- Please revise the storm sewer numbering to be by line rather than numbering by both line and structure type.

8. Sheet C700: Please include the material and size of the domestic, irrigation and fire lines.

<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	Approved with Conditions
--------------------	----------------------------	--	--------------------------

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.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
------------------------------	------------------------------	---	-------------

