

DEVELOPMENT SERVICES

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

Date: Friday, December 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 MCBAINE 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:

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please call out a temporary asphalt curb along where the driveway meets the north property line.
2. Planning Comments #6 & #7 from the Applicant letter dated November 30, 2022 were not addressed with the resubmittal.

#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. (Updated architectural plans were not received with the latest resubmittal)

#7 - Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used. (This includes roof top mounted equipment)

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please include specific design details for the ADA-accessible ramps at the entrance.
2. Add the City's standard details for Driveway and Curb & Gutter.
3. Please update the ESC details to the current versions.
4. Add an item on the estimate for ADA ramps.
5. Include the storm sewer Line 2 quantities in the estimate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Traffic Review	Brad Cooley, P.E., RSPi	Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge	Plans Examiner	No Comments
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