

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, January 31, 2023

**To:**

**Property Owner:** HIBE HOLDINGS LLC

**Email:**

**Engineer:** Phillip Henning

**Email:** phenning@mkec.com

**Architect:** SAM COLLINS

**Email:** SCOLLINS@COLLINSANDWEBB.COM

**Applicant:** Pat Maloney

**Email:** pmaloney8@gmail.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2022397

**Application Type:** Commercial Final Development Plan

**Application Name:** Arcade Alley - Outdoor Space

**Location:** 316 SE DOUGLAS ST, LEES SUMMIT, MO 64063

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**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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide details of what fence materials and style are being proposed.
2. Please provide details for the proposed artificial turf.
3. Will there be any new RTU's or ground mounted mechanical equipment? If so how will they be screened?
4. Please cite your source of information regarding the location of oil and gas wells.
5. Please provide confirmation that the shared parking agreement is still in place.
6. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
7. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

<b>Engineering Review</b>	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofls.net	Corrections
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1. General:
  - A) Submit an Engineer's Estimate of Probably Construction Costs.
  - B) Please submit the final Stormwater Report.
  - C) Include an erosion control plan sheet.
2. COVER SHEET:
  - A) Plans must be stamped and signed by a Professional Engineer licensed in the state of Missouri.
  - B) Include a list of drawings.
  - C) Include utility contact information.
  - D) Include note that all construction shall follow the LS Design and Construction Manual.
3. C102 SITE PLAN:
  - A) Note 1 does not match the reference to Note 1 in the curb detail. Please review and revise appropriately.
4. C103 UTILITY PLAN:
  - A) Consider creating a detail sheet.
  - B) Include turf detail in the plan set.
  - C) Include sidewalk detail/concrete pavement detail.

- D) Include detail for concrete flume. Flume must be covered/enclosed.  
 E) Provide stormwater/underdrain system plan. Elevations, cleanouts, etc.

5. FD201 EXTERIOR ELEVATIONS:

A) Please review elevation titles. I believe E7 and A5 should be labeled as north rather than south as it is the north side of the building. This aligns with how the other elevations are titled.

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

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

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1. d 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.

Egress from the outdoor area to be assessed during building permit review. Access to the FDC shall be maintained at all times.

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

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1. Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.