

DEVELOPMENT SERVICES

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

Date: Tuesday, March 07, 2023

To:

Property Owner: ROBERT DE LA FUENTE

Email: ROBERT@STARDEVCORP.COM

Engineer: ron cowger

Email: rcowger@agcengineers.com

From: Diana Johnson, Project Manager

Re:

Application Number: PL2023035

Application Type: Commercial Final Development Plan

Application Name: Summit Orchard - Lot 4E-2 / SWIG In-Line

Location: 400 NW CHIPMAN RD, 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:

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. SITE DATA TABLE (SHEET 4).

- The table indicates the existing and proposed zoning as being CP-2. This is incorrect. The property is zoned PMIX. The Proposed zoning column can be deleted as there is no change in zoning proposed. Revise.
- The table indicates that 10 parking spaces are provided on Lot 4E-2B. The actual number of spaces provided on the lot is 9. This means the total number of provided spaces listed as 37 should read 36. Revise.

2. PARKING LOT SETBACK. The minimum parking lot setback is 20' from all rights-of-way. At its closest point, the parking bay along NW Chipman Rd is set back approximately 16'-6" from the ROW. Similarly along NW Donovan Rd, the drive-through lane is setback approximately 15'-8" from the ROW at its closest point. Revise to meet the minimum 20' setback.

3. AISLE WIDTHS.

- The driveway connections between Lot 4E-2A and the parcel to the west do not meet the minimum pavement widths. Driveways serving two-way traffic are required to have a minimum 24' of actual drivable pavement width, not including curb and gutter. The northern drive is shown as 26' from face-of-curb to face-of-curb, but has only 22' of actual pavement width. Similarly, the southern drive way entrance shows 24' face-to-face, but only has 21' of actual pavement width. Revise.
- All internal drive aisles serving two-way traffic must also have a minimum 24' of pavement width, not including curb and gutter. The two drive aisle entrances flanked by landscape islands off the southeast corner of the building on Lot 4E-2A do not have a minimum 24' of pavement width. Similarly, the aisle flanked by the landscape island on the north side of the trash enclosure doesn't have a minimum 24' of pavement width. Revise.

4. TRASH ENCLOSURE. How will trash service be provided for Lot 4E-2B? A trash enclosure is only shown on the adjacent Lot 4E-2A. Should the use of a trash dumpster be required in the future for Lot 4E-2B, it shall be fully screened from view using masonry walls and opaque metal gates.

5. LANDSCAPE PLAN.

- The landscaping plan shows the building on Lot 4E-2A as a future building site that will be seeded in the interim. There is no indication on any other plan that development is only limited to the smaller building site on 4E-2B. Please clarify.
- The minimum height for evergreen trees shall be 8' at the time of planting. The plat schedule shows 6' junipers. Revise.
- The calculations for the required open yard trees on both lots are in addition to the calculation for street frontage landscaping. You cannot double-count street frontage landscaping to also serve open yard landscaping requirements.
- No street tree, street shrub or parking lot screening calculations are provided for the frontage along NW Donovan Rd.

6. PHOTOMETRIC PLAN.

- No photometric plan was provided for the development. The photometric plan shall include all required information under UDO Sections 8.230 and 8.250.
- Provide manufacturer specifications for all exterior light fixtures for review. All light fixtures shall comply with the requirements under UDO Sections 8.220, 8.250, 8.260 and 8.270.

7. SHELL BUILDING ELEVATIONS.

- The elevations call out the use of wood paneling. Is this real wood or a composite material? Real wood is not a material allowed by right, which would require Planning Commission and City Council approval through a public hearing process.
- The elevations show no offsets or projections on what are labeled the north and south elevations. Offsets and projections are provided on the two remaining sides. All four sides of the building shall incorporate offsets and projections.
- The cardinal directions for the building don't match the layout on the site plan. Reconcile and correct the labeled directions as needed.
- The RTUs are visible on Sheet A201. To comply with ordinance requirements, all RTUs shall be fully screened from view by raising the parapet walls to a height at least equal to the maximum height of the RTUs. Take into account the added height of the curbs on which the RTUs are mounted to determine the parapet wall heights.
- Label all exterior material colors.

8. SWIG BUILDING ELEVATIONS.

- The cardinal directions for the building don't match the layout on the site plan. Reconcile and correct the labeled directions as needed.
- Label all exterior material colors. Except for the Dark Bronze cornice, all other materials are only listed as "To Match". Provide the actual color names.
- Show the location of the RTUs on the building elevations using dashed lines. To comply with ordinance requirements, all RTUs shall be fully screened from view by raising the parapet walls to a height at least equal to the maximum height of the RTUs. Take into account the added height of the curbs on which the RTUs are mounted to determine the parapet wall heights.

9. DRIVE-THROUGH.

- Show the location of the drive-through menu and order box. The minimum drive-through queuing length is required to be 4 from the window and 5 from the order box.
- The order box shall be oriented to project sound away from adjacent residential uses.
- The pick-up window and order box shall be located a minimum 100' away from any residential use.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager 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.

2. Sheet 1: Dena Mezger is no longer with Public Works. Michael Park is now Public Works Director.

3. Sheet 2:

- FYI – “Stripped” is misspelled in Grading Note 4.
- It is unlikely that a Land Disturbance permit will be utilized on this project. Revise Erosion Control Note 10 accordingly.
- Design and Construction Manual Section 6901.K.10 requires the domestic water line to be soft “K” copper from the main to 10 feet beyond the water meter. Please revise Water Note 2 accordingly.
- Design and Construction Manual Section 6901.L.1 requires the water meter to be located within the right-of-way or easement within 1 foot of the right-of-way or easement line. Please revise Water Note 5 accordingly.

- Metal end sections are not allowed. Please revise Storm Note 4 accordingly.

4. Sheet 4:

- Connection to existing sidewalk requires a turning space. Verify that the existing sidewalk meets the turning space slope requirements of 1.5% slope maximum in any direction. If slope requirements are not met, then removal and replacement of existing sidewalk will be required.
- All ADA-accessible ramps and ADA-accessible ways 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 10:

- Connection to public sanitary sewer shall be made with a cut-in wye. Please revise the west sanitary connection label accordingly.
- Please include connection requirements between the roof drain and the storm sewer.
- Design and Construction Manual Section 6901.L.1 requires the water meter to be located within the right-of-way or easement within 1 foot of the right-of-way or easement line. Please revise water meter locations accordingly.
- Please clarify water service and irrigation lines to the west building.
- Include water and sanitary sewer pipe material in the Key Legend.

6. Sheet 11:

- Include design HGL in Profile view.
- Structures 10 & 11 do not meet the minimum requirements of fall across a structure. Please revise.

7. Sheets 12-15:

- Include the City's Sanitary Sewer Stub Standard Detail.
- Include segmental wall details.

8. Sheet LS101: Only ornamental tree varieties are allowed within public easements. Please verify this requirement is being met or revise accordingly.

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	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.

For information only- The use of the building (4E-2A) will determine if additional fire protection or design considerations are needed

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Pending
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