

DEVELOPMENT SERVICES

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

Date: Thursday, March 16, 2023

To:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Engineer: Dan Finn

Email: dfinn@phelpsengineering.com

Architect: POWELL MINNIS

Email:

Applicant: Lee's Summit Retail Partners, LLC

Email: dcarr@usfpc.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2022391

Application Type: Commercial Final Development Plan

Application Name: Market Street Center Lot 2 - Westlake Ace Hardware

Location: 3511 SW MARKET ST, LEES SUMMIT, MO 64082

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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Sheet C3:

- Specify fire line material.
- Locate the water meter as required by Design and Construction Manual Section 6901.L.1, which in this case is in the R/W within 1' of the R/W line.
- Design and Construction Manual Section 6901.I.3 requires buildings located more than 50' from the public water main to include a BFPD located in a buried vault located within 5' of the R/W on the private side. Please revise the plans accordingly, and include the sump drainage as previously requested. Please update the estimate as needed.

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.

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 Haz Mat permit is also required for propane (LPG) filling and exchange. Complete a Hazardous Materials Permit application. Include quantities and specifications for the filling operation and employee training.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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