

**DEVELOPMENT SERVICES**

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

**Date:** Monday, April 03, 2023

**To:**

**Property Owner:** INDEPENDENCE SAFETY  
STORAGE NORTH II LLC

**Email:**

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Engineer:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Property Owner:** E J PLESKO & ASSOCIATES INC **Email:**

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023063

**Application Type:** Commercial Final Development Plan

**Application Name:** Town Centre Logistics

**Location:** 2201 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064

2251 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064

2200 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

500 NE TOWN CENTRE DR, LEES SUMMIT, MO 64064

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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 multi-page 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:**

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:**

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<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PLATTING. Because the proposed building crosses an existing lot line, no building permit shall be issued for the proposed building until the associated final plat (Appl. #PL20330-066) that removes said lot line has been approved and recorded. The initial staff review comments for the plat are due April 5, 2023. This comment is informational.
2. COVER SHEET. The cover sheet calls out the property's current and proposed zoning as CP-2 and PI, respectively. Revise so this just reads "Zoning: PI".
3. LOT LINES. On Sheet C.100, call out the existing lot line that runs through the middle of the building and note that it will be removed via replat. Similar comment for the existing lot line that defines the original detention basin configuration on the same sheet.
4. SIDEWALKS. Label the proposed 5' sidewalk along NE Town Centre Blvd and NE Independence Ave.
5. EASEMENTS.
  - Label the 30' storm drainage easement at the southeast corner of the common area tract.
  - Label the 25' storm drainage easement along the south boundary of the common area tract.
6. BUILDING LINES. Show and label the 20' building lines along the lot's three street frontages.
7. PARKING LOT. Dimension the distances between the proposed parking lot boundaries and the adjacent right-of-way and lot lines. The minimum right-of-way setback is 20'. The minimum setback from the abutting property to the south is 6'.
8. ACCESSIBLE ROUTE. Label the accessible routes from the accessible parking spaces to the nearest building entrances. Label the slopes and cross-slopes.
9. MECHANICAL EQUIPMENT.
  - Show the location of all RTUs on the building elevations using dashed lines. To comply with City ordinance, RTUs shall be fully screened from view on all sides by raising parapet walls to a height at least equal to the height of the units being screened. Please take into account the added height of the curbs on which the RTUs will sit.
  - Provide manufacturer specifications for the proposed RTUs for staff to review the height(s) to check for screening compliance.

10. FLOOR PLAN. Provide a floor plan showing dimensions and areas of the internal layout (i.e. office space, warehouse areas, etc.).

11. LANDSCAPE PLANS.

- On Sheet L.100, revise the buffer/screen information for the proposed use and the adjacent use. The listed zoning districts are reversed. The proposed use should read PI and the adjoining use should read CP-2.
- Revise Notes #7 and #8 on Sheet L.101 to indicate that the site shall be sodded. No seeding is allowed.

12. TRASH ENCLOSURES. The location of proposed trash enclosures are not consistent across all of the plan sheets. Most plan sheets show trash enclosures located close to the building between or at the end of the dock bays; the landscape plan shows the trash enclosure locations along the perimeter of the dock area boundary farthest from the building; while some plans (including the photometric plan) show a combination of the two.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. General

- Please provide Engineer's Estimate of Probable Costs.
- Please provide MDNR Land Disturbance Permit.
- Please provide SWPPP.
- Drainage and inlet calculations must be included in the plans.
- Plan Summary of Quantities does not match plans.
- Match lines do not match. Please revise.
- Please show all existing sidewalks on the plans.
- Utilize a taper for the connection between the existing sidewalk and the proposed sidewalk where widths vary.
- Please provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown.
- Include details of the sidewalk through the proposed driveways.
- Location of trash enclosures are not shown consistently throughout the plans. Arrows point to nothing.

2. Sheet C.051C

- Sediment basin needs turf reinforcement mat to prevent erosion on the slopes.

3. Sheet C.100

- Please note that the concrete pavement section is required to extend 1' behind back of curb.

4. Sheet C.200-C201C

- Verify that there is adequate space for the trash enclosure before the slope on SE corner.
- Please provide more information for the grading plan for the south side of the building.
- Elevations do not seem to make sense for the gap shown in the retaining wall on the NE corner where there is a gap in the wall. Please clarify.

5. Sheet C.300

- Please provide size of roof drain HPDE pipe.

6. Sheets C301-304

- Please show design HGL on profiles.
- Verify proposed grade lines. Arrows point to nothing.
- Compacted fill shall be placed to a min. 18" above the top of the pipe prior to installation. Show and label the limits of the compacted fill placement in the profile view. Use hatching for clarity.
- FL Pipe and Existing Grade Elevations at the bottom of the profiles do not appear correct.
- Please verify that the top inlet elevations match the proposed grade elevations.

7. Sheet C.500

- Please denote that the New 8" Public Water Line is (By Others).
- Show the public water line construction from the Public Water Plans as (By Others).
- Show connecting to existing tees and installing one 8" Gate Valve (two locations) on the new private line in these plans.

8. Sheet L.100

- Only ornamental tree varieties are allowed within public easements. Plantings should be kept out of the detention basin slopes. Please verify and revise accordingly.

**Traffic Review**

Brad Cooley, P.E., RSPI

Brad.Cooley@cityofls.net

Approved with Conditions

1. The roundabout at Independence and Town Centre is expected to be constructed late 2023 or 2024. A connection from the proposed public sidewalk to the crosswalk ramps at the intersection needs to be constructed.

**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.

2. IFC 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs

shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".  
Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Action required- The areas in front of hydrants and FDC shall be posted.

3. For information only- 3206.7.2 Where located. Where exterior walls surrounding high-piled storage areas face fire apparatus access roads, such walls shall be provided with fire department access doors.

3206.7.5 Number of doors required. The required fire department access doors shall be distributed such that the lineal distance between adjacent fire department access doors does not exceed 125 feet (38 100 mm) measured center to center.

4. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- Confirm proposed pavement will be capable of supporting 75,000-pounds.

5. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required- Confirm with Water Utilities there is adequate fire flow per IFC Table B105.1(2) with a 50% reduction allowed for an automatic fire sprinkler.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide cleanouts per 2018 IPC 708.1 thru 708.1.3.

2. 1-1/2" tap not available. Change to 2".

3. All ground and roof mounted HVAC and/or electrical generators must be screened on all 4 sides per Unified Development Ordinance Article 8, Sections 8.180.E & F. We highly recommend coordinating this with your MEP design team at this phase to avoid problems with construction. Questions on this should be directed to Hector Soto - 816.969.1600 or Hector.Soto@CityofLS.net.