

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, May 17, 2023

**To:**

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

**Applicant:** ENGINEERING SOLUTIONS      Email: MSCHLICHT@ES-KC.COM

**Engineer:** ENGINEERING SOLUTIONS      Email: MSCHLICHT@ES-KC.COM

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

**Property Owner:** LEES SUMMIT MADISON PTP      Email:  
LLC

**Property Owner:** CROSSROADS OF LEES SUMMIT      Email:  
LTP

**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**

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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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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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 associated final plat is currently scheduled for the May 25, 2023, Planning Commission meeting and City Council ordinance approval on June 13, 2023. This comment is informational.
2. MECHANICAL EQUIPMENT. A note was added indicating that RTU locations will be determined at a later time for each individual tenant space for the spec building. Please note the following requirements that will be reviewed for compliance at the time of tenant finish building permit review:
  - To comply with City ordinance, RTUs shall be fully screened from view on all sides 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.

These comments are information. No further action is necessary at this time.

<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 MDNR Land Disturbance Permit. Does not appear to be uploaded.
  - Please provide SWPPP. Does not appear to be uploaded.
2. Sheet C.200-C.201C
  - For clarity, please add spot elevations for the updated retaining wall configuration on the NE corner. Does not appear to be on C.201B like indicated.

3. Sheet C.500

- Please update these plans with the comments provided for the Water Plans.

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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. Not addressed in 4/21/ 2023 comment letter.

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<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	Approved with Conditions
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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.

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

4/24/23 - CO provided in yard. CO will also be required near exit from building. Deferred to MEP building permit submission.

2. 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.

4/24/23 - Not addressed. Deferred to building permit.