

DEVELOPMENT SERVICES

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

Date: Friday, May 26, 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:

Property Owner: LEES SUMMIT MADISON PTP
LLC

Email:

Property Owner: CROSSROADS OF LEES SUMMIT
LTP

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

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:

Approved: See below for any conditions of approval.

Required Corrections:

Planning Review	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.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Approved with Conditions
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1. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

5. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

6. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$83,788.02

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

4. It is recommended that retaining walls not be constructed over private fire lines.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. 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.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@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.

Building Codes Review	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.