

DEVELOPMENT SERVICES

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

Date: Tuesday, June 27, 2023

To:

Property Owner: MIDWEST WASH GROUP LLC Email:

Applicant: KADEAN CONSTRUCTION Email:

Engineer: Olsson Associates Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023108

Application Type: Commercial Final Development Plan

Application Name: MIDWEST CARWASH

Location: 20 SE THOMPSON DR, LEES SUMMIT, MO 64081

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.

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. BUILDING MATERIALS.

- The proposed polycarbonate material to be used for the building is not a material explicitly listed under the approved materials listed under UDO Section 8.170.A, 8.170.B, and 8.170.C and thus shall require going through a 3-month public hearing process before the Planning Commission and City Council for consideration of its usage. Should this be required, the materials request will need to be done under separate preliminary development plan application.

- Quantify and list the percentage that the polycarbonate material makes up of the respective facade on which it is used.

- Should the applicant decide to proceed with the process to obtain approval of the use of polycarbonate from the Planning Commission and City Council under separate preliminary development plan application, provide a copy of the maintenance/replacement program for the use of the material in its proposed application for a car wash.

2. TRASH ENCLOSURE. Provide clarity as to the material to be used for the proposed trash enclosure walls. The detail on Sheet MW-9.4 shows the use of two types of EIFS with different profiles, but it provides no further information regarding what the enclosure's structural walls will be constructed of. The City's UDO requires that enclosure walls be constructed in masonry. An EIFS exterior can be installed over the masonry walls to suit a certain design aesthetic, but the underlying structure must be of masonry construction.

3. SIGNAGE. The City's sign ordinance allows a maximum of two (2) wall signs by right for any building located in the PI (Planned Industrial) zoning district. The elevations appear to show a total of six (6) signs. Revise.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Sanitary Sewer

The proposed sanitary sewer manhole does not have the minimum clearance of 15' from the drainage basin walls. This encroachment would require a waiver request.

In order for a waiver to be considered by the Engineering Manager and the Deputy Director of Water Utilities, you must submit

- The completed template (DCM Design Criteria Modification Request).
- A signed and sealed summary of the request waiver, including the DCM citations that you are requesting be waived.
- Exhibit(s) showing, in general, where it is located.

The proposed public sanitary sewer main extension does require separate plans be submitted. These may be added to the public water main extension plans for this project.

Please note that there is ongoing discussion with Water Utilities to verify that the existing sanitary stub is in adequate condition for your proposed connection. A camera study is being performed and the results will be forwarded.

2. Stormwater Study

- This is not a preliminary report. It should be a Final Stormwater report, not a preliminary report.
- It does not appear 40 hour extended detention was discussed in the report, nor designed as part of the basin.
- If not doing 40 hour extended detention, other volumetric controls can be done on-site, but shall be clearly shown where and how.
- There does not appear to be any specific design of the outlet structure in the plans to support what is shown in the study.
- The emergency spillway is not designed correctly. The bigger question is whether an emergency spillway is required due to the fact it is within a depression, and overflow will not create a life safety or property damage issue.
- No further review can be performed until a complete Final Stormwater Report has been submitted.

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

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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2. Suggested Utility Depths are misleading. Secondary electric must be at least 24" deep when routed under drives, parking, etc.

Clarify.

6/27/23 - acknowledged in letter. Field verify.

3. Provide sand/oil separator detail, not grease.

6/27/23 - acknowledged in letter. Field verify.

4. Ground and roof mounted HVAC equipment is required to be screened on all 4 sides per UDO Article 8, Sections 8.180.E & 8.180.F.

Comment is informational but we highly recommend coordinating equipment locations at this phase to avoid complications at permit submittal.

6/27/23 - acknowledged in letter. Field verify.