

DEVELOPMENT SERVICES

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

Date: Thursday, November 16, 2023

To:

Applicant: LANE4 PROPERTY GROUP

Email: WBUCKLEY@LANE4GROUP.COM

Property Owner: THE CITY OF LEES SUMMIT
MISSOURI

Email:

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Email:

Property Owner: CITY OF LEES SUMMIT
MISSOURI

Email:

From: C. Shannon McGuire, Senior Planner

Re:

Application Number: PL2023305

Application Type: Commercial Final Development Plan

Application Name: DOWNTOWN MARKET PLAZA

Location: 200 SE JOHNSON ST, LEES SUMMIT, MO 64063

208 SE JOHNSON ST, LEES SUMMIT, MO 64063

220 SE GREEN ST, LEES SUMMIT, MO 64063

205 SE GREEN ST, Unit:B, LEES SUMMIT, MO 64063

201 SE GREEN ST, LEES SUMMIT, MO 64063

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:

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	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide completed application & ownership affidavit forms with signatures.
2. Please add the legal description of the property to the cover sheet. Please include a note with the area of land in square feet and acres.
3. Pedestrian connectivity is vital for this project. An ADA accessible sidewalk that allows access to the ally adjacent to the AT&T site should be added, has this been explored?
4. Please label the width of the new sidewalks along 2nd, 3rd & Johnson Streets, as well as the proposed sidewalks behind the Farmer's Market building.
5. Please label the dimensions of all parking spaces, accessible spaces, alleys & driveways.
6. Please show the location of all oil and/or gas wells within the subject property. If none are present please add a not stating so and cite your source of information.
7. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
8. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both pole mounted and wall mounted fixtures.
9. What type of screening efforts are being taken for the new utility boxes? At a minimum additional vegetation should be added to screen the boxes until such time as the pad sites are developed. The box being added in front of AT&T should have permanent vegetation installed. Please provide information on the size, and type of material to be used in all screening of these utility boxes.
10. On the elevations please show a dashed line indicating the rooftop mechanical equipment behind the proposed screening.
11. Please add a land use schedule with the following information:
 - Total floor area
 - Land area
 - Number of required and proposed parking spaces

- Impervious coverage
- Floor Area Ratio (FAR)

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:

- Review utility structure locations shown in the plans to make sure all plan sheets show the same alignment and that all structures are shown correctly relative to curb lines.
- Label curb and gutter types throughout the plan set.
- All ADA-accessible ramps must have a specific detail associated with them. The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
- It seems unlikely that every pad site building façade will be at the edge of the pad site. Please reconsider labeling as such.
- Please review all sawcut locations and match them to existing joints as much as possible.
- Please review grading plan to ensure all proposed contours tie back to existing contours. Revise as needed.
- Please review all Hardscape Plan Notes and complete missing information.
- Review hatching throughout the plan set. It appears that it may extend into adjacent areas, such as curb & gutters, when not intended.
- Include complete information for all signing and striping.
- Include Geogrid in all paver sections.
- Please update all pavement sections to meet City requirements.
- Please include sidewalk along 2nd Street in this plan set.

2. Grading and Stormwater:

- Please submit a Final Stormwater Report.
- A complete review of grading and stormwater plans will be completed when the stormwater report is submitted. Some stormwater comments are provided but are not a complete review.

3. Sheet L001:

- Revise the Stormwater utility contact to Lee's Summit Public Works. A specific contact name is not required.
- Revise the Sanitary Sewer and Water contact information to reference Lee's Summit Water Utilities.

4. Sheet L100:

- What is Plan Keynote 14 referencing?
- Show demolition/removal of existing drive approaches along 2nd Street.

5. Sheet C200:

- Show the water main along Johnson.
- Clearly delineate the utilities being installed with this project versus those for the pad sites by use of "Future" or similar.
- Connection to sanitary sewers are made with a cut-in wye. Please revise on this sheet and any other sheets as

appropriate.

6. Sheets C301-C303:

- Please label all storm lines in both Plan and Profile views.
- Please label the design HGL in Profile view.
- Please review and revise grade lines for completeness in Profile views.
- Include the following note on any profile sheet applicable: “Compacted Fill shall be placed to a minimum 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.

7. Sheet C304: Please review and line types used in Plan views for consistency. Show all pipes of the same type as the same line type.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	Pending
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

2. Provide revised plans that provide a proper landing outside the overhead and man doors on the south side of the Farmers Market.

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

Action required- Provide a fire lane on the south side of the Farmers Market that provides a minimum 20 foot driveable surface and proper egress from the building and and pedestrian protection.

4. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Action required- Show the location of the dumpster enclosure for the Farmers Market.

5. The hydrant along the east drive from the parking garage is shown in different locations on various drawings and is not included on the Utility Plan. Provide clarification on its location. Do not place the hydrant in landscaping that can obstruct it from view.

6. Replace the hydrant removed from the intersection of SE 3rd Street and SE Green St.

7. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- The gates shall be provided with a Knox switch or padlock.

8. 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 fire access lanes on the east and south side of the Farmers Market shall be posted.

9. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Action required- Aerial fire lanes are measured by driveable surface, not back of curb. Correct the lane width east of the proposed hotel and south side of the proposed parking garage.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide complete meter pit design.
2. Move backflow preventer into building and replace with RPZ type.
3. Provide calculations to justify 4" water meter. Consider using multiple 2" meters as they don't require a custom pit and are far more cost effective.
(2" meter - 160gpm - \$38,000)
(4" meter - 500gpm - \$183,000))