

DEVELOPMENT SERVICES

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

Date: Tuesday, January 02, 2024

To:

Property Owner: MARION RIDGE SAFETY STORAGE LLC **Email:**

Applicant: WARD DEVELOPMENT & INVESTMENT **Email:** DAVID@SAFETYMINISTORAGE.COM

Architect: MIDWEST ARCHITECTS **Email:** MIKE.MOORES@MIDWEST-ARCHITECTS.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022384

Application Type: Commercial Final Development Plan

Application Name: I 470 Business and Technology Center - Lot 7

Location: 2701 NE MCBAINE 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:

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	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections

1. The change in layout is not acceptable. There is no access to the properties on the north and south and the new access point does not match the access to the other side of McBaine. The location of the dumpster is likely to cause access issues as well and there does not appear to be sufficient room to turn a fire truck around on site.
2. The radii at the entrance should be 35 Ft. Please revise.