

DEVELOPMENT SERVICES

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

Date: Thursday, January 04, 2024

To:

Applicant: LANE4 PROPERTY GROUP

Email: WBUCKLEY@LANE4GROUP.COM

Property Owner: THE CITY OF LEES SUMMIT
MISSOURI

Email:

Property Owner: CITY OF LEES SUMMIT

Email:

Property Owner: CITY OF LEES SUMMIT
MISSOURI

Email:

From: Dawn Bell, Planning Manager

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
------------------------	-----------------------------------	--	-------------

1. I have concerns with the placement of the dumpster on the "shed" site. With the parking stalls being just south of the dumpster enclosure it will get hit by vehicles. Please push the enclosure to the northeast (plan east) so that it is at least even with the parking island.
2. The height of the RTU screening needs to be increase to a minimum of the height of the unit it is screening.

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

1. Please submit an Engineer's Estimate of Probable Construction Costs.
2. Please clarify what is happening with the drainage that now enters the existing multi-grate junction box in the existing parking lot north of City Hall. Where will that drainage be captured? The plans show the junction box being raised and modified to a solid top structure, yet the grates appear shown throughout the plan set.
3. I have concerns about drainage at the north part of what used to be 3rd Street and what will stay 3rd Street. Please provide additional information showing what existing and/or proposed inlets will capture drainage from the site, even if public.

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

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 lane on the east side of the Farmers Market shall be posted.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments