

DEVELOPMENT SERVICES

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

Date: Friday, December 13, 2024

To:

Applicant: Wellner Architects, Inc.

Email: jwellner@wellner.com

Engineer/Surveyor: Phill Nguyen

Email: pnguyen@cmtengr.com

Property Owner: CITY OF LEES SUMMIT

Email:

From: Grant White, Project Manager

Re:

Application Number: PL2024287

Application Type: Commercial Final Development Plan

Application Name: LXT - General Aviation Terminal

Location: 2720 NE HAGAN RD, 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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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<p>1. FLOODPLAIN. Add a note to the plans stating the site's location relative to the 100-year floodplain. Cite the FIRM Panel number and date used to make the determination.</p> <p>2. OIL AND GAS WELLS. Add a note on the plans as to the presence of any active, inactive or capped oil or gas wells on the subject property. Cite the source of the information used to make that determination. MoDNR maintains an online database of wells that may be used and referenced.</p> <p>3. ACCESSIBLE PARKING SPACES/ACCESSIBLE ROUTE. 1) The site plan (Sheet C105) appears to show the bollard in which the ADA signs will be posted located approximately 2' in from the head of the stall, which reduces the effective stall depth so as not to comply with City's minimum 19' stall depth. 2) The site plan show wheel stops at the head of the parking spaces. City ordinance does not allow the use of wheel stops, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. 3) Label the accessible route from the ADA parking spaces to the terminal entrance. Label the slope and cross-slope of said accessible route(s).</p> <p>4. PARKING SPACE DIMENSIONS. The double-row of parking spaces are dimensioned on sheet C131 as having a total depth of 36', which is 18' depth per stall. City ordinance requires a minimum 19' stall depth for all parking spaces, except that stall depth may be reduced by 2' (i.e. 17' stall depth) where the head of the space(s) is/are adjacent to a minimum 6'-wide sidewalk or open area. To illustrate, the easternmost row of parking that fronts onto the landscape area can be reduced from 19' (as currently dimensioned) to 17'.</p> <p>5. MECHANICAL SCREENING. Show/dash-in the location of all ground-mounted and roof-top (RTUs) mechanical units on the site plan and building elevations as is appropriate. Ground units shall be fully screened from view from all directions using evergreen landscaping or masonry walls of a height at least as tall as the units being screened. RTUs shall be fully screened from view using parapet walls of a height at least as tall as the units being screened. Please take into consideration any additional height from any curbs on which the RTUs will sit. Small vent pipes or other roof penetrations shall be painted to blend into the building.</p> <p>6. TRASH ENCLOSURE. Is there any need for an outdoor trash dumpster to serve the terminal? If so, each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. Provide a trash enclosure if one will be employed on the site.</p> <p>7. LANDSCAPE ISLANDS. The landscape plans shows that trees will be planted in certain landscape islands/areas. All tree planting areas shall be a minimum 10' wide, with no tree planted within 4' from the edge of any landscape island/area curb border.</p> <p>8. AIRPORT NAME. Update the drawings to show the new airport name of Kansas City-Lee's Summit Regional" on the building and other signage.</p>			
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. A stormwater memorandum is required. It shall discuss the regional detention basin under construction, and whether the detention basin will be sufficient to manage stormwater detention for this site in accordance with Section 5600 detention requirements. Correction required.
2. Parking lot shall provide sufficient detail to determine whether it meets ADA-accessibility standards. This includes slope callouts, elevation callouts, dimensions, etc. Correction required.
3. If greater than 1 acre disturbed area, a SWPPP is required. Informational comment.
4. Direct connection of private sanitary sewer laterals cannot be made to the public manholes. A cut-in tee is required. Corrections required on all.
5. Domestic water and fire line plans make no sense. You are showing a 2 inch fire line which is less than the minimum 4 inches (more if supported by your water model). You are showing a 6 inch domestic line which is excessive. Correction required.
6. I would like to see better contrast between existing and proposed, especially on the utility plan. Either make the existing features lighter in lineweight, or the proposed features bolder, or both. Correction required.
7. Water line plans do not appear to make sense. For instance, you are showing a 6 inch water main extension for domestic line which is excessive. Correction required.
8. No further review of the water main plans were conducted due to significant discrepancies described above. Recommend a Teams meeting be setup to discuss briefly.
9. Cost estimate for sitework required prior to formal approval. Informational comment.
10. New frame and lid detail is required for all storm lids. Use the new standard detail STM-6 showing the stenciled design to be used for all public and private storm lids. Correction required.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of the FDC on the building.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 2" sprinkler and 6" domestic? Assuming this is just typos, relabel.
2. Specify types of water pipe connections at main.

3. Specify water and sanitary piping materials.
4. Architectural/structural/MEP plans provided are not part of this review.