

DEVELOPMENT SERVICES

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

Date: Tuesday, December 17, 2024

To:

Property Owner: CHOYCE LLC

Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024223

Application Type: Commercial Final Development Plan

Application Name: Newberry Lot 294

Location: 1460 SE BROADWAY 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 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

Claire Byers
(816) 969-1242

Senior Planner
Claire.Byers@cityofls.net

Corrections

1. Comment addressed in response sheet, but looks like missing from uploads.
Provide more information on building exterior siding material. D.1. Building Elevations
- Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.
2. Confirm dumpster enclosure gate material meets code: "solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve"

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. For buildings more than 50 feet from the public water main, a BFPD shall be located in a buried vault installed within 5 feet of the utility easement on the private side (LS 6901 I. Fire Lines). Grade the vault area to drain and provide detailed information indicating how the vault sump will drain. Add standard detail WAT-12 to the plans and account for the BFPD in the estimate.

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 International Fire Code.

The use of the building shall comply with the 2018 Fire Code. Provide information for building permit review.

2. 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.

FDC not shown.

Traffic Review	Erin Ralovo	Senior Staff Engineer 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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1. Architectural/MEP plans have not been reviewed during this process.

Action required: Comment is informational.

2. Unified Development Ordinance Article 8, Section 8.180.F
Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

12/13/2024 - acknowledged in letter. To be field verified.

3. Specify size of water tap at main. Water pipe from main to meter must be 1" with a 1" meter. You can transition to the 1.5" 10' past meter.

12/13/2024 - acknowledged in letter. To be field verified.