

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 5083

Sponsor(s): None

Date: March 5, 2018

SUBJECT	<p>Action Requested</p> <p><input type="checkbox"/> Resolution</p> <p><input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>QCC Development, LLC – Ed Lipowicz - RP-2018-558</u></p>												
<p>BUDGET INFORMATION</p> <p><i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td><td>\$</td></tr> <tr> <td>Amount previously authorized this fiscal year:</td><td>\$</td></tr> <tr> <td>Total amount authorized after this legislative action:</td><td>\$</td></tr> <tr> <td>Amount budgeted for this item * (including transfers):</td><td>\$</td></tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td><td>FROM ACCT</td></tr> <tr> <td></td><td>TO ACCT</td></tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input checked="" type="checkbox"/> No budget impact (no fiscal note required)</p> <p><input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable):</p> <p>Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT		TO ACCT
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PRIOR LEGISLATION	<p>Prior ordinances and (date):</p> <p>Prior resolutions and (date):</p>												
CONTACT INFORMATION	<p>RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577</p>												
REQUEST SUMMARY	<p>Requesting a change of zoning from District AG (Agricultural) on 4.54 ± acres to District GBp (General Business Planned), for a warehouse and storage for construction equipment. The 4.54 ± acres are located In Section 27, Township 48, Range 30, Jackson County, Missouri, aka 31711 E. Colbern Road, and specifically described on Attachment to RLA-1.</p> <p>The Jackson County Plan Commission on February 15, 2018 held a public hearing and accepted testimony pertaining to the request. This request for a change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>												
CLEARANCE	<p><input type="checkbox"/> Tax Clearance Completed (Purchasing & Department)</p> <p><input type="checkbox"/> Business License Verified (Purchasing & Department)</p> <p><input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)</p>												
ATTACHMENTS	<p>See Attachment to RLA-2</p>												
REVIEW	<table border="1"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works</td><td>Date: 2.27.18</td></tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td><td>Date:</td></tr> <tr> <td>Division Manager:</td><td>Date:</td></tr> <tr> <td>County Counselor's Office:</td><td>Date:</td></tr> </table>	Department Director: Brian D. Gaddie, P.E. Director of Public Works	Date: 2.27.18	Finance (Budget Approval): <i>If applicable</i>	Date:	Division Manager:	Date:	County Counselor's Office:	Date:				
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Finance (Budget Approval): <i>If applicable</i>	Date:												
Division Manager:	Date:												
County Counselor's Office:	Date:												

Fiscal Information (to be verified by Budget Office in Finance Department)

- ☐ This expenditure was included in the annual budget.
- ☐ Funds for this were encumbered from the _____ Fund in ____.
- ☐ There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- ☐ Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- ☐ Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- ☐ This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- ☒ This legislative action does not impact the County financially and does not require Finance/Budget approval.

PR-2018-558

ATTACHMENT TO RLA 1:

Description: part of the West Half of the Northwest Quarter of the Southeast Quarter of Section 27, Township 48, Range 30, Except that part lying North of Colbern Road, Jackson County, Missouri, and Except the following described property:

The South 10 acres of the West Half of the Northwest Quarter of the Southeast Quarter of Section 27, Township 48, Range 30, Jackson County, Missouri, more particularly described of follows: Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 27; thence North 01 degrees, 59 minutes, 21 Seconds East, along the West line of the Northwest Quarter of the Southeast Quarter, a distance of 658.42 feet; thence South 88 degrees, 36 minutes, 25 seconds East, a distance of 661.32 feet to the east line of the West Half of the Northwest Quarter of the Southeast Quarter of Section 27; thence South 01 degrees, 56 minutes, 14 seconds West, along the East line of the West Half of the Northwest Quarter of the Southeast Quarter of Section 27, a distance of 658.41 to the South line the Northwest Quarter of the Southeast Quarter of said Section 27; thence North 88 degrees, 36 minutes, 25 seconds West, along the South line of the Northwest Quarter of the Southeast Quarter of said Section 27, a distance of 661.92 feet to the point of beginning. Except those parts taken or used for roadway purposes.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from February 15, 2018

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Site Plan

Randy Diehl gave the staff report:

RE: RP-2018-558

Applicant: QCC Development, LLC, Ed Lipowicz

Location: 31711 E. Colbern Road

Area: 4.54 ± acres in Section 27, Township 48, Range 30

Request: Change of zoning from District AG (Agricultural) to District GBp (General Business-Planned)

Purpose: Applicant is requesting the change in zoning for a warehouse and storage for construction equipment.

Current Land Use and Zoning in the Area:

The zoning in the area is a mix of Agricultural, Residential, General and Local Business. Land use ranges from single family residences within the Agricultural and Residential Estates and Residential Ranchette Zoning districts.

The County adopted zoning in 1943. At the intersection of Buckner Tarsney and Colbern Roads, two areas of Local Business were designated on the zoning map. The southwest corner had a 200' by 350' (1.6 acres) area, and the southeast corner was a 200' by 200' (1.00 acres) area.

In 1979, 16 acres at the Northeast corner of the intersection were rezoned to General Business (Ord. 691). According to the minutes, there were no definite plans for the change. The owners were entertaining on putting in a small shopping center on the property. Citadel Electric Group is operating their business from this location.

In May 1998, 0.73 acres within the Local Business on the west side of the road were rezoned to District GB (Ord. 2805) for used car sales. This location has been used as a store, a restaurant and used auto sales in the past. Presently it is a BBQ restaurant.

3.25 acres at the northwest corner of Buckner Tarsney & Colbern Road were rezoned to General Business. This was in conjunction with the residential zoning that for the Crosstrail Estates subdivision. At this time, there has been no development on this tract.

The applicant is proposing a 12,000 square foot warehouse for the storage of the vehicles and equipment for their construction business.

Staff is recommending the Planned Zoning designation. This would limit the use of the building to the storage of construction equipment and office space. Open storage is prohibited. Any change of the use of the property would require a change of zoning to be granted or an amendment to the Planned Development.

The parking lot is to be hard surfaced with a storm water detention area. There is sufficient room for a waste water system. Entry to the property will be relocated further east across from Citadel's entrance.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Both Buckner Tarsney and Colbern Roads are classified as Minor Arterial roads. Commercial development is required to be along Collector or Arterial level roads.

District GBp (General Business-Planned) is appropriate for the Suburban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RP-2018-558.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for staff?

Mr. Tarpley: So there are three General Business zonings in the area?

Mr. Diehl: Yes

Mr. Crawford: The aerial shows a road right of way.

Mr. Diehl: The County purchased right of way for the realignment of Colbern Road about 15 years ago.

Mr. Antey: Is the applicant here?

Ed Lipowicz: 9707 S. Corn Road, Lone Jack, MO 64070

Mr. Antey: Do you have anything to add to the report?

Mr. Lipowicz: I plan to be minimally evasive regarding visual or traffic coming and going. I'm doing the same as Citadel Electric is.

Mr. Antey: What type of work?

Mr. Lipowicz: Concrete flat work.

Mr. Antey: With the fact that everything is to be stored inside, are you good with that?

Mr. Lipowicz: Yes. That's why we are proposing a building of this size.

Mr. Tarpley: Do you have a pumper truck?

Mr. Lipowicz: Just one tons and trailers.

Mr. Antey: Are there any other questions for the applicant?

There were none

Mr. Antey: Is there anyone else who is in favor of this application?

There were none

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

Michael Roberts: 31909 E. Colbern Road, Oak Grove, MO 64075. I'm to the east of the property. I've been out there for three years now. I'm curious to how many employees, are background checks preformed on these employees. Have much traffic will it add? I can see mounds of gravel and rebar. What time will people be getting out there? So basically, number of employees, number of trucks, hours of operation, things of that nature.

Christopher Sears: 31801 E. Colbern Road, Oak Grove, MO 64075. I didn't get to hear the size of the building.

Mr. Antey: 12,000 square foot building.

Mr. Sears: What is that next to the trees?

Mr. Diehl: That is a future building site. If there is a need for it in the future, it is part of the Planned development.

Mr. Sears: My concern is how many trucks, what type material is going to be outside the building. I'm also concerned about my property value.

Mr. Tarpley: What's on the (subject) property now?

Mr. Sears: It's vacant.

Mr. Diehl: In the General Business district, open storage is prohibited. No even within a fenced off area.

Mr. Terry Noland: 31900 E. Colbern Road, Oak Grove, MO 64075. One of my concerns, is the location of the intersection. I was around when they bought the property. If you go back and look, you'll see is that is a dangerous intersection. That's why they bought the property. You bring concrete trucks, and other vehicles, and starting and stopping at the intersection, it will not decrease that opportunity for accidents. That is a concern. Another thing, the increase traffic flow on that road. The environment, there are deer on that property. It will take away from the aesthetics of the area. The electrical business

has pickup trucks. They take their materials to the site, no loud noises, no coming and going at odd hours. That won't be the case in this scenario.
Will there be any toxic materials stored. Is there going to be gasoline storage to have their vehicles come and go. That won't be safe.

Mr. Antey recalled the applicant to respond to the concerns.

Mr. Lipowicz: As stated there will not be any open storage. Relating back to Citadel. He's got retaining wall and a few semi-trailers. He has multiple vehicles that are visible. If the 12,000 square foot building isn't big enough, we have an area reserved for an additional building.

As for start times, we start at 7:00 am and finish up a day anywhere from 2:00 to 5:00 pm, depending on weather conditions.

In terms of the intersection, since we are already operating in the area already, there isn't going to be any increase in traffic.

We have smaller one ton trucks. We have two dump trucks. We have do not stock pile materials on site. We show up, get what we need out of the shop, leave. Perhaps come back to get something. When days done, put it up, shut the door and go home.

I live in the neighborhood as well. The plan is to build a berm around the property, both for security and aesthetics, as well. With a 8 to 10 feet berm, this should lower the impact of sound for the adjacent properties. I see deer in your yard as well. They go wherever they want.

I plan on doing most of the construction with my own crew, with the exception of putting up the building.

Again, with the traffic impact, we are not increasing that.

We'll have hard surfaced areas, with the drainage designed to drain to the south. When KC&L, who owns the property to the south of this, ever puts in a sub-station, there will be more in the air, so to speak, then what I will have.

I have six employees. We do screen them at hiring. We plan on having a 500 gallon tank for fuel. The other equipment we have is a bobcat, a skid steer, and Georgia buggies.

(at this point the recorder quit working) Mr. Lipowicz was finishing up his testimony answering the concerns of the surrounding property owners.

Mr. Tarpley moved to take under advisement. Mr. Crawford seconded.

Mr. Crawford moved to approve. Mr. Gibler seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Crawford	Approve
Ms. Querry	Approve
Chairman Antey	Approve

Motion Carried 5 – 0.

STAFF REPORT

PLAN COMMISSION

January 18, 2018

RE: RP-2018-558

Applicant: QCC Development, LLC, Ed Lipowicz

Location: 31711 E. Colbern Road

Area: 4.54 ± acres in Section 27, Township 48, Range 30

Request: Change of zoning from District AG (Agricultural) to District GBp (General Business-Planned)

Purpose: Applicant is requesting the change in zoning for a warehouse and storage for construction equipment.

Current Land Use and Zoning in the Area:

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District GBp (General Business-Planned) is appropriate for the Suburban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RP-2018-558.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

RP-2018-558
QCC DEV, LLC





JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

January 3, 2018

RE: Public Hearing: RP-2018-558
QCC Development, LLC

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by QCC Development, LLC for change of zoning from District AG (Agricultural) and District LB (Local Business) on 4.54 ± acres to District GBp (General Business-Planned). The purpose is for a warehouse and storage for construction equipment. The 4.54 ± acres are located In Section 27, Township 48, Range 30, Jackson County, Missouri, at the 31711 E. Colbern Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, January 18, 2018 at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4649.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

Plan Commission January 18, 2018

RP-2018-558

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
55-400-04-03-02-0-00-000	AQUILA INC	PO BOX 418679	KANSAS CITY	MO	64141-9679
55-400-03-13-00-0-00-000	CROPP ROBERT C & VICTORIA R	9520 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-04-17-00-0-00-000	EDWARDS CHRISTOPHER L & ROBERTS MIKE	31909 E COLBERN RD	OAK GROVE	MO	64075
55-400-03-08-00-0-00-000	GUNTER ANTHONY A	9612 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-03-01-00-0-00-000	MARKHAM THEODORE R & BONNIE A	PO BOX 623	GRAIN VALLEY	MO	64029
55-400-04-01-01-0-00-000	NOLAND TERRY D & TANYA D	31900 E COLBERN RD	OAK GROVE	MO	64076
55-400-04-13-00-0-00-000	SEARS CHRISTOPHER L	31801 E COLBERN RD	OAK GROVE	MO	64075
55-400-03-15-00-0-00-000	SNEDEGER DAVID M & MARY C	9604 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-04-02-02-0-00-000	TRIO SYSTEMS INC	31710 E COLBURN RD	OAK GROVE	MO	64075
55-400-04-02-01-0-00-000	TRIO SYSTEMS INC	31710 E COLBERN RD	OAK GROVE	MO	64075-7284
55-400-03-14-00-0-00-000	WILLIAMS VINCENT G & BRENDA K	9524 S BUCKNER TARSNEY RD	GRAIN VALLEY	MO	64029
55-400-04-03-01-0-00-000	MCBRIDE STEPHEN & TERESA	32912 E COLBERN RD	OAK GROVE	MO	64075

**JACKSON COUNTY, MISSOURI
PLANNED DEVELOPMENT ZONING APPLICATION**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. The filing fee (non-refundable) must accompany application.
(Check payable to Manager of Finance)
\$350.00 - Change of Zoning to Residential / Planned Development
\$500.00 - Change of Zoning to Commercial or Industrial / Planned Development

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RP- 2018-558

Date Filed 12-7-17 Date of hearing 1-18-18

Date advertised 1-3-17 Date property owner's notified 1-3-17

Date signs posted 1-3-17

Hearings:	Heard by <u>PC</u>	Date _____	Decision _____
	Heard by _____	Date _____	Decision _____
	Heard by _____	Date _____	Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s)

- a. Applicant(s) Name: Edmund R. Lipowicz, QCC Development, LLC
Address: 9707 South Corn Rd Lone Jack, MO 64070
Phone: 913-208-8233
- b. Owner(s) Name: Steve and Teresa McBride
Address: 32912 E. Colbern Rd. Oak Grove, MO 64075
Phone: 816-536-7474

- c. Agent(s) Name: _____
Address: _____
Phone: _____
- d. Applicant's interest in Property: Under contract for purchase then development
2. General Location (Road Name) 31711 East Colbern Rd
(Southeast corner of Buckner Tarsney and Colbern Rd.
3. Present Zoning LB + AG Requested Zoning GBp
4. AREA (sq. ft. / acres) 4.54 acres, 197,842.55 sq ft
5. Legal Description of Property: (Write Below or Attached 9)
Attached
6. Present Use of Property: Vacant Land
7. Proposed Use of Property: Warehouse / Storage
8. Proposed Time Schedule for Development: Commencing 5/1/18, completed by 8/31/18
9. What effect will your proposed development have on the surrounding properties?
Minimal effect.
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO
If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water District # 13, Meter currently on property, Minimal water usage
 - b. Sewage disposal Will construct on-site self contained waste water system
 - c. Electricity KCP&L currently on site, will upgrade to appropriate service
 - d. Fire and Police protection Lone Jack Fire, Hydrant on site and secondary hydrant 325' away on neighboring tract
12. Describe existing road width and condition: Colbern Rd. 2 lane road, well maintained
13. What effect will proposed development have on existing road and traffic conditions? Ingress and egress traffic will be minimal.
14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

15. PLANNED ZONING APPLICATION SHALL INCLUDE SITE DEVELOPMENT PLAN:

An accurate, legible site plan, drawn to scale and containing the following information:

- a. the legal description of subject property;
- b. the limits, dimensions, and square footage/acreage of property and the development of property adjacent to the area within three hundred (300) feet;
- c. the topography in intervals no greater than ten (10) feet;
- d. general location and width of all proposed streets and public rights-of-way, such as pedestrian ways and easements.
- e. entrances and exits from streets or indication of the criteria for entrance and exit placement;
- f. proposed building layout illustrating the front, side and rear building setback lines.
- g. proposed use of buildings, or a description of the proposed uses by type, character, and intensity;

- h. location and amount of parking or loading, or indication of the proposed parking and loading ratio and the location criteria;
- i. location, type, and size of signs, or indication of the criteria for location, type and size of signs.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Stephen McBride
Teresa McBride

10/31/17
10-31-17

Applicant(s):

Q.C.C. Development, LLC

10/31/17

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 31st day of October, in the year of 2017, before me the undersigned notary public, personally appeared Stephen McBride, Teresa McBride, and Edmund Lipowicz III known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Elaine N. Banks Commission Expires 8/29/2020



ELAINE N. BANKS
My Commission Expires
August 29, 2020
Jackson County
Commission #12566362

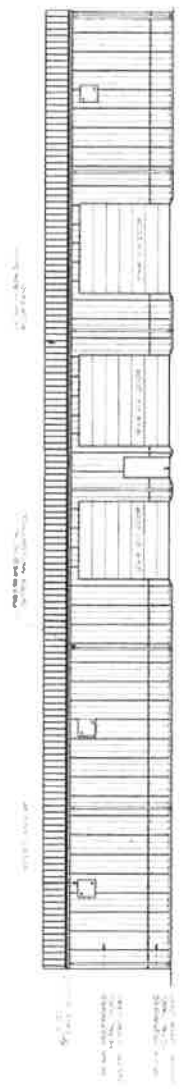








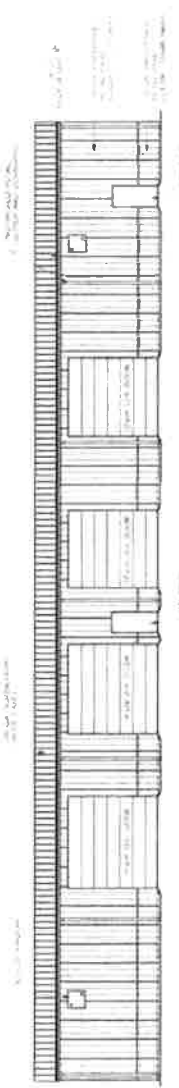




WEST ELEVATION

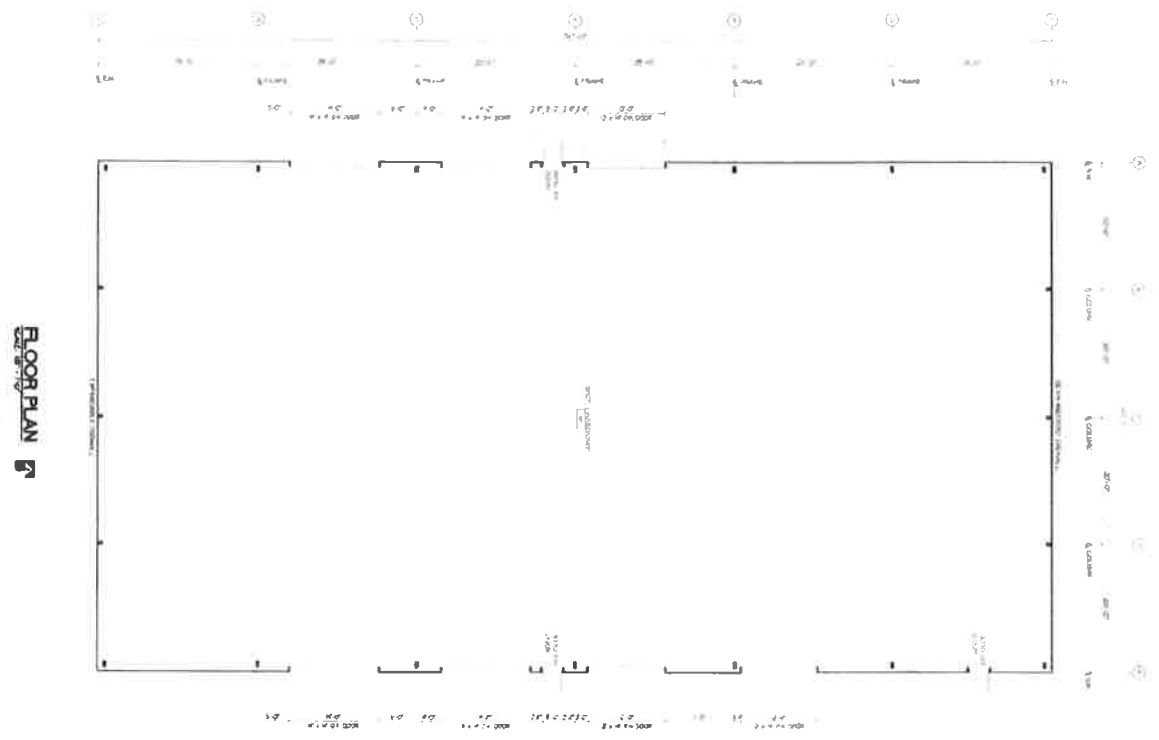


NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION



FLOOR PLAN

<p>A100</p>	<p>DATE: 11/11/11</p> <p>PROJECT: PROPOSED BUILDING</p> <p>DESIGNER: [Name]</p>	<p>PROPOSED BUILDING</p> <p>OCC DEVELOPMENT, LLC</p> <p>3771 E COLBURN ROAD</p> <p>JACKSON COUNTY, MISSOURI</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>NOTES:</p> <p>1. SEE ALL NOTES ON SHEET A101.</p>	<p>DATE: 11/11/11</p> <p>PROJECT: PROPOSED BUILDING</p> <p>DESIGNER: [Name]</p>
	<p>APPROVED FOR CONSTRUCTION:</p> <p>DATE: 11/11/11</p>				



LONE JACK COMMUNITY FIRE PROTECTION DISTRICT

107 West Main Street
Lone Jack, Missouri 64070

Office: 816-697-2018 Fax: 816-697-3730

Email: jfollis@lonejackfire.org

Q.C.C. Development LLC
Mr. Ed Lipowicz
President
9707 S. Corn Road
Lone Jack, MO 64070

11/25/2017

Mr. Lipowicz,

After reviewing the proposed plans for the steel building located at 31711 E. Colbern Road Oak Grove MO, I have found nothing required by the 2009 International Fire Code (IFC) that would deny your request for approval to proceed by the Lone Jack Fire Protection District as proposed in your approval documents presented on November 16th 2017.

The Lone Jack Fire Protection District has (1) one required item that must be complied with, in addition Jackson County Codes Official will also require this as well. The required item is:

- 1) The address must be located on the side of the building facing the street at the entrance (at a minimum). The code requires at LEAST 4" numbers, mounted. The numbers MUST BE in contrasting color than the exterior of the building for ease of location.

The Lone Jack F.P.D. does have a couple recommendations that are for your consideration only. These ARE NOT required, however could lessen the likelihood of a fatality or serious injury in the event of a fire or other catastrophic event. These recommendations are:

- 1) Due to the overall square footage of the building the recommendation is that the building be equipped with a monitored automatic sprinkler system, that would self-activate in the event of a fire. This system would help prevent a small fire from growing into a large devastating fire as the system would alert the Fire Department as soon as the system sensed smoke or the sprinkler head(s) activated.
- 2) Installation of a minimum of (6) six 2A10BC rated fire extinguishers, mounted with signs stating their location. These shall be spaced evenly to prevent no more than 75 walking feet to each extinguisher.
- 3) Installation of combination Exit and Emergency lights located above the "man doors" and inside the restroom. This will assist employees in the event of a loss of power and will assist persons to the nearest exits in the event of smoke filled or dark conditions.
- 4) Installation of a "Knox Box" device to hold entry keys for access of the Fire Department. (For additional information contact the Lone Jack F.P.D.)

If you have any question, or concerns pertaining to any of the above-mentioned items please do not hesitate to contact me at your earliest convenience.

Sincerely,

John J Follis
Fire Marshal

File
Jackson County Codes