

DEVELOPMENT SERVICES

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

Date: Friday, August 29, 2025

To:

Property Owner: FORT WAYNE MATADOR INC **Email:**

Applicant: Interplan LLC

Email: nleblanc@interplanllc.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2025187

Application Type: Commercial Final Development Plan

Application Name: Savers - Lee's Summit

Location: 901 SE LANGSFORD RD, 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:

Required Corrections:

Planning Review	Ian Trefren (816) 969-1605	Planner ian.trefren@cityofls.net	Corrections
------------------------	-------------------------------	-------------------------------------	-------------

1. CMU screen wall details are not present in the application, please include height (compared to that of a typical tractor trailer and enclosed compactor) as well as color to ensure it is matching the existing building.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Erosion and sediment control plan was missing. Provide an erosion and sediment control plan.
2. Show any pavement replacement activities on the site. Ensure a typical pavement section is included, and is shown in accordance with the Unified Development Ordinance in terms of thickness of pavement and subgrade design.
3. Include a cost estimate for erosion and sediment control, and any pavement replacement.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------------------------	---	-------------

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

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.
2. Maintain access to the fire department connection (FDC).

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
------------------------------	------------------------------	---	-------------
