

DEVELOPMENT SERVICES

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

Date: Wednesday, February 18, 2026

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: Dan Finn

Email: dfinn@phelpsengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2026032

Application Type: Commercial Final Development Plan

Application Name: Hyper Energy Bar, 2060 NW Lowenstein Dr. - Streets of West Pryor

Location: 2060 NW LOWENSTEIN 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

Marlene Pardo

Planner

Marlene.Pardo@cityofls.net

Corrections

1. Submission of a fully executed application, bearing the signature of the property owner, is required.
2. Please label the depth of the proposed parking stall along the southwest property line.
3. Please label the dimension of the drive lanes.
4. Identify and label the location of all oil and/or gas wells located on the subject property. If no wells are present, add a note to the plans explicitly stating this and cite the source used to verify that no wells exist.
5. Please provide details on the height of all proposed building and parking lot lighting.
6. Please indicate whether any ground-mounted mechanical equipment is proposed. If so, provide the location, size, and screening material details for all such equipment on the plans. Additionally, submit the manufacturer's specification sheets for all proposed mechanical equipment.
7. Will there be a free standing or monument sign with this building? If so please show the location, size, and type of material of all proposed monument or freestanding signs.
8. Please show the location, size and materials to be used in all screening of rooftop mechanical equipment. Additionally, a dashed line indicating the roof line and rooftop mechanical shall be shown on the elevations as well.
9. Sheets A-2.2 and A-7.1 should be in color.
10. Trash and recycling enclosures shall be constructed of permanent materials, such as textured block, split-faced concrete block, brick, or stone. The colors, materials, and design of the enclosure shall match or be compatible with the dominant architectural materials and design of the principal building on the site. The proposed wood gate does not meet the requirements of this section. Please revise the plans to incorporate a compliant alternative material.
11. Parking stalls shall measure 9 feet in width by 19 feet in depth, or 9 feet in width by 17 feet in depth when the parking space abuts a 6-foot-wide sidewalk or a curbed open green/landscaped area. These dimensions are exclusive of the curb and gutter. Please revise the plans to ensure that parking stall measurements do not include the curb and gutter.
12. CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Please label the proposed curb type to ensure compliance with the UDO.
13. The Finish Schedule on sheets A-2.1 and A-2.2 should include the material class for each proposed exterior material.
14. Per Sec. 8.080, Commercial/Retail Buildings are required to be no less than 18 feet in height, as indicated in Table 8.1-3. Please revise the proposed building height to comply with the minimum UDO standards. Any deviation from this standard will require a modification granted by the City Council through the Preliminary Development Plan process.
15. Drive-through restaurants are required to provide a minimum queueing capacity of four vehicles at the order board and an additional four vehicles at the first service window. Based on the submitted plans, it does not appear that this requirement is being met. Please revise the plans to ensure compliance with the minimum queueing standards as specified in Table 8.2 of the UDO. Any deviation from this standard will require a modification granted by the City Council through the Preliminary Development Plan process.
16. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.

17. Please provide details regarding the proposed height of the parking lot lighting.

18. All signs must comply with the sign requirements as outlined in the sign section of the UDO and will be permitted by separate application.

19. To enhance the pedestrian-oriented character of the site and further promote walkability, staff recommends incorporating a customer bench seating area at the pedestrian entrance on the east side of the building. Providing seating in this location would create a more welcoming and functional entry point, support pedestrian activity, and contribute to a more inviting streetscape environment.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A stormwater memorandum discussing the regional detention was missing. Please provide a short stormwater memorandum discussing why on-site stormwater detention is not required due to regional detention being provided.

2. Sheet C101: a. Finish the note sections with references denoted by "xxxx". b. Provide a note stating the contractor to supply a jointing pattern for the concrete, or alternatively, provide a site-specific jointing pattern for the pavement.

3. Sheet C300: a. Label the existing City manhole number. In this instance, the City manhole number is #21-137. b. The 6 inch private sanitary lateral shall be connected to the public sanitary sewer line via a wye connection, not a direct-connect to the manhole. As an alternative, an 8 inch line may be allowed to direct-connect to the manhole, provided the drop is no more than 2 feet. c. Domestic water service is not shown in a normal manner. Typical installation would show a tap at the 8 inch line during construction phase rather than prior. Is this domestic water line already existing? If so, what materials and size? d. The water meter should be placed near the sidewalk to facilitate access to Water Utilities personnel. e. Our GIS records indicate the existence of a pre-existing sanitary sewer lateral to the northwest. Have you explored this? If so, please use the existing sanitary sewer lateral, or properly abandon the existing lateral. f. Note for W2 should be revised to include "...a minimum distance of 10 feet copper line is required from the meter to the HDPE transition."

4. Sheet C500: a. The City of Lee's Summit requires the use of KCMMB mix for all pavement whether public or private. Please revise.

5. A cost estimate is required prior to formal approval. The estimate shall be itemized and sealed by a design professional licensed in the State of Missouri.

6. A SWPPP is required if the disturbed area is greater than 1 acre.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Show the location of nearby hydrants.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Water piping serving 1" meter must be 1" copper from connection to 8" C900 stub to 10' past meter.