

Date: March 11, 2026

To: City of Lee's Summit

From: Daniel Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments  
PL2026032  
Hyper Energy Bar – 2060 NW Lowenstein Dr – Streets of West Pryor  
PEI #250040

Planning Review

Marlene Pardo

Planner

[Marlene.Pardo@cityofls.net](mailto:Marlene.Pardo@cityofls.net)

Corrections

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1. Submission of a fully executed application, bearing the signature of the property owner, is required.

Response: Completed application signatures included with the resubmittal.

2. Please label the depth of the proposed parking stall along the southwest property line.

Response: Acknowledged. The existing and proposed parking stall lengths along the southwest property line have been labeled on Sheet C101 and meet the City's requirement listed below.

Per the City UDO Section 8.620.C, parking spaces shall not be less than 9 feet wide by 19 feet long or, where abutting a 6 foot wide sidewalk or curbed landscape island, 9 feet wide by 17 feet long. Measurement shall be from face of the curb.

Note: All dimensions are measured to back of curb so dimension in parking spaces, when adjacent to curb, is reduced by 0.5 ft.

3. Please label the dimension of the drive lanes.

Response: Acknowledged. The existing drive lanes have been dimensioned and meet the City's requirement listed below.

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 plan explicitly stating this and cite the source used to verify that no well exist.

Response: Note added to Sheet C000. There no oil and/or gas wells present.

5. Please provide details on the height of all proposed building and parking lot lighting.

Response: Parking lot lights have a 2 ft base and 20 ft pole for a total height of 22 ft. This has been noted on the revised photometric plan for clarity. The building's mounted sconces have been removed.

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.

Response: There is not any ground mounted 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.

Response: There is not a free standing or monument sign with this building.

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.

Response: Sheet A-1.4 has been updated to include notes on screening material as well as location. Sheets A-2.1 and A-2.2 have been updated to show roof line and mechanical equipment dimensions/ heights.

9. Sheets A-2.2 and A-7.1 should be in color

Response: Sheets A-2.1, A-2.2 and A-7.1 have been updated to be shown 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.

Response: Enclosure will be constructed with split-faced concrete block; colors and additional notes have been added to demonstrate cohesion with the main building's architectural materials.

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.

Response: Acknowledged. The existing and proposed parking stall lengths along the southwest property line have been labeled on Sheet C101 and meet the City's requirement listed below.

Per the City UDO Section 8.620.C, parking spaces shall not be less than 9 feet wide by 19 feet long or, where abutting a 6 foot wide sidewalk or curbed landscape island, 9 feet wide by 17 feet long. Measurement shall be from face of the curb.

Note: All dimensions are measured to back of curb so dimension in parking spaces, when adjacent to curb, is reduced by 0.5 ft.

12. CG-1 concrete curbing is 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.

Response: Plan updated to callout type CG-1 curb & gutter where adjacent to asphalt. This is noted with Keynote A on Sheet C101. Lee's Summit detail sheet GEN-4 included on Sheet C503 and referenced in Keynote A. Where adjacent to concrete pavement, a 6" monolithically poured curb will be installed meeting the City's standards. The monolithically poured curb in called out by Keynote B on Sheet C101.

13. The Finish Schedule on sheets A-2.01 and A2.2 should include the material class for each proposed exterior material.

Response: Finish schedules have been updated to include material classes.

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.

**Response:** Plan has been updated to show increase in building height.

15. Drive-through restaurants are required to provide a minimum queuing 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 queuing 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.

**Response:** The drive thru traffic has been revised to be counterclockwise for both windows. A directional and menu sign is included at the split. Do not enter signage and striping has been added at the drive thru exit for clarity. This will provide stacking that exceeds the City's requirements. Hyper Energy Bar uses this setup in an existing location with success.

16. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.

**Response:** Acknowledged. Details included on Sheet C500 per ADA requirements. Slopes documented on Sheet C201 and C202 meeting ADA requirements.

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

**Response:** Parking lot lights have a 2 ft base and 20 ft pole for a total height of 22 ft. This has been noted on the revised photometric plan for clarity. The building's mounted sconces have been removed.

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

**Response:** Acknowledged.

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.

**Response:** Given the minimal available space outside of the pickup window, we have added a bench near the proposed parking spaces. We feel this will be the optimal location for a bench.

**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.

**Response:** See included stormwater memo.

2. Sheet C101: a. Finish the note sections with references denoted by “xxx”. 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.

Response: Keynote references updated accordingly. Note added to Sheet C101 ensuring that the contractor will provide a jointing pattern for concrete on C101.

3. Sheet C300:

a) Label the existing City manhole number. In this instance, the City manhole number is #21-137.  
Response: Labeled accordingly.

b) The 6 inch private sanitary lateral shall be connected to the public sanitary sewer line via a wye connection, not a direct connection to the manhole. As an alternative, an 8 inch line may be allowed to direct-connect to the manhole, provided the drop in no more than 2 feet.

Response: Based on records provided by seller, an existing 4” stub has been extended for this development. The existing stub has been added to the plans and the proposed sewer routing has been revised to connect to the stub.

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?

Response: Based on records provided by the seller, an existing 8” private water line has been extended to the site for water service (similar to the building to the north previously developed). The new service will connect to this 8” line, reduce down to the required size, install a new meter (near the eastern sidewalk), and then route to the building. See the revised utility plan.

d) The water meter should be placed near the sidewalk to facilitate access to Water Utilities personnel.

Response: Acknowledged. See the updated utility plan.

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 pre-existing sanitary sewer lateral, or properly abandon the existing lateral.

Response: Based on records provided by seller, an existing 4” stub has been extended for this development. The existing stub has been added to the plans and the proposed sewer routing has been revised to connect to the stub.

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.”

Response: Acknowledged. Water Keynotes W1 and W2 updated accordingly.

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.

Response: Acknowledged. KCMMB concrete is specified on Detail Sheet C500, Paving Specifications Detail, Note #8.

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.

Response: Acknowledged. See included cost estimate.

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

**Response:** Limits of disturbance is less than 1 acre.

<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer <a href="mailto:Erin.Ralovo@cityofls.net">Erin.Ralovo@cityofls.net</a>	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief <a href="mailto:Jim.Eden@cityofls.net">Jim.Eden@cityofls.net</a>	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.

**Response:** Acknowledged. Note added to Sheet C301.

2. IFC 507.5. – Where a portion of the facility or building hereafter constructed or moved into or within 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 of building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Show the location of nearby hydrants.

**Response:** Acknowledged. The existing hydrants are shown on the new Fire Protection Plan, Sheet C301, with hose reach routing distances included for fire department review.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner <a href="mailto:Joe.Frogge@cityofls.net">Joe.Frogge@cityofls.net</a>	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.

**Response:** Acknowledged. Water Keynotes W1 and W2 updated accordingly.