

DEVELOPMENT SERVICES

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

Date: Tuesday, March 24, 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. Parking spaces in the southwest can be reduced to 17 feet depth to minimize the overhang.
2. The minimum parking lot drive aisle width for two-way traffic is 24 feet of actual pavement and must be measured exclusive of curbs and gutters. In areas where the aisles are flanked by islands and other curbs. Revise the plans by pulling the curbed areas back to provide a total of 24 feet of actual pavement width
3. Detail MTL-4 on sheet A-2.2 needs to label the opacity of the material and its intended use.
4. Please clarify if the parking spaces adjacent to the dumpster is employee only.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. See previous applicant letter. There are questions about the existing water main entering the property. Are you planning on installing a private fire hydrant on this line? If so, a backflow vault and backflow assembly is required on the property. Otherwise, this line should be abandoned. If a fire hydrant and backflow assembly is being installed, a tap is required just prior to the backflow vault and valve. If no fire hydrant is desired or required, a tap should be provided at the main beneath the private drive, and the 8 inch line entering the property should be properly abandoned.
2. Recommend a Teams meeting with Water Utilities and Development Engineering to discuss the above issue with the water line.

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.

The accessible hydrant location does not meet the 300 foot requirement.

Show the location of nearby hydrants.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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