



City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Wednesday, April 24, 2013

To:

Property Owner: DACUR
INVESTMENT COMPANY INC

Email: <NO EMAIL>

Fax #: <NO FAX NUMBER>

Applicant: PHELPS ENGINEERING,
INC - Judd Claussen & Jeff Laubach

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Architect: BRR ARCHITECTURE -
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Other: CURRY REAL ESTATE -
Mike Sweeney

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Other: JOHNSTON BURKHOLDER
ASSOC. - Jason Hendrix

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From: Chris Hughey, Planner

Re:

Application Number: PL2013023

Application Type: Commercial Final Development Plan

Application Name: FREDDY'S FROZEN CUSTARD & STEAKBURGERS

Location: 194 NW OLDHAM PKWY, LEES SUMMIT, MO 64081

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit six (6) full size copies and one (1) half size copy (11"x17" or 12"x18") of revised drawings, folded individually (or in sets) to 8-1/2"x11" to the Department of Planning and Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Planning Review

Chris Hughey
(816) 969-1603

Planner

Christopher.Hughey@cityofls.net

Approved with Conditions

1. Please note only Sheets, C001, C1, C2, C3, C4, C5, C6, C6.5, C7, C8, G001, L001, L002, AS101, A104, A201, and A202 are required to be resubmitted for this Final Development Plan application as stated above in the Review Status section.

2. Recommendation only. Staff wanted to note that the Goodyear northern parking spaces back out towards the Freddy's drive-thru lane near the pick up window. Staff recommends considering adding a parking lot island to aid with circulation and act as a buffer between the two traffic movements while maintaining a gap in the island to allow KCP&L access to the transformer at the rear of the building. Please note this is only a recommendation.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. There were several missing sheets in the re-submittal package. These sheets include C1, C2, C4, and C5.
2. The erosion control plan should be renamed as the Erosion and Sediment Control Plan.
3. The Erosion and Sediment Control Plan shows silt fence details which are no longer valid in the City of Lee's Summit. The City only allows the slit method for installation rather than the trenched-in method as shown.
4. The electrical transformer is still shown within 6.5 feet of the existing public sanitary sewer line. The City may be able to lower the distance to 10 feet, but not 6.5 feet.
5. The menu board is shown within 1.5 feet of the sanitary sewer line. Although 15 feet is the minimum distance as specified in the Design and Construction Manual, the City is willing to allow a minimum distance of 10 feet in this instance.
6. General comment: Based on the above comments concerning the sanitary sewer line and the minimum spacing requirements, it would appear that the site plan needs to be modified or the sanitary sewer line will need to be relocated to meet the minimum spacing.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.
2. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The FDC is not shown on the plans. If located on the southwest corner of the building it will meet the requirement.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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