

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, July 23, 2013

**To:**

**Property Owner:** DACUR INVESTMENT  
COMPANY INC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** PHELPS ENGINEERING, INC

**Email:**

jclaussen@phelpsengineering.com

**Fax #:** (913) 393-1166

**Architect:** BRR ARCHITECTURE

**Email:** kathy.kem@brrarch.com

**Fax #:** (913) 262-9044

**Other:** CURRY REAL ESTATE

**Email:** msweeney@curryre.com

**Fax #:** (816) 452-4757

**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 8-½"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	Corrections
-----------------	--------------------------------	--	-------------

---

1. Add material color labels to the exterior materials on Sheets A201 & A202, or submit a revised color rendering sheet with the updated materials and colors. Please note Sheets A301, A302, A303, A304, and A501 do not need to be included with the resubmittal to Planning and Development Department.

2. Provide a revised detail or color rendering of the trash enclosure with the new materials cited in the narrative received July 10, 2013.

3. To accommodate the Public Works Department request to move the deciduous trees along the rear of the building away from the underground utility lines; Planning Department staff would suggest moving them to the long landscaping island that runs from the driveway off of Oldham Pkwy. or to the 2 islands near the trash enclosure.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------	---	-------------

---

1. The Engineer's Estimate of Probable Construction Costs must be revised for this project to include the additional pavement, curb and gutter, water line, and other items (i.e., new sanitary sewer if necessary) needed to complete the work. A credit will be applied for the amount already paid for this project.

2. Sheet L001 shows two (2) large trees within five (5) feet of the 10" sanitary sewer line. These trees must be moved a minimum of five (5) feet from the sanitary sewer as measured from the outside diameter of the pipe and the outside diameter of the tree trunk.

3. It appears that additional appurtenances are being proposed within the sanitary sewer easement, including a rectangular feature next to the menu board. It appears this rectangular feature is directly on top of the sanitary sewer which is not allowed if it is a structure.

4. It appears that the "preview board" is now one (1) foot from the sanitary sewer line rather than the previous distance of thirteen (13) feet. Public Works had previously granted a waiver for a limited amount of sanitary sewer encroachments on this site, but it now appears that the applicant is proposing to increase the amount of encroachments to the sanitary sewer line to an unacceptable level.

5. The menu board which was previously approved to be within three (3) feet of the 10" sanitary sewer is now directly on top of the sanitary sewer. This is not allowed.

6. An alternative to moving the rectangular feature, message boards or order boards, the City would allow the applicant to install a new sanitary sewer line around these encroachments. This would require a new easement for the new sanitary line.

7. If the applicant desires to install a new sanitary sewer around these encroachments, a portion of the existing easement would need to be vacated prior to occupancy.

8. If the applicant desires to install a new sanitary sewer around these encroachments, a separate set of engineering plans will be required for the new segment of sanitary sewer line and associated manholes.

9. As a general comment, the existing sanitary sewer easement should be shown on all sheets.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
--------------------	----------------------------	--	-------------

---

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

---