

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, March 31, 2015

**To:**

<b>Applicant:</b> TEMP-STOP #112	Email: TERRY@TEMPSTOP.COM	Fax #: (816) 347-1732
<b>Property Owner:</b> GREEN MILL II LLC	Email:	Fax #: <NO FAX NUMBER>
<b>Architect:</b> CRAIG LUEBBERT - CL ARCHITECTURE	Email: CRAIG@CLARCHITECTURE.COM	Fax #: <NO FAX NUMBER>

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2015016  
**Application Type:** Commercial Final Development Plan  
**Application Name:** TEMP STOP CANOPY ADDITION  
**Location:** 1125 NE DOUGLAS ST, LEES SUMMIT, MO 64086

---

**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 regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
------------------------	----------------------------	----------------------------------	-------------

---

1. Please provide documentation from KCP&L confirming their agreement to allow the canopy addition to encroach into their electric and communication lines easement.
2. Include vicinity map with north arrow indicating the location of the property within the City.
3. Provide area of land in square feet and acres.
4. Label the right of way and right of way width of NE Douglas St.

5. Show the existing sidewalk along Douglas and label its width.
6. Provide sufficient dimensions to indicate relationship between the canopy and the adjacent building and property line.
7. Provide note regarding location of oil and/or gas wells within the subject property.
8. Provide location, height, intensity and type of lighting fixtures being proposed for the canopy addition.

Please refer to Unified Development Ordinance Section 7.280 - Canopy and Drive Thru Lighting for specific standards.

9. Provide manufacturers specification sheets for lighting being proposed as part of the canopy addition.
10. Provide a photometric plan indicating foot candle levels for the new canopy area, including the area under the canopy. See Section 7.280 of the UDO for the under-canopy lighting level requirements.
11. Provide an elevation showing the east/west facing sides of the canopy, and an elevation for the north/south facing sides of the canopy.

Provide notations indicating building materials to be used on exteriors and roofs.

12. Additional signage to be placed on the canopy addition must be approved through a separate application with the City.

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

---

1. Please add a note which states "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Constuction Manual shall prevail."
2. Has there been any communication with the easement holder (i.e., easement recorded in Book I-3201 and Page 132)? The plan says "see note #10", but it does not appear that there are any notes on the plans. The new canopy will be encroaching upon the easement, and this may be an issue.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	------------------------------------------	--------------------------

---

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 2012 International Fire Code Chapters 23 and 57.
2. IFC 105.6.20- A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities

subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

A Hazardous Materials permit application may be obtained from the fire department. Include tank and pump specifications, MSDS .

3. The installation of underground fuel storage tanks (UST's) shall comply with the 2012 International Fire Code and the requirements of the Missouri Department of Natural Resources.

4.

2303.1 Location of dispensing devices.

Dispensing devices shall be located as follows:

1. Ten feet (3048 mm) or more from lot lines.

2. Ten feet (3048 mm) or more from buildings having combustible exterior wall surfaces or buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance-rated assembly or buildings having combustible overhangs.

Exception: Canopies constructed in accordance with the International Building Code providing weather protection for the fuel islands.

3. Such that all portions of the vehicle being fueled will be on the premises of the motor fuel-dispensing facility.

4. Such that the nozzle, when the hose is fully extended, will not reach within 5 feet (1524 mm) of building openings.

5. Twenty feet (6096 mm) or more from fixed sources of ignition.

Confirm compliance with Item #4 and any openings on the north side of the building.

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

---