

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, December 14, 2015

**To:**

**Applicant:** DRAW ARCHITECTURE -  
GRAHMA STILL

Email: GRAHAM@DRAWARCH.COM

Fax #: (816) 531-8305

**Property Owner:** 3RD STREET  
RESTAURANT ASSOCIATES LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2015176

**Application Type:** Commercial Final Development Plan

**Application Name:** 3RD STREET SOCIAL

**Location:** 123 SE 3RD ST, LEES SUMMIT, MO 64063

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**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.

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**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:**

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

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1. Provide completed Ownership Affidavit Form.
2. Please submit a filing fee of \$600 (0-5 acres) for the application. No further review by City staff will take place until this is completed.
3. Include a north arrow on the plan sheets. The plan shall be oriented so north is to the top or to the right side of the sheet.
4. Include a vicinity map with north arrow indicating the location of the property within the City on sheet A100.

5. Include the area of land for the project in square feet and acres, and include approximate dimensions of the lot.
6. Label the typical dimensions of all parking spaces, accessible spaces, drive aisles and driveways.
7. According to Sheet A200, a mural/painted wall sign is being proposed for the western building elevation.

In order to clarify the difference between a mural and a painted wall sign per the City's sign ordinance, see the following definitions of each:

**Mural:** A design or representation painted, drawn or sculpted on the exterior surface of a building or other structure. A mural does not identify an occupant of a premise or relate solely to the use, business, establishment, or profession conducted, or to a principal product or service sold, offered, provided, or produced.

**Painted wall sign:** Any sign painted, drawn or sculpted on the exterior surface of a building or other structure depicting any business, service or product.

The basic difference between the two is that a painted wall sign promotes the goods or services offered by a particular business (commercial), while a mural does not (non-commercial), and there are differing requirements that need to be met for each according to the ordinance.

Will the proposed wall sign/mural be promoting the goods or services offered by the business?

As a general note, the City is currently in the process of updating its development ordinance dealing with murals and painted wall signs. Other signage may be approved by separate application, however the proposed mural/wall sign will not be able to be approved until after the subject ordinances are approved by the Lee's Summit City Council.

8. Provide manufacturer's specification sheets for all proposed windows and doors.
9. Provide an elevation of the eastern exterior of the building, and include any proposed modifications that will occur as a result of the proposed project. If no changes to this elevation, please note that.
10. Colors of all exteriors including walls, trim, accents, roofs, mechanical equipment, etc., shall be indicated on the final development plan. Provide this information.
11. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.
12. The proposed ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
13. Where will the exterior trash enclosure(s) be placed, as I do not see them indicated on the plans? In order to meet UDO requirements, all exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.
14. A photometric plan shall be required for all new development, redevelopment, parking lot development or expansion where new outdoor lighting is proposed or when otherwise required by the Director. The photometric plan shall be prepared by a lighting professional that is certified by the National Council on Qualifications for the

Lighting Professions (NCQLP), or a State licensed professional engineer, architect, landscape architect or land surveyor. Please refer to UDO Section 7.230 for plan requirements.

15. Is any new parking lot lighting being proposed? If so, please refer to UDO Section 7.250 for specific parking lot lighting requirements.

16. All proposed signage will need to be approved by separate application.

17. On Sheet A200, please label the height of the fence around the outdoor patio area. According to the UDO, outdoor patios/decks associated with stand-alone and pad site businesses shall be 4 foot high security fencing around the patio/deck area when no residential adjacent property exists.

18. The north ingress/egress has a metal frame bolted to the building and concrete steps that appear to have been installed to provide structural support. Is this going to be left in place or removed as part of the renovation?

**Engineering Review**

John Barker

John.Barker@cityofls.net

Corrections

1. General Site Note 1 - Show locations of demolition in the plan

2. Utility Note under Descriptions - Note indicates that the utilities must "...be confirmed by the design professional prior to designing any improvements..." Did the design professional do that?

3. Show and label all easements in the plan. Labels should be consistent with the easement names in the DESCRIPTION.

4. Show extents of Lots 1A and 2 that are referenced in the Cross Access and Sanitary Sewer Easements in the Description.

5. Show locations of existing storm sewer inlets.

**Fire Review**

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 .

See Building Permit Plan Review for comments.

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments