

**PLANNING AND DEVELOPMENT**

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

**Date:** Friday, May 05, 2017

**To:**

**Architect:** SULLIVAN PALMER ARCHITECTS

Email: JIM@SULLIVANPALMER.COM

Fax #: <NO FAX NUMBER>

**Applicant:** PKS REALTY LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2017099

**Application Type:** Commercial Final Development Plan

**Application Name:** B&J FOOD SERVICE, INC. - BUILDING ADDITION

**Location:** 2301 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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 Permitting and Plan Review Division of the Planning and 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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1603	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please include vicinity map with north arrow indicating the location of the property within the city on the site plan.
2. Please label location of the 1% Annual Chance Flood, as set forth on the current FEMA maps with reference to the panel number. If none are present on this property please add note to that effect.
3. Please label surrounding properties with existing uses and zoning.
4. Please provide photometric diagram indicating the foot candle levels throughout the site and at the property lines.
5. Please add the total impervious coverage to the site data table.
6. Please add the Floor Area Ratio to the site data table.
7. Please provide the total floor area of the existing building.
8. Please label the depth of the proposed parallel parking spaces.
9. CG-1 concrete curbing is required around all parking areas. Please label the type of curb proposed for the head of the proposed 3 new parking spaces next to the existing building.
10. The location of the 3 proposed new parking spaces looks to be replacing the current dumpster storage area. If this is the case please advise of the new location where the dumpster will be located.
11. It was discussed in the pre-application meeting that the 5 new parking spaces need not be built at this time if the parking demand isn't there. The spaces can be grayed in and call out as "Future Parking Spaces". Please confirm if the spaces are to be constructed now or in the future if and when needed.
12. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction. Please provide proof of submitted FAA Form 7460.
13. Please clarify if the large overhead door on the north side of the proposed addition will be used as a loading dock area.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Provide a Site Grading Plan.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 2012 International Fire Code.

For information only. Building components to be reviewed during Building Permit plan review.

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