

PLANNING AND DEVELOPMENT

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

Date: Wednesday, October 04, 2017

To:

Applicant: FREEDOM ENTERPRISES LLC

Email: BOUWENSContracting@gmail.com

Fax #: <NO FAX NUMBER>

Engineer: PHELPS ENGINEERING, INC

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Fax #: (913) 393-1166

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Property Owner: RAINTREE INVESTORS LLC

Email:

Fax #: <NO FAX NUMBER>

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2017201

Application Type: Commercial Final Development Plan

Application Name: SCOOTERS COFFEE

Location: 805 SW M 150 HWY, LEES SUMMIT, MO 64082

Electronic Plans for Resubmittal

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 Development Services 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. 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:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Data Table:

- Add FAR- see Sec 5.270 of the City's Unified Development Ordinance (UDO)
- Add Impervious Coverage Square Footage and Percentage

2. Trash Enclosure:

Provide a detail for the proposed trash enclosure. The enclosure shall be constructed of masonry walls and solid steel gates painted a color complementary to the enclosure walls and building the enclosure serves.

3. Mechanical equipment:

- Roof-top equipment is showing on south building elevation-see Sec 7.180.E.
- Dash in the RTU on the west building elevation on Sheet A-201.

4. Material:

The building elevations show the use of wood lap siding. Wood is not an allowed building material that staff can approve. Wood may only be used with Planning Commission and City Council approval through the public hearing process. Staff suggests using a fiber cement lap siding as an alternate material to achieve a wood appearance. Other approved materials-see Sec 7.170.

5. Lighting:

- No lighting information is provided or shown on the plans. Parking lot lighting shall be provided in accordance with Section 7.250. Are any wallpacks proposed? Show parking lot lighting and wallpacks on the site plan and building elevations as appropriate.
- A photometric plan shall be provided in accordance with Sectino 7.230.
- Cut sheets for all exterior light fixtures shall be provided for review and approval. See Sections 7.220 through 7.270 for all exterior lighting requirements.

6. Surrounding property information:

Label the existing zoning and land use information for the adjacent properties to the east and south.

7. Signage:

Will you have any way-finding or monumnet signs? All signage will comply with the requirements of Article 13 of the UDO.

8. ADA Signage:

Revise the handicapped sign detail on Sheet C7 to indicate a mounting height of 3' minimum and 5' maximum above grade, measured to the bottom of the sign.

9. A-201 Scale:

Scale is labeled incorrectly on J13 and A13

10. Lot Line:

Please make lot line darker to emphasize separation between Lots 4 and 5.

11. Recommendations:

Sidewalk connection from proposed sidewalk along SW Lemans Lane to building?

Sidewalk connection between building and parking to designate safe crossing for pedestrians to cross drive-through?

Installing some type of outdoor seating?

Installing a bike rack?

12. PAVEMENT DETAIL. Provide a parking lot pavement detail. The pavement design is governed by Section 12.120.F.

13. PARKING LOT SCREENING. Parking lot screening shall be provided along the north side facing M-150 Hwy. Screening shall be provided to a height of 2.5' using evergreen shrubs at a rate of 12 shrubs for every 40 linear feet of parking lot frontage.

14. SCALE. Correct the listed scale for the north and south elevations on Sheet A-201. The scale is listed as 3"=1', rather than the correct scale of 3/8"=1'. The east and west elevations list the correct scale.

15. PARKING LOT CONNECTIVITY. As discussed in the pre-application meeting, the proposed parking lot needs to provide a connection to the existing shared driveway access currently serving the bank to the west. The shared drive/cross-access between the bank lot, the subject lot and the vacant lot to the east was shown and approved on the preliminary development plan for the center.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Include pavement design meeting the requirements of Unified Development Ordinance (UDO) Article 12, "Parking".

2. Provide a pavement design for the commercial entrance (i.e., now labeled as "private street"), and ensure it follows the standards for a commercial collector in Section 5200 of the Design and Construction Manual, Table LS-2 or LS-3. Ensure the entrance is constructed of 8" KCMMB from the sawcut in the pavement, to the right of way line.

3. Please provide a specific design (i.e., not a generic design) of each ADA-accessible ramp within the right of way, which includes the fourteen (14) bullet point design details contained in Section 5304.8. Ensure the design meets the standards listed on Table LS-5 of Section 5300.

4. Label the wye to be cut in at the connection to the existing sanitary sewer.

5. Include energy dissipation at the flume discharge to prevent erosion.
6. Provide the SWPPP.
7. Consider relocating the trash enclosure. The current location could cause safety concerns if used when vehicles are present.
8. Non-Setback Curb Inlets are not allowed, please revise.
9. Provide separation at the water line - storm sewer crossing.
10. Include a fire line with backflow preventor vault.
11. Remove reference to Johnson County Wastewater from Utility Note 7.
12. Review details to be either City of Lee's Summit or APWA current details, or private details that meet the City requirements. Delete the City of Olathe Non-Setback Curb Inlet detail.
13. Submit an Engineer's Estimate of Probable Construction Costs.

Fire Review	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.
2. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

For information only.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Connect to the shared driveway.
2. Recommend moving the drive thru to the opposite side of the building to minimize conflicts with walk-up, employee, and other traffic.
3. Add a bike rack and consider seating area.