

**DEVELOPMENT SERVICES**

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

**Date:** Friday, July 12, 2019

**To:**

**Property Owner:** M&I MARSHALL & ISLEY BANK      Email:  
Fax #: <NO FAX NUMBER>

**Applicant:** FIRST STREET DEVELOPMENT      Email: CHRIS@FIRSTSTREETDEV.COM  
Fax #: <NO FAX NUMBER>

**Engineer:** BHC RHODES      Email: JEFF.BARTZ@IBHC.COM or  
PATRICK.JOYCE@IBHC.COM  
Fax #: (913) 663-1633

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019166  
**Application Type:** Commercial Final Development Plan  
**Application Name:** TACO BELL - WOODS CHAPEL  
**Location:** 851 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

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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 shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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.

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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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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3. The approved preliminary development plan has an ordinance requirement that all buildings shall incorporate "prairie style architecture". This will be required for this development. If "prairie style architecture" is not desired, the application would need to go through a preliminary development plan for approval for the desired style of architecture.

In order to achieve a more "prairie style" appearance additional alterations are needed. Staff suggests removing the tower element, extending the canopy line around and converting the metal canopies into a low roofing system with shingles. The proposed metal tower is not compatible with "prairie style", furthermore, staff could not administratively approve the amount of metal proposed.

4. The asphalt pavement details doesn't meet the UDO requirements. The 6-inch subgrade should note that it's stabilized.

Coordinate this comment with engineering comment regarding pavement thicknesses.

9. On Sheet C0.0, revise the contacts for Planning and Development and Codes Administration. These two departments are now combined into one, which is Development Services. The 969-1200 numbers are accurate.

The phone number for Development Services is 816-969-1200, please revise.

Remove Sue Pyles name reference for Public Works.

Remove Joe Frogge's name reference for Water Utilities.

11. Staff is requesting the canopy/awning area on the north and east elevations be wrapped around the entire width of the fiber cement paneled area on the north and west elevations. Extending the canopies will meet the requirement for horizontal and vertical features to break up the wall planes.

See related comment regarding the canopy.

The elevations are not labeled correctly, please revise.

13. All signs require a separate sign permit submittal and approval through the Development Services Department.

14. The building elevations for the coffee shop need to be revised to include more "prairie style" architecture".

Wood lap siding is not an approved exterior building material for a commercial district.

Label the proposed colors for the coffee shop building.

16. Label the utility easements, access easements, and platted build lines on all sheets. Any proposed trees within the easements will need to be revised to an ornamental species.

Label these easements on sheet L1.0.

Why are trees proposed offsite along the Woods Chapel frontage? All trees must be on the private lot.

17. Provide the manufacturer's specifications for all proposed exterior lighting.

These were not received.

18. Is the parking lot pole height of 25 feet inclusive of a base? Please clarify.

20. Provide a note and reference to whether there are any active or abandoned wells on the premises.

Provide a source other than a visual inspection.

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<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C5.0: W03 is shown as an irrigation meter, but it is shown connected to the domestic water service serving the Taco Bell. The irrigation meter should have its own tap on the public water main, and the irrigation meter should be located within an easement or right of way.

2. Sheet C9.0: The asphaltic concrete typical section still does not conform to the Unified Development Ordinance (UDO) in terms of the chemically-stabilized subgrade or geogrid. While 95% compactio is always required, the City also requires either one (1) of these two methods for subgrade stabilization.

3. Off-site easements between the owners of Price Chopper and the applicant shall be required prior to approval of the Final Development Plan.

4. It appears there are structural elements of the retaining wall that will be encroaching upon the remaining easement. As discussed in the previous comment letter, no portion of the retaining wall, including any underground structural elements such as geofabric, geogrid, etc. can encroach into the easement.

5. Please refer to comment #10 in the previous comment letter. According to our notes, no such discussion concerning the future dedication of this line as public were ever agreed. Our notes indicate that if this line were ever to become public, it must follow the property line rather than as shown (i.e., skewed within the lot).

6. Please refer to comment #13 within the previous applicant letter. A curb and gutter detail is required that includes the aggregate base and chemically-stabilized subgrade/geogrid a minimum of one (1) foot beyond the back of curb. GEN-4 is provided, but only shows general dimensions, and is not adequate to show the extension of the subgrade design beyond the back of curb.

7. Engineer's Estimate of Probable Construction Costs appeared low for the following unit prices, based on estimates received for similar projects with similar scope: 1) curb inlets and junction boxes (all), 2) sanitary manhole, 3) curb

and gutter. In addition, the estimate was missing either the chemically-stabilized subgrade or geogrid. Please ensure you have calculated the total area including the portion one (1) foot beyond the back of curb.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments