

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, September 04, 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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7. It appears one tree along the east side of the property line is proposed outside of the lot, please revise.

Are autumn brilliance serviceberry and celebration maple considered ornamental? All trees located within easements need to be ornamental.

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

The pole lighting specifications were received, however the wall-pak lighting has not been received.

Update the Photometric Sheet to reflect any exterior wall lighting.

11. A separate Final Development Plan shall be required for the proposed Scooters.

12. A Vacation of Easement application shall be approved and recorded prior to any building permits within the affected area.

13. Provide a color elevation for all four-sides. This could be in 11"x17" format.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Steep slope protection is called-out on Sheet C8.0, but no such definition of "steep slope protection" is shown. Does this refer to turf reinforcement mat? We agree this is required for the proposed slopes, but it is vague what is shown as "steep slope protection". Please clarify exactly what is being proposed on Sheet C8.0, including a reference to the specific sheet contained elsewhere in the plan set (e.g, Sheet C8.2?).

2. The retaining wall detail sheets, although referenced on Sheet C4.0, were not included in the resubmittal. This would include Sheet C10.0, C10.1, and C10.2. None of these sheets were included.

3. The aforementioned retaining wall is shown within the horizontal limits of the easement. Notes are provided on Sheet C2.0 stating that the limits of the easement to be modified by separate submittal. This should be performed prior to approval of the Final Development Plan.

4. Off-site easements for the storm drainage system should be executed and recorded prior to approval of the Final Development Plan, not based on Final Occupancy.

5. Additional easements for the water services (i.e., domestic and irrigation meters to serve both buildings) should be executed and recorded prior to issuance of a Certificate of Substantial Completion. A standard template for a public

water easement is available from the City, and must be used. In addition, an 8.5 inch by 11 inch exhibit showing in graphical format, the limits of the easement is also required. Prior to execution of these easements, a review copy should be made available to City staff to determine that they are in a form acceptable to the City (i.e., using the standard template). Execution and recordation at the Jackson County Recorder of Deeds should be done after this courtesy review.

<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