

DEVELOPMENT SERVICES

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

Date: Friday, September 06, 2019

To:

Applicant: TOWNSEND SUMMIT LLC	Email: Fax #: (410) 321-1901
Engineer: ANDERSON ENGINEERING INC	Email: Fax #: <NO FAX NUMBER>
Property Owner: TOWNSEND SUMMIT LLC	Email: Fax #: (410) 321-1901

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2019145
Application Type: Commercial Final Development Plan
Application Name: Summit Orchard Lot 4 Infrastructure Improvements, Road Plans, Landscaping and Monument Signage
Location: 701 NW WARD RD, LEES SUMMIT, MO 64086

Electronic Plans for Resubmittal

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.

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. MONUMENT SIGNS.

- The preliminary development plan approved for Summit Orchards in 2016 included a sign package calling for a total of 3 monument signs identifying the shopping center (1 sign located at each of the following: NE corner of Ward/Chipman; SE corner of Ward/Donovan; and NW Donovan/Chipman), plus up to 6 additional monument signs for individual pad sites/lots. A total of two of the shopping center signs were approved to be oversized monument signs (116 sq. ft. sign face area and 144 sq. ft. structure area) to be located at the northeast corner of NW Ward Rd and NW Chipman Rd, as well as the northwest corner of NW Chipman Rd and NW Donovan Rd. The condition of approval included the statement that all other signage for the development will comply with the sign standards of the CP-2 zoning district.

As depicted on the latest final development plan, a total of 4 shopping center signs are proposed (1 more than that on the approved preliminary development), plus 2 multi-tenant shopping center signs. Is the intent for these 6 total monument signs to take the place of the 9 total monument signs included on the preliminary development plan, or will the future pad sites also have additional individual monument signs? Please provide an update on the intended sign program for the center in order for staff to evaluate against the previous approval from 2016.

- Each of the four proposed 4'-6" tall shopping center monument signs exceed the 144 sq. ft. allowable structure area approved in 2016. Additionally, only two such oversized monument signs were allowed for the shopping center. All other monument signs must meet the size standards cited in the comment below.

- The two multi-tenant monument signs exceed the maximum allowable monument sign height of 12'; exceed the maximum allowable sign face area of 72 sq. ft.; and exceed the maximum allowable structure area of 96 sq. ft. The plans show the signs being 22' tall; having 112 sq. ft. sign face area; and 223.4 sq. ft. sign structure area.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet L201: The Profile view of Detail 6 Entry Sign Type A does not show a footing. How does this differ from the Entry Sign Type B, which does show a footing?

2. The south entry sign at Ward Rd & E-W Rd and the north entry sign at Donovan Rd & E-W Rd are directly over storm sewer and sanitary sewer lines, respectively. This is allowed because these lines are private. However, it is highly recommended that caution be used in making this decision and that extra care be used in the final design of the sign footings.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Check the intersection sight distance for posted speed limit along Ward Road at the RIROLI Driveway. The landscape and monument in the SE corner appears to obstruct visibility from a typical driver's viewpoint stopped behind the crosswalk. All other areas look okay.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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