

DEVELOPMENT SERVICES

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

Date: Wednesday, October 02, 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 AND SCOOTERS COFFEE - WOODS CHAPEL
Location: 851 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. 1. This development is located within an approved development area that requires the architecture to be "Prairie Style". Attached is an example of a Scooter's that would more closely resemble a "Prairie Style" elevation (it doesn't have to be this example, but will need to have elements of Prairie Style). The elevation will also need to be approved by the overall developer. Taco Bell went through this process as well, their team would be able to assist in that approval process.