

DEVELOPMENT SERVICES

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

Date: Friday, October 11, 2019

To:

Applicant: SUPER MARKET DEVELOPERS

Email: MKNUTSON@AWGINC.COM

Fax #: <NO FAX NUMBER>

Engineer: R I C

Email: DBURTON@RIC-CONSULT.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019191

Application Type: Commercial Final Development Plan

Application Name: MCKEEVER'S MARKET & EATERY #950

Location: 840 NW PRYOR RD, LEES SUMMIT, MO 64081

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:

Approved: See below for any conditions of approval.

Required Corrections:

| | | | |
|------------------------|-------------------------------------|---|--------------------------|
| Planning Review | Jennifer Thompson (816) 969-1239 | Planner Jennifer.Thompson@cityofls.net | Approved with Conditions |
|------------------------|-------------------------------------|---|--------------------------|

1. The UDO requires some sort of landscaping within the parking lot islands (sod, trees, shrubs, mulch, ground cover, etc.). Perhaps the islands closest to the building can be sodded with a brick path in the middle for pedestrians.

Staff cannot waive this requirement. Approval through a preliminary development plan and City Council approval would be needed to waive this requirement.

2. Please reconcile with the master developer the deficiencies with the open yard tree and shrub requirements. A total of 100 shrubs and 50 trees are required for the open yard requirement. The landscape Sheet L01 needs to be revised and resubmitted.

3. The elevations should be relabeled, the east and west labels are reversed.

Please resubmit those sheets affected.

4. Submit a site line drawing showing the proposed RTU's. It is noted on the south elevation they could be seen above the roofline.

5. Staff is ok with the issuance of a foundation only permit, however the items in this comment letter would need to be resolved prior to the issuance of a building permit for anything going vertical.

| | | | |
|---------------------------|-----------------------------|---|--------------------------|
| Engineering Review | Sue Pyles (816) 969-1245 | Senior Staff Engineer Sue.Pyles@cityofls.net | Approved with Conditions |
|---------------------------|-----------------------------|---|--------------------------|

1. Sheet C08:

- Please review the need for DIP on the fire line between the backflow vault and the building. It would appear that C900 PVC would be a better choice since the stub is of that material.
- Please shift the backflow vault east to be out of the public sanitary sewer easement.
- Indicate the material of the "50 LF 6" New Water Line" near the SE building corner.
- Staff is ok with the issuance of a foundation only permit, however the items in this comment would need to be resolved prior to the issuance of a building permit for anything going vertical.

2. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

3. Contact the Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.

4. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$xxx.xx

5. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

| | | | |
|--------------------|----------------------------|--|--------------------------|
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
|--------------------|----------------------------|--|--------------------------|

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

The fire lanes around the building look good. Extend the same signage to the area around the FDC. Verified at building permit review.

| | | | |
|-----------------------|--------------------------------|--|-------------|
| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | No Comments |
|-----------------------|--------------------------------|--|-------------|

| | | | |
|------------------------------|------------------------------|---|-------------|
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | No Comments |
|------------------------------|------------------------------|---|-------------|
