

DEVELOPMENT SERVICES

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

Date: Wednesday, May 13, 2020

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Responses are in red below

Re:

Application Number: PL2020078

Application Type: Commercial Final Development Plan

Application Name: LOT 3, STREETS OF WEST PRYOR

Location: 2050 NW LOWENSTEIN DR, 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:

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

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. The car stacking queuing still has not been met. Please refer to the Unified Development Ordinance, Article 8 for requirements. The intent of the ordinance is NOT to have car stacking that meets the minimum requirements blocking drive aisle spaces as shown. It seems the order box could be relocated to allow for four car spacing behind the order box point and four spaces at the pick-up window.

The site plan has been revised to show the 10' x 20' car que spaces as required by the UDO. As shown, there are six spaces between the pickup window and order board. In addition, there are two, almost three spaces in the que length from the order board to the end of the drive thru lane. We are requesting that the alternate layout be approved as the layout provides more que length in total than the 8 total spaces required by section 8 of the Uniform Development Ordinance. The "6 and 2" layout is preferred by the tenant, Starbucks, rather than the UDO layout of "4 and 4".

2. All landscaping requirements shall meet the Unified Development Ordinance standards. **Acknowledged**

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements. **Acknowledged**

2. Contact Joe Starlin, Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction. **Acknowledged**

3. 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. \$54,208.78 **Acknowledged**

4. 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. **Acknowledged**

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