

**DEVELOPMENT SERVICES**

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

**Date:** Friday, June 05, 2020

**To:**

**Property Owner:** PINE TREE PLAZA LLC

**Email:**

: reed@rmta.biz

Email: reed@rmta.biz

: Rees Masilionis Turley Architecture

Email: karen@rmta.biz

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2020157

**Application Type:** Commercial Final Development Plan

**Application Name:** CHASE ATM

**Location:** 276 SW BLUE PKWY, LEES SUMMIT, MO 64063

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**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.

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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

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>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the height of the proposed light poles.
2. Please provide the manufacturer's specification sheets for proposed exterior lighting.
3. CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Please show a curb around the area currently shown as being striped south of the proposed ATM drive lane.
4. All signs must comply with the sign requirements as outlined in the sign section of the ordinance. The canopy elevation sheet depicts what looks like a Chase Logo sign on the roof of the ATM canopy. This would be a prohibited roof sign and cannot be approved by staff.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Please provide an EOPCC sheet (cost estimate).
2. The proposed pavement section specified in key note 11 doesn't meet City requirements. It appears that the required 4" of aggregate base is missing. Please revise. Feel free to provide a pavement cross sectional view for illustration.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Building permits will be required. Complete electrical design will be required at that point.