

**DEVELOPMENT SERVICES**

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

**Date:** Sunday, September 06, 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

**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:**

Approved: See below for any conditions of approval.

**Required Corrections:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

---

1. Additional clarification is needed on total square footage. Total square footage should be to the exterior of the building. When we calculate this we don't consider the IBC method. We are not sure if the IBC method is removing hall ways/storage areas or just exterior walls? It's confusing to have to separate square footage calculations listed on the plans. In addition, the previously approved plans had listed a different total square footage of 5,700 sq.ft., now it's 6,662 or 6,911 depending on which sheet you reference. Also sheet two has the square footage as 16,622 in error. It may be helpful to set up a quick phone call to discuss in more detail.

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

---

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

---

2. It was noted on the first sheet the total square footage of the building is 6,911 sq. ft. However the approved final development plan and other sheets in the recent submittal reflect a total building square footage of 5,700. Please clarify. This could require additional parking needs and other considerations.

1. All RTU's (roof top mounted units), shall be screened from view via parapet.