

Planning Application Status

Summary

Project Number: PL2021307
 Project Name: Cooper's Hawk
 Project Type: Commercial Final Development Plan
 Application Types: Commercial Final Development Plan
 Application Status: In Plan Review
 Date Entered: 08/09/2021
 Property Owner's Full Name: TOWNSEND SUMMIT LLC
 Description of Work: New 10,772 square foot restaurant with retail component

Locations

Locations: Property
[241168](#)
 Address
[540 NW CHIPMAN RD, LEES SUMMIT, MO 64086](#)

Reviews

Review Type	Outcome	Est. Completion	Completed
Planning Review	Corrections	08/23/2021	08/20/2021
	Reviewer: Victoria Nelson Email: N/A		
	Corrections:	<u>Correction 1:</u> Legal Description <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/18/2021	
	<div>Response: Word document of legal description will be uploaded under separate cover</div>	<u>Comments:</u> Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file formats. The legal description can be uploaded.	
	<div>Response: *Enclosure details added to Sheet A1 *30' Concrete pad has been added in front of the proposed enclosure, Sheet C101.</div>	<u>Correction 2:</u> Miscellaneous Correction <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/18/2021 <u>Comments:</u> Trash detail and concrete pad. Please show the trash detail refer to UDO Sec. 8.180-Architectural Characteristics. Please show the 30' concrete pad that is required in front of the trash enclosure refer to UDO Sec. 8.620-Parking Lot Design.	
	<div>Response: Mechanical equipment will be roof mounted; dashed outlines added to exterior elevations, Sheets A3 & A4. Sheet A6, Roof Plan, added to set.</div>	<u>Correction 3:</u> Miscellaneous Correction <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/18/2021 <u>Comments:</u> Mechanical equipment. Please show if the equipment will be roof mounted in a dashed line behind the parapet or if it will be on the ground covered by landscaping or a masonry wall. Please refer to UDO Sec. 8.180-Architectural Characteristics	
		<u>Correction 4:</u> Miscellaneous Correction <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/18/2021	

Response: Note added to Sheet C101 stating that no active, inactive or capped wells are located on the site, according to DNR Well Database

Comments: Oil and gas wells. Please state whether or not there are active, inactive, or capped wells with the area. Refer to DNR Well Database and reference the site.

Correction 5: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 08/18/2021

Response: 15' building line on west and south sides is shown on Sheet C101. 20' parking setback on west and south sides added to Sheet C101

Comments: Parking and Build Lines. Please show the parking and build lines.

Correction 6: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 08/18/2021

Response: Temporary Sign has been omitted from signing package, for a new total of 3 wall signs. This signage will be submitted as a separate permit.

Comments: Signs. It appears you are proposing 4 wall signs, the UDO only allows 3 wall signs by right. The fourth sign will need to be approved at Planning Commission. Please refer to the UDO Article 9-Signs. All four signs will need a sign permit when the building is being constructed.

Correction 7: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 08/18/2021

Response: The temporary sign has been omitted from the sign package

Comments: Temporary Banner sign. Sign permit application can be filed when you are ready to post the temporary sign. Please refer to the UDO Article 9-Signs.

Correction 8: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 08/18/2021

Response: East curb island in this area has been revised to achieve required 24' width to front edge of curb section

Comments: Drive aisle. The aisle pavement width between the two islands on the west side of the building appear to be short of meeting the minimum 24' requirement from front of curb.

Correction 9: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 08/18/2021

Response:
*Site photometric plan updated to include exterior building mounted lighting
*Cut sheets etc for proposed exterior fixtures will be submitted under separate cover

Comments: Lighting. Will there be wall mounted lighting, if so please upload image and include them on the photometric plan. Please provide cut sheets for all proposed exterior light fixtures.

Correction 10: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 08/18/2021

Fire Lane is shown on detail 2 Sheet C507. Pavement has been revised to heavy duty asphalt for the fire lane area. See keynote 4 Sheet C101.

Comments: Fire lane. Please show a fire lane with heavy duty asphalt on the site plan.

Correction 11: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 08/18/2021

Response: Temporary asphalt curb added as requested, Sheet C101

Comments: Temporary Asphalt Curb. Please show a temporary asphalt curb on the plans and provided across the drive stub to Lot 4C-2 until such time as the abutting lot is developed.

Correction 12: Miscellaneous Correction

Status: Corrective Action Required

Status: Corrective Action RequiredDate Status Changed: 08/18/2021

Response: Cooler finish spec will be submitted under separate cover

Comments: Plaster Finish. Please submit a manufacturer spec for the plaster finish shown to be used on the cooler, east and north building.

Correction 13: Miscellaneous CorrectionStatus: Corrective Action RequiredDate Status Changed: 08/18/2021

Response: Impervious area coverage shown under Land Use Data, Sheet C001. Pervious area coverage has been added to the Land Use Data.

Comments: Pervious and impervious coverages. Please show the pervious and impervious percent coverages.

Correction 14: Miscellaneous CorrectionStatus: Corrective Action RequiredDate Status Changed: 08/18/2021

Response: Total Lot Area and Floor Area Ratio have been corrected under Land Use Data.

Comments: Land Use Data. Please fix and check the data under Land Use Data. It is incorrect.

Building Codes Review	No Comments	08/23/2021	08/19/2021
Reviewer:	Joe Frogge Email: N/A		
Fire Review	Corrections	08/23/2021	08/17/2021
Assign Reviewers	Complete	08/10/2021	08/11/2021
Reviewer:	Michael Weisenborn Email: N/A		
Engineering Review	Pending	08/23/2021	
Traffic Review	Pending	08/23/2021	
Reviewer:	Michael Park Email: N/A		

Fees

Paid Fees	Amount	Paid	Owing	Date
9110077-Final Development Plan fee	\$725.00	\$725.00	Paid	08/10/2021
Outstanding Fees	Amount	Paid	Owing	Date
No outstanding fees.				
Totals:	\$725.00	\$725.00	\$0.00	

Total Amount Payable Online: \$0.00

Hearings

Title	Location	Date	Time
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Documents & Images

Date Uploaded	File Type
08/09/2021	Application Form
08/09/2021	Plans
08/09/2021	Engineer Report
08/10/2021	Receipt

Document Name

[scan_mweisen_2021-08-09-13-15-44](#)
[210809 Coopers Hawk FDP](#)
[210809 Summit Orchard Lot 4C-1 CH Drainage Ltr](#)
[Receipt for transaction: 2021-006378](#)