

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, September 23, 2021

**To:**

**Property Owner:** LSPH INVESTORS LLC

**Email:**

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**Engineer:** Jeff Skidmore

**Email:** js@schlagelassociates.com

**Applicant:** Abby Arnold

**Email:** aarnold@redarchitects.com

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2021319

**Application Type:** Commercial Final Development Plan

**Application Name:** Chipotle - SW Oldham Pkwy.

**Location:** 1103 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

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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.

**Review Status:****Required Corrections:**

<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	No Comments
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<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Revise the language written in grading/earthwork note 1. Pavement(s) thicknesses are adequately shown on sheet C5.0 (in accordance with LS UDO section 8.620) and subgrade of asphalt pavement must be treated in accordance with APWA section 2202.
2. Site specific notes 7 & 8 shown on sheet C3.0 discuss the use of sediment basins and earth dikes for this project. Revise to match the scope of work shown on plan view. Legend shown on sheet C3.0 needs to match the plan view scope of work, as well.
3. Show proposed location for reducer along the new domestic water service line, on the utility plan sheet.
4. Trees, east of monument sign, shown on the landscape plan sheet must be 7' minimum from edge of water mains to edge of little tree. Adding a leader or note regarding the ornamental setback requirement should be sufficient since plan view shows proper separation already.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The two right-of-way deeds (667242 & 598455) will need to be vacated, maintaining the necessary easements (utility, access, etc.).

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Comment is for informational purposes.  
Awaiting information from Water Department.  
If there is an existing 1-1/5" water meter, you will be required to connect a 2" copper line that extends 10' into lot before transitioning to smaller pipe.

2. Comment is for informational purposes.

Due to reports of backup problems in the sanitary line at this site it is strongly recommended that all existing waste piping be video inspected and/or cleaned/jetted by licensed plumber.