

DEVELOPMENT SERVICES

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

Date: Tuesday, June 07, 2022

To:

Property Owner: STAR ACQUISITIONS &
DEVELOPMENT LLC

Email:

Applicant: TORGERSON DESIGN PARTNERS

Email: AFELIU@TDP-ARCH.COM

Other: JASON PULLMAN

Email: JPCOMPANIES@GMAIL.COM

Engineer: KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022214

Application Type: Commercial Final Development Plan

Application Name: 7 Brew Coffee

Location: 1430 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. VICINITY MAP. The map on Sheet G0.0 calls out the wrong property as the project site. The correct site is the abutting lot to the north. Revise.
2. LAND USE SCHEDULE. On the FDP Cover Sheet prepared by Kaw Valley Engineering, revise the listed number of "Required Stalls" (shown as 0) on the Land Use Schedule to match the Parking Summary table above it (shown as 9).
3. DETAIL SHEET (SHEET C700).
 - The pavement design details for both asphalt and P.C. concrete don't meet the minimum design standards under UDO Section 8.620.F.
 - Add a note or dimension the accessible parking sign detail to indicate that the sign shall mounted a minimum 60" above finished grade, measured to the bottom of the sign.
4. DIMENSION PLAN (SHEET C300). Dimension the driveways into and out of the site, as well as the drive aisles into and out of the parking lot area. Also dimension the distance between the parking lot improvements and the adjacent property lines.
5. TRASH ENCLOSURE. To comply with the requirements of UDO Section 8.620F.1.c, the concrete approach in front of the trash enclosure shall be a minimum 30' in length, measured from the enclosure opening.
6. LANDSCAPE PLAN. There is a typo in the calculated minimum number of street trees for the site. The Landscape Worksheet indicates that 37 trees are required, as opposed to the correct number of 7.
7. BUILDING ELEVATIONS.
 - The cooler is shown to be clad in vinyl. The use of vinyl on commercial development can only be approved by the Planning Commission and City Council through a public hearing process as part of a preliminary development plan. The public hearing process takes approximately 3 months from the time of application submittal. See UDO Section 8.170.A for the list of approved exterior materials for use in the commercial zoning districts.
 - It appears on the exterior elevation for the back of the building that roof-mounted mechanical equipment will be in full view from the back and sides of the proposed building. In order to comply with the requirements of the City, RTUs shall be fully screened from view by raising the building parapet walls to a height at least equal to the height of the RTUs. Individual metal screening systems are not allowed on new construction projects. When revising the parapet wall heights, please take into account that the RTUs will sit on curbs and thus will sit taller than the manufactured height of the equipment.
 - Label the color(s) of the two canopies.

8. PHOTOMETRIC PLAN. The detail of the wall pack fixture on Sheet SU1.2 does not meet the design requirements of the UDO. Wall packs shall have full 90-degree shields so that the light is directed down and the light source is not visible from off the property.

9. SIGNAGE.

- Signage shall be submitted and approved under separate cover through submittal of a sign permit application. As a single-tenant, stand-alone building, a total of 3 wall signs are allowed by right. The Seven Brew signs shown on the front and two sides can be approved administratively. The three additional chevrons and "Drive Thru Coffee" signs may only be approved under separate application by the Planning Commission. Should the "Drive Thru Coffee" copy be removed and only leave the chevrons with no text on the building to provide wayfinding, they would not be considered signs.

- Show the location of any free-standing signage and/or menu boards and order boxes proposed for the site to review for any conflicts with public utility lines, easements, right-of-way, etc.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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.			
Engineering Review	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofls.net	Corrections

11. Geotechnical Report:

1. Correct the address.
2. Building size and finish floor elevation do not match those shown in the plan set.

10. SU1.1 Site Utilities Plan:

1. Change "Springfield" to "Lee's Summit" in General Note 3.

9. C700 Detail Sheet:

1. Curb and gutter details need to match Lee's Summit details. Please review and revise.
2. Pavement details must meet requirements found in section 8.620 of the UDO. Please review and revise.
3. Sidewalk design needs to match Lee's Summit details. Please review and revise.
4. Include commercial driveway and curb inlet details that meet City of Lee's Summit requirements.
5. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

8. C600 Erosion Control Plan:

1. Max downslope runs for silt fence is 100'. Show silt fence tiebacks where appropriate.
2. What is reason for not making the silt fence continuous around the northwest corner? Review and revise if appropriate.

7. C500 Utility Plan:

1. Water meter cannot be located in a paved area. Please relocate.
2. Are there two existing water service lines? Please clarify.
3. Continue the utility easement across the property to show if it will be impacted with the proposed building plan.

4. Where is note 29 on the plan and where are the irrigation plans?
 5. Show utilities being crossed on the storm profile.
 6. Please show the hydraulic grade line for the design storm on the profile view of the storm system.
 7. The minimum allowable drop through manhole A-2 is 0.5'. Please review and revise.
6. C400 Grading Plan:
1. Is there a retaining wall around the back of the building? If so, it needs to be called out with top and bottom elevations.
 2. Proposed grading needs to be resolved to meet existing.
5. C300 Dimension Plan:
- Dimension south entrance, the lane through the parking area and between the building and property lines.
4. C200 Site Plan:
1. All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
 2. Concrete pad must extend a minimum of 30' out from trash enclosure. Please review and revise.
3. FDP:
1. Review and revise total floor area.
 2. Include proposed impervious area.
2. G0.0 Cover Sheet:
1. The wrong parcel is shown as the project site on the vicinity map. Please correct.
1. General:
1. Provide a stormwater memo stating how the stormwater will be managed.
 2. The square footage of the building is inconsistent throughout the plan set and geotechnical report. Please clarify.
 3. Submit and Engineer's Estimate of Probable Construction Costs.
 4. Include the following notes:
 - "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
 - "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."

Traffic Review	Brad Cooley, P.E., RSPI	No Comments
	Brad.Cooley@cityofls.net	

Building Codes Review	Joe Frogge	Plans Examiner	No Comments
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