

**DEVELOPMENT SERVICES**

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

**Date:** Friday, July 01, 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

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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 multi-page 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>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. PHOTOMETRIC PLAN. Wallpacks shall incorporate full 90-degree cut-offs to direct the light downward and so the light source is not visible from off the property.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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2. The response to comments letter from the applicant references another "response to comments" letter from Kaw Valley Engineering. No such letter was received, so certain aspects of the review could not be performed. Please submit the Kaw Valley response to comments letter.

1. Please refer to previous applicant letter. Asphaltic concrete section does not meet the Unified Development Ordinance (UDO) in terms of the chemically-stabilized subgrade or geogrid requirement. In addition, there is no specification for heavy duty asphaltic concrete in areas where emergency vehicles or heavy truck traffic will utilize. Please see the UDO for specific requirements.

<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>	Brad Cooley, P.E., RSPi Brad.Cooley@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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