

**DEVELOPMENT SERVICES**

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

**Date:** Friday, June 05, 2020  **Developer responses 6-29-22. Delay due to covid delay by franchisee**

**To:**

**Property Owner:** STAR ACQUISITIONS & DEVELOPMENT LLC      Email:

**Applicant:** STAR DEVELOPMENT CORPORATION      Email:

**Engineer:** AGC Engineers, INC      Email: Rcowger@agcengineers.com

: SCHARHAG ARCHITECTS      Email: SCHARHAGARCH@GMAIL.COM

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2020158

**Application Type:** Commercial Final Development Plan

**Application Name:** Oakview - Lot 2 (Panera)

**Location:** 1410 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 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:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 and local amendments.

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of the FDC and the hydrant within 100 feet.

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Correcting Item #2 will meet this requirement. Other hydrants for the site were not shown.

4. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Confirm the use of heavy duty pavement for the drive lanes.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PROPERTY LINE INFORMATION. The property line dimensions and bearing information doesn't match the information shown on the plat. Revise accordingly. If newly resurveyed information differs from that on the plat, list both the measured and platted dimensions and bearings and notate the information as (P) for platted and (M) for measured.

our surveyor used State Plane Coordinates; therefore, the bearings may differ from the Final Plat

2. RIGHT-OF-WAY. Label the right-of-way width information for both NE Douglas St and NE Victoria Dr. Label and identify the ROW centerline.

3. DRIVEWAY AND DRIVE AISLE WIDTHS. All driveways and drive aisles serving two-way traffic shall have a minimum 24' of pavement width (excluding curb and gutter). The driveway and drive aisle on the east side of the building have a pavement width of 22'-6", not the required 24'.

4. TRASH ENCLOSURE. The reinforced concrete pad in front of the enclosure shall be a minimum 30' long, measured from the enclosure opening. The plans currently show it approximately 9' long.


5. ADA PARKING DETAIL. Revise the parking sign detail on Sheet 12 to show the sign's mounting height to be a minimum of 5' above grade, measured to the bottom of the sign.

6. MECHANICAL EQUIPMENT  **RE: Architectural**

- Show the location of all roof-top units (RTUs) on the building elevations to the extent possible by dashing them in. RTUs shall be totally screened from view on all sides by extending the building parapets to a height at least equal to the height of the RTUs. Screen panels are not allowed on new construction buildings.

- Show the location of all ground units on the site plan to the extent possible. Ground units shall be totally screened from view to a height at least equal to the height of the ground units. The ground units shall be screened using either masonry walls or evergreen landscaping.

7. LANDSCAPE PLAN.

- The minimum height of evergreen trees is 8' at the time of planting. The proposed juniper trees are listed as being 6' in height. Revise.  **2020 PDP approved variance for tree sizes**

- The required parking lot landscape screening calculation is included on the Landscape Plan. However, the required landscaping is not shown on the plan. Show the required landscaping on the Landscape Plan.

8. BUILDING ELEVATIONS.  **RE: Architectural**

- The proposed building is composed of four (4) flat walls. While the canopies and awnings provide for the creation of some shadow lines, off-sets or projections shall be provided on all sides of the building to break up the flat wall planes and provide some additional architectural relief. Also, the north elevation shall incorporate additional vertical features to break up the large blank portion of the facade.

- Label the proposed exterior material color palette.

**Developer is reviewing this with their legal team. There was an existing Agreement when Polytainers sold the property that the sign would remain.**

9. SIGNAGE. 

- The existing Polytainers monument sign shall be removed from the site as part of the proposed development. City ordinance prohibits off-premise signs. At the time the subject property was platted as a lot separate from the Polytainers facility, the existing sign became an off-premise sign and thus is required to be removed.

- The proposed Panera monument sign is shown to be located within a utility easement. No structures, including monument signs, are allowed to be located within a utility easement. The sign shall be relocated outside of any easement and shall be located a minimum 15' away from any public water main and any public sanitary sewer main, measured from the closest outside edge of the public mains.

**Engineering Review**

Loic Nguingiri, E.I.

Staff Engineer

Loic.Nguingiri@cityofls.net

Corrections

1. Please make sure to include a note stating that "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200".

2. Please include an oil and/or gas and a FEMA National Flood Hazard information note(s), onto the cover sheet.

3. Please add inlet protection to the two (2) curb inlets located southwest of the limits of existing underground storm detention, on sheet 5. Make sure to add intermediate silt fence as well to prevent mud from running across the lot during heavy rain events.

4. Since the disturbance area is above 1 acre, please provided a SWPPP and a MDNR permit.

to be submitted prior to permit

5. Please provide an EOOPCC sheet (cost estimate).

6. On page 11, a 0.5' drop is required within inlet 12. Please make sure to also show the hydraulic grade line in the two (2) storm profile views.

7. On page 7, please label a 12" x 6" cut-in for the fire line connection and edit leader C to show a 2" tap with 2" water meter and pit.

fire line no longer required

8. On page 4, while redirecting arrow H located by the construction entrance, please label the proposed sidewalk. Feel free to add it to the key legend.

9. The City requires either geogrid or stabilized subgrade under the MoDOT Type 5 in the asphalt pavement section. Please revise the pavement details according to the City's UDO section 8.620.

Developer plans to use PCC Pvmt

10. The concrete pavement length does not meet UDO requirements. Please revise.

11. Please revise sanitary general note 11 to mention City of Lee's Summit.

12. Please make sure the water meter location does meet the City's requirements. Feel free to make revisions as necessary.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@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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