

DEVELOPMENT SERVICES

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

Date: Thursday, July 14, 2022

To:

Property Owner: MC PROPERTIES OF MO LLC Email:

Applicant: MC PROPERTIES OF MO LLC Email:

Architect: COLLINS WEBB ARCHITECTURE LLC Email: INFO@COLLINSANDWEBB.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022242

Application Type: Commercial Final Development Plan

Application Name: 3rd Street Dispensary - Addition

Location: 510 SW 3RD ST, LEES SUMMIT, MO 64063

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.

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. BUILDING ELEVATIONS. Label the colors of the proposed exterior materials for the addition.
2. LAND USE SCHEDULE. Provide a table that lists the following site information:
 - Lot Area;
 - Total Floor Area (broken out by existing, proposed and total);
 - Floor Area Ratio (existing and total);
 - Number of Parking Spaces (required and proposed). ***FYI -- required parking spaces for retail uses are calculated as 5 spaces per 1,000 gross sq. ft.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
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1. Mention Final Development Plans or FDP, with(in) the title on the cover sheet.
2. Include utility contact information. Make sure to also add the owner's telephone number.
3. Include a FEMA National Flood Hazard information note.
4. Show location of all oil/gas wells, or indicate none are present, and cite the source.
5. Include the Missouri One Call System 1-800-DIG-RITE "Call Before You Dig" information.
6. Include a general note stating that "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".
7. Include a general note stating that "All construction shall conform to the City of Lee's Summit's Design and Construction manual".
8. Provide a demolition plan (sheet) showing the sawcut delineation and the footprint of the existing pavement area to be obliterated/removed.
9. Will there be any new sidewalk or curb around the new building expansion?
10. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

Traffic Review	Brad Cooley, P.E., RSPI	Approved with Conditions
	Brad.Cooley@cityofls.net	

1. Following the 3rd Street CIP, if the drive-through does not function or flow appropriately, a redesign of the parking lot may be necessary by the business owner.
2. The current site has two access points. The 3rd Street CIP will result in one access point near the middle of the site.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments