



July 14, 2022

Mike Weisenborn
Project Manager – Development Center
220 SE Green Street
Lee's Summit, MO 64063

Application No.: PL2022242

RE: **Response to plan review report dated July 5th and 13th, 2022**
3rd Street Dispensary - Addition - Commercial Permit Plan

Attached you will find our responses and associated revisions to your review comments that have occurred since our original submittal.

Planning Review: Hector Soto Jr. | Planning Division Manager
(816) 969-1238 | hector.soto@cityofls.net

1. BUILDING ELEVATIONS. Label the colors of the proposed exterior materials for the addition.

Response:

Refer to updated A201, Exterior Elevations, Sections, and Details sheet.

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.

Response:

Refer to updated G002, Life Safety and Project Info. Sheet.

Engineering Review: Loic Nguingiri | Staff Engineer
(816) 969-1205 | Loic.Nguingiri@cityofls.net

1. Mention Final Development Plans or FDP, with(in) the title on the cover sheet.

Response:

Refer to updated cover sheet.

2. Include utility contact information. Make sure to also add the owner's telephone number

Response:

Electric: Evergy - 888-544-5275

Water: LS Water - 816-969-1950

Gas: Spire - 800-582-1234

Phone: AT&T - 800-331-0500

Fiber: Google Fiber - 866-777-7550

Owners telephone number: Mark Westhues - 816-215-5180 - mark@westhues.com

3. Include a FEMA National Flood Hazard information note.

Response:

Refer to updated cover sheet.

4. Show location of all oil/gas wells, or indicate none are present, and cite the source.

Response:

Upon review of ownership documents and a visual inspection of the site, no known oil/gas wells appear to be present or is there any evidence of old or abandoned systems. Please reference the attached Phase 1 report, pages 1-6, dated June 13, 2019. A full copy of this report is available upon request.

5. Include the Missouri One Call System 1-800-DIG-RITE "Call Before You Dig" information.

Response:

Refer to updated cover sheet.

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."

Response:

Refer to updated cover sheet.

7. Include a general note stating that "All construction shall conform to the City of Lee's Summit's Design and Construction manual."

Response:

Refer to updated cover sheet.

8. Provide a demolition plan (sheet) showing the sawcut delineation and the footprint of the existing pavement area to be obliterated/removed.

Response:

Refer to updated G002, Life Safety and Project Info. sheet.

9. Will there be any new sidewalk or curb around the new building expansion?

Response:

New 6-inch-wide curb cut to go along building with the drive-thru window. Look to sheet A101 for more detail. No new sidewalk will be implemented.

10. Please provide an Engineer's Opinion of Probable Construction Cost (EOPCC) sheet.

Response:

1. Asphalt Patching: \$2,000
2. Striping: \$700

Traffic Review: Brad Cooley | P.E., RSPI
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.

Response:

Noted.

2. The current site has two access points. The 3rd Street CIP will result in one access point near the middle of the site.

Response:

Noted.

Joe Frogge | Plans Examiner
(816) 969-1241 | joe.frogge@cityofls.net

1. Final Development Plan (FDP) process is completed including payment of fees and interior routing.

Response:

Pending submittal

2. General Contractor has been listed on the permit.

Response:

Refer to updated cover sheet.

3. MEP Sub-Contractors have been listed on the permit.

Response:

GC to provide at time of permit pick-up.

4. Email address and phone number of on-site contact.

Response:

GC to provide at time of permit pick-up.

End of comments.

If you have any questions, please let me know.
Best Regards,

Jason Ingram
Associate
collins I webb ARCHITECTURE



PHASE I
ENVIRONMENTAL SITE ASSESSMENT

**510 SW 3rd Street
Lee's Summit, Jackson County, Missouri 64063**

Date Issued: June 13, 2019

Project Number: 4676.19

Prepared by:

UES CONSULTING SERVICES, INC.
100 East 7th Street
Suite 200
Kansas City, Missouri 64106
816.221.0627



June 13, 2019

MC Properties of Missouri, LLC
704 NE Lake Pointe Drive
Lee's Summit, Missouri 64064

RE: Phase I Environmental Site Assessment
510 SW 3rd Street
Lee's Summit, Jackson County, Missouri 64063

UES Consulting Services is pleased to submit the enclosed Phase I Environmental Site Assessment performed on the above-referenced subject property.

This assessment was conducted in general accordance with the American Standards for Testing and Materials (ASTM) Practice E1527-13. The results of the assessment were based upon historical documentation and observations made on the subject property at the time of the on-site inspection. This report may be relied upon by the entities listed above, and their respective successors and/or assigns. There are no third party beneficiaries (intended or unintended) to this report, except as expressly stated herein.

Thank you for the opportunity to be of service. Should you have any questions, please feel free to contact our office.

Sincerely,

UES CONSULTING SERVICES, INC.

A handwritten signature in black ink that reads "Mack Kitchens". The signature is fluid and cursive, with the first and last names clearly legible.

Mack Kitchens
Environmental Professional

A handwritten signature in black ink that reads "Ed Taylor". The signature is written in a cursive style, with the first and last names clearly legible.

Ed Taylor
Environmental Professional
CEO

SUMMARY OF FINDINGS

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

SUBJECT PROPERTY

CURRENT CONDITIONS	
Date of Inspection	June 11, 2019
Property location	510 SW 3rd Street Lee's Summit, Jackson County, Missouri 64063
Description of improvements	The subject property includes a 1-story concrete block with brick veneer restaurant building, constructed in 1969, containing 1,672 square feet. Parking is available on the north, east, and south sides of the subject property.
Land Size	0.42 acres
Current tenant(s)	unoccupied
Water wells	none
Septic systems	none
Hazardous materials	typical cleaning supplies
Hazardous waste	none
Underground storage tanks	none
Above-ground storage tanks	none
Drums	none
Suspect PCB equipment	none
Monitoring wells	none
Other environmental items	none
HISTORICAL RESEARCH	
The building on the subject property was previously occupied by restaurants. Prior to the current improvements, the subject property included residential development, feed & supply store, garden shop and vacant land.	
DATABASE LISTINGS	
The subject property is not registered in any federal or state databases.	

ADJACENT PROPERTIES

DIRECTION	CURRENT USES	PAST USES
NORTH	Multi-tenant office buildings	Vacant land, various office tenants
EAST	Multi-tenant office buildings	Vacant land, residential development, various office tenants
SOUTH	Residential development	Vacant land
WEST	Gas station/convenience store	Vacant land, residential development

Based upon a visual reconnaissance and a review of available historical records, there was no evidence to suggest that any current or past uses on the adjacent properties have impacted the subject property.

DATABASE LISTINGS/ADJACENT PROPERTIES AND SURROUNDING AREA

DATABASE	NUMBER OF SITES/DISTANCE FROM SUBJECT PROPERTY				
	ADJACENT	1/8 MILE	1/4 MILE	1/2 MILE	1 MILE
NATIONAL PRIORITY LIST/SUPERFUND SITE	0	0	0	0	0
DEPARTMENT OF DEFENSE	0	0	0	0	0
STATE HAZARDOUS WASTE	0	0	0	0	0
CORRECTIVE ACTION	0	0	0	0	0
CERCLIS/SEMS	0	0	0	0	
TRANSPORT, STORAGE, DISPOSAL FACILITIES	0	0	0	0	
STATE LANDFILL	0	0	0	0	
VOLUNTARY CLEAN-UP PROGRAM	0	0	1	2	
BROWNFIELDS	0	0	0	0	
LEAKING UNDERGROUND STORAGE TANKS	0	2	1	4	
LEAKING ABOVE-GROUND STORAGE TANKS	0	0	0	0	
UNDERGROUND STORAGE TANKS	1	2	1		
ABOVE-GROUND STORAGE TANKS	0	0	1		
HAZARDOUS WASTE GENERATORS	0	0	0		

Lee's Summit Total, located adjacent to the west, is registered as an underground storage tank (UST) site. According to the Missouri Department of Natural Resources (MDNR) this site is equipped with two (2) 6,000-gallon gasoline USTs and one (1) 4,000-gallon diesel fuel UST with no reported releases; one (1) 550-gallon waste oil UST was removed in November 1997 with no reported releases. Based upon the review of federal and state records, a visual reconnaissance, presumed groundwater flow, distance, and/or geological characteristics in the area, there is no evidence to suggest any of the sites listed in the database report have

impacted the subject property.

CONCLUSIONS

UES Consulting Services, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the aforementioned subject property. The purpose of the Phase I Environmental Site Assessment is to ascertain if there are any ***recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, and/or de minimis conditions*** associated with the subject property.

Recognized Environmental Conditions

According to ASTM Practice E1527-13, *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to a release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. A release or threatened release of a hazardous substance includes any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers and other closed receptacles containing any hazardous substance, pollutant or contaminant).

This assessment has determined there are ***no recognized environmental conditions*** associated with the subject property.

Controlled Recognized Environmental Conditions

According to ASTM Practice E1527-13, *controlled recognized environmental conditions* is defined as *recognized environmental conditions* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

This assessment has determined there are ***no controlled recognized environmental conditions*** associated with the subject property.

Historical Recognized Environmental Conditions

According to ASTM Practice E1527-13, *historical recognized environmental conditions* is a past release of any hazardous substances or petroleum products that has occurred in connection with the property, and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

This assessment has determined there are ***no historical recognized environmental conditions*** associated with the subject property.

De Minimis Conditions

According to ASTM Practice E1527-13, *de minimis conditions* are environmental conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.

This assessment has determined there are ***no de minimis conditions*** associated with the subject property.

RECOMMENDATIONS

No further environmental studies are recommended at this time.