

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, July 19, 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

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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	Corrections
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1. LAND USE SCHEDULE. Revise the total FAR to read 0.11. The 0.02 listed under total reflects the FAR for the addition only.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Show the utility contact information provided (in the response letter), on the set of plans.
2. A visual survey of the site isn't an acceptable source for oil/gas well presence. Please use/refer to an accredited source such as the Edward Alton May's 1995 environmental study or the Missouri DNR geological survey (GeoSTRAT). Show the finding(s) within an oil and/gas note, on the set of plans.
3. Does the 6" wide curb to be constructed match the characteristics of a dowelled curb? Indicate the type of curb on the set of plans and make sure to include a construction detail. Construction detail of curbs can be obtained from the GEN-4 curb and gutter detail, accessible through the Design & Construction manual tab located on the City's website.
4. Revise the detail(s) shown on sheet A201, as applicable. Please also be aware that rebuilding the entire asphalt pavement (in comparison with asphalt patching) will be necessary in the case where demolition, as shown on sheet G002, includes more than just the surface course of existing asphalt pavement. If so, make sure to include a proposed cross-sectional detail of asphalt pavement.
5. Update/revise the cost estimate sheet. Make sure to replace "Striping" with "New 6" curb", and include "Demolition". EOOPCC needs to be submitted on a separate/unique sheet.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	Approved with Conditions
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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.

<b>Building Codes Review</b>	Joe Frogge	Plans Examiner	No Comments
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