



July 25, 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 19<sup>th</sup>, 2022**  
**3<sup>rd</sup> 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](mailto:hector.soto@cityofls.net)

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.

**Response:**

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

**Engineering Review:** Sue Pyles | Senior Staff Engineer |  
(816) 969-1245 | [sue.pyles@cityofls.net](mailto:sue.pyles@cityofls.net)

1. Show the utility contact information provided (in the response letter), on the set of plans.

**Response:**

Refer to updated cover sheet.

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 of the Missouri DNR geological survey (GeoSTRAT). Show the finding(s) within an oil and/gas note, on the set of plans.

**Response:**

Refer to updated cover sheet and A100 sheet for following notation.

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.

**Response:**

No curb to be implemented into design. Extension of building foundation is shown. Refer to updated A201 sheet for detail/verification.

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.

**Response:**

This project requires asphalt patching only.

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.

**Response:**

Refer to attached EOOPCC sheet.

**Traffic Review:** Brad Cooley | P.E., RSPI  
[brad.cooley@cityofls.net](mailto:brad.cooley@cityofls.net)

1. Following the 3<sup>rd</sup> 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 3<sup>rd</sup> Street CIP will result in one access point near the middle of the site.

**Response:**

Noted.

End of comments.

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

**Jason Ingram**  
Associate  
collins | 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 7<sup>th</sup> 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

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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**

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No further environmental studies are recommended at this time.