

**DEVELOPMENT SERVICES**

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

**Date:** Friday, August 05, 2022

**To:**

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

**Applicant:** STAR DEVELOPMENT CORPORATION      Email:

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

**Architect:** SCHARHAG ARCHITECTS      Email: SCHARHAGARCH@GMAIL.COM

**From:** Mike Weisenborn, Project 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**

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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.

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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	Approved with Conditions
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1. SIGNAGE. The existing Polyainers 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 Polyainers facility, the existing sign became an off-premise sign and thus is required to be removed.

Staff understands that the applicant is continuing to review this previously made comment.

<b>Engineering Review</b>	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofls.net	Corrections
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1. Sheet 3 – EXISTING CONDITIONS:

The numbers on the scale bar are incorrect. The drawing's scale is 1"=40' but the bar scales out to ¾" increments so the numbers to correctly match the scale bar are 30,30,60 as shown originally.

2. Sheet 4 – SITE PLAN:

All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

3. Sheet 12 – DETAILS:

Remove the non-compliant sidewalk details on page 12. The correct City details have been included on page 13. The Curb and Gutter Detail must match the City's details.

4. Sheet L100 LANDSCAPE PLAN:

Please remove non-ornamental trees from public easements.

5. Opinion of Cost:

- A) Correct item 3 to 6" PCC parking.
- B) Item 4 seems to have the wrong unit and the drawing shows an area closer to 740sf. Please review and revise.
- C) Please include line item for temporary curb.
- D) Item 6 quantity should be reviewed. The drawing shows approximately 415 lf of curb

- E) There is no line item for the roughly 1,400 sf of concrete area next to the building. Please review and revise.
- F) Items 9 and 10 seem to have the wrong units. Please review and revise.
- G) Item 15 reads 1" water service, plans show 2" service. Please review and revise.
- H) Parking striping does not need to be included in the cost estimate.
- I) ADA ramps should be included separately from sidewalk.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Action required- Correct the occupancy classification to A2. A2 Occupancies with a fire area occupant load over 100 shall be provided with an automatic fire sprinkler.

07/29/2022- Sprinkler system is NOT required. Occupant load will be less than 100. Condition subject to tenant finish review.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@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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