

DEVELOPMENT SERVICES

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

Date: Thursday, February 09, 2023

To:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Engineer: Jeff Brocco

Email: jbrocco@f-w.com

Applicant: Russell Dickerson

Email: russell.dickerson@commercebank.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2022430

Application Type: Commercial Final Development Plan

Application Name: Commerce Bank Remote ATM

Location: 160 NW OLDHAM PKWY, LEES SUMMIT, MO 64081

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 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.

Review Status:

Required Corrections:

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| Planning Review | Hector Soto Jr. (816) 969-1238 | Planning Division Manager Hector.Soto@cityofls.net | Corrections |
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1. APPLICATION.

- Provide a copy of the application form signed by the property owner and applicant.
- Provide a completed and signed copy of the Ownership Affidavit acknowledging and granting permission for submittal of the subject application. **COMMERCE BANK IS IN THE PROCESS OF OBTAINING REQUESTED SIGNED DOCUMENTS**

2. PHOTOMETRIC PLAN/LIGHTING.

- Provide a photometric plan that complies with the required light levels cited from UDO Section 6.230 that is included on Sheet C1.1. Regarding the lighting requirements, see UDO Section 8.280.D for the specific foot-candle requirements.
- In accordance with UDO Section 8.280.B, canopy light fixtures shall be recessed so that the lens cover is flush with the bottom surface of the canopy. Lights shall not be mounted on the top or sides of the canopy. **PHOTOMETRIC PLAN PROVIDED ON SHEET C2.0**

3. PARKING LOT DESIGN AND CIRCULATION.

- The travel aisle adjacent to the proposed ATM is shown on Sheet C1.1 as measuring 22' from the face of curb on the ATM side of the aisle to an unidentified line on the other side of the aisle to the northwest. Is this unidentified line the back of curb, face of curb or does it represent the edge of pavement where it meets the curb and gutter? To meet minimum requirements for two-way traffic, the adjacent drive aisle must have 20' of pavement width (to the exclusion of curb and gutter). If a minimum of 20' of actual pavement width is maintained, the aisle can remain a two-way drive. If the minimum 20' of actual pavement width cannot be maintained, then the aisle must be a one-way aisle that will then trigger the installation of appropriate signage and pavement markings directing counter-clockwise circulation through this parking area.
- The minimum ATM service drive width shall be 10' (to the exclusion of curb and gutter), meaning 14' from back-of-curb to back-of-curb. **ADDED DEFINITION AND ADDED AISLE WIDTH AS EQUIRED ON SHEET C1.1**

4. PARKING SPACE COUNT.

- General Note #21 on Sheet C1.0 states that no parking spaces will be lost due to the ATM construction. However, it appears that two spaces will be lost. Delete the note. **REMOVED NOTE AS REQUIRED**
- List the number of existing parking spaces for this parking area and the number of proposed parking spaces for this parking area. **ADDED PARKING NOTE ON SHEET C1.0**

5. PAVEMENT DETAIL. The asphalt pavement detail provided on Sheet C2.0 does not meet the City's minimum design standard. Refer to Table 8-5 under UDO Section 8.260 for minimum pavement design.

6. SIGNAGE. A separate sign permit application is required for the ATM signage. For your information over-canopy signage is limited to 6 sq. ft. Signage shown on the elevations appear to be twice the allowed sign area. **SIGN PERMIT WILL BE APPLIED FOR BY CANOPY PROVIDER**

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| Engineering Review | Sue Pyles, P.E. (816) 969-1245 | Development Engineering Manager Sue.Pyles@cityofls.net | Corrections |
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1. Please submit an Engineer's Estimate of Probable Construction Costs.
2. Show location of all oil/gas wells, or indicate none are present, and cite the source. **ADDED NOTE 21 ON SHEET C1.0**

3. Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map. **PROVIDING THE FEMA MAP OF OUR AREA**

4. Please add a note stating: "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." **ADDED NOTE 22 ON SHEET C1.0**

5. The City requires the use of CG-1 curb and gutter. Please include the City's standard detail.

**REVISED DTAIL 7 ON SHEET C2.0 TO REFLECT
THE AFOREMENTIONED CURB DETAIL**

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| Traffic Review | Brad Cooley, P.E., RSPI | Brad.Cooley@cityofls.net | No Comments |
| 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 | Approved with Conditions |

1. This site has been assigned the address of 160 NW Oldham Pkwy. Please update your records and inform your client.