

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, May 30, 2023

**To:**

**Property Owner:** CITY OF LEES SUMMIT

Email:

**Applicant:** STREETS OF WEST PRYOR LLC

Email:

**Engineer:** SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

**From:** Dawn Bell, Project Manager

**Re:**

**Application Number:** PL2023106

**Application Type:** Commercial Final Development Plan

**Application Name:** LOT 5 STREETS OF WEST PRYOR

**Location:** 2070 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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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 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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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### 1. SITE DATA TABLE.

- List the Floor Area Ratio (FAR) for the proposed building.
- List both the number of required parking spaces (based on use and building square footage) and proposed parking spaces.
- The table indicates that 41 total parking spaces are provided, but the plan appears to show construction of a total of 59 spaces. Revise.
- Label the proposed square footage of impervious coverage.

2. EASEMENTS. Show and label the limits of both the 20' U/E and 38' S/E (Sanitary Easement) that run through the property.

3. CURBING. C-1 curbing is shown to be used on either side of the drive aisle located south of the proposed building. The City's development ordinance requires all parking lot boundaries to be constructed of CG-1 curbing. Revise.

### 4. STREETS/SIDEWALKS.

- Label the Lowenstein Dr ROW width.
- Show and label the existing sidewalk along Lowenstein Dr, including its width.

5. TRASH ENCLOSURE PAD. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

6. BUILDING SETBACKS. Show and label the platted 30' building line along the Lowenstein Dr frontage.

### 7. BUILDING.

- The building footprint on the civil plans does not match those depicted on the architectural plans. Revise to match, including the building's projections.
- The west building elevation is a flat wall plane, save for bumpouts at the building corners. To comply with the UDO requirements for four-sided architecture, provide an additional bumpout along the west facade to provide additional relief for the long expanse of wall to match the other elevations.

8. BUILDING MATERIAL. The building material labeled WD-1 on the elevations are noted as being wood/fiber cement siding. Please note that real wood is a conditional material under City ordinance, which may only be permitted with City Council approval via a public hearing. However, wood composite or fiber cement siding with a wood appearance is a material allowed by right. Remove the reference to wood or clarify the material as being an engineered wood product.

9. RTU SCREENING. Dash-in the location of RTUs on the building elevations for staff to review for compliance with the requirement that they will be fully screened from view on all sides by the building parapet walls being built to a height at least equal to the height of the mechanical units. Please take into account the additional height from the curbs on which the RTUs will sit.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. General

- Please provide Engineer's Estimate of Probable Costs.
- Show and label all existing utilities and easements.

2. Sheet C3.0

- Show existing sanitary sewer continuing west in the NW corner. Show on all sheets.

3. Sheet C4.0/C5.0

- Is there another proposed storm line southeast from MH at the edge of Lot 4? This line is not shown in Sheet C6.0
- Trash enclosure concrete pad should extend 30' out from the doors.

4. Sheet C6.0

- Please show HGL on storm lines.
- Graphically show with hatching and call out the compacted backfill 18" min. over the top of the pipe.

5. Sheet C12.0

- On the concrete detail, show that the aggregate base and compacted subgrade extends 12" min. behind the back of curb.
- Please provide a detail of the temporary asphalt curb.

6. Sheet C13.0

- Note: Only ornamental tree varieties are allowed within public easements.

<b>Traffic Review</b>	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

For information only-The tenant finish use (occupancy type) may require additional fire protection, or fire area separation per IBC chapter 7.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Confirm the drive aisles of the parking lot will be capable of supporting 75,000-pounds for protection of this lot and any proposed building to the south.

3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Fire lane marking on this lot shall be provided when the lot to the south is developed.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Light pole base must be at least 36" below grade to protect from frost.