

DEVELOPMENT SERVICES

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

Date: Wednesday, August 16, 2023

To:

Property Owner: LAKEWOOD RANCH LLC

Email:

Applicant: Chris Smith

Email: Kimber@localfireprotection.com

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2023198

Application Type: Commercial Final Development Plan

Application Name: Smitty's Oasis - New Outdoor Dining Area

Location: 801 NE LAKEWOOD BLVD, LEES SUMMIT, MO 64064

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:**

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Building Materials – Wood is not an approved material for building exteriors. This includes the columns, deck supports, handrails, stair risers, etc. These will need to be constructed out of or wrapped in an approved material.
2. Building Materials – What material will be used on the underside of the deck? Exposed wood beams and floor joists are not administratively approvable if they are wood.
3. Building Materials – What material is the railing made out of?
4. Building Materials – Please label the proposed wall material to replace the removed roof.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Fire Review	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.