

**DEVELOPMENT SERVICES**

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

**Date:** Friday, April 26, 2024

**To:**

**Applicant:** CSM GROUP

Email:

**Property Owner:** TOWNSEND SUMMIT LLC

Email:

**Engineer/Surveyor:** PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

**Review Contact:** Dan Finn

Email: dfinn@phelpsengineering.com

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2024099

**Application Type:** Commercial Final Development Plan

**Application Name:** POPEYE'S LOUISIANA KITCHEN - SUMMIT ORCHARD WEST

**Location:** 740 NW WARD RD, LEES SUMMIT, MO 64086

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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:**

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	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. LOT INFORMATION. Label all the property line dimensions for the future Lot 10D configuration.
2. DRIVEWAY. Dimension the width of the driveway connection to NW Ward Rd.
3. MECHANICAL SCREENING. Dash in the location of the roof-top units (RTUs) on the exterior building elevations (Sheets A5.0 and A5.1) to review for screening compliance. City ordinance requires all RTUs to be fully screened from view on all sides via the use of parapets extended to a height at least equal to the heights of the units being screened. This requirement also applies to the cooler. Take into account the additional height from the curbs on which the RTUs will sit when designing the parapet wall heights.
4. EXTERIOR BUILDING ELEVATIONS. To satisfy the requirement for four-sided architecture, some sort of architectural embellishment/feature used on the other building sides shall be extended to the west elevation in order to break up the blank wall plane and provide visual interest. Examples of embellishments/features include the use of a contrasting material and color element, the use of a projecting horizontal and/or vertical element, the use of aluminum shutter feature, etc.
5. LANDSCAPE PLAN. 1) Tree planting areas shall be a minimum 10' in width, with no tree located less than 4' from the back of curb. The Kentucky Coffee Tree planted in the landscape island serving as the median for the outer drivethrough lane order kiosk does not meet either requirement. Revise or relocate the tree. 2) Add the following landscaping requirement calculations to the landscape plan to check for compliance: 1 street tree for each 30' of street frontage; 1 street shrub for each 20' of street frontage; 1 additional open yard tree for every 5,000 sq. ft. of lot area (minus the building footprint); and 2 additional open yard shrubs for every 5,000 sq. ft. of lot area (minus the building footprint). 3) Additionally, screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. (See Sec. 8.820 for full requirements with screening material options).
6. CROSS ACCESS AND CROSS PARKING. Add a note to the plans regarding the cross access and cross parking rights and obligations established via the plat that affect the subject lot.
7. ADA ACCESSIBLE ROUTE. To help maintain a clear accessible route from the ADA parking spaces to the store entrance, install signage and pavement markings (e.g. a stop line) where the double drivethrough lanes intersect with the accessible crosswalk to call out the crosswalk to the drivethrough users with a message to not block (e.g. "Stop Here/Do Not Block Crosswalk" or something to that effect).
8. TRASH ENCLOSURES. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and

building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

The trash enclosure detail on Sheet A5.2 does not call out the enclosure wall material(s) or color(s) to check for compliance with the material and color requirement. Label the material and color. Also, the detail calls out the use of wooden door frame and slats/panel, which is not allowed. Revise the gate material to comply with the aforementioned required material options.

9. SIGNS. As noted on the plans, signs are reviewed and approved under separate cover via a sign permit application. FYI, this site is subject to the signage standards for the Summit Orchards West development established by the developer and approved by the City Council that limits tenants under 5,000 sq. ft. to one (1) wall sign per facade (but no more than 3); a maximum 4' letter/logo height and allowable sign area not to exceed 10% of the facade on which the signs are mounted. Monument signs are limited to one (1) per lot, 12' maximum height, 72 sq. ft. sign face and 96 sq. ft. overall structure area (inclusive of sign face).

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Label the existing manholes with the City naming convention. The existing manholes in the public sanitary sewer extension from northwest to southeast are MH 22-141, MH 22-150, MH 22-149, MH 22-148.
4. Show size and location of water main connection and water meter (LS 6901 L. Water Meters). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. The building service line and the irrigation line will each have their own connection by corporation stop to the water main with separate meters. Relocate the irrigation backflow prevention device out of the easement.
5. Add the storm drainage map and storm (pipe and inlet) calculations to the plans. Provide pipe profiles for secondary storm lines. D4 incorrectly directs to the wrong sheet for the detail.
6. Revise the design of the ADA ramps to remove the wings, as they are not allowed.
7. Add all City standard details that apply to this project. To include, but not limited to, sidewalks/ramps, curbs, pavement joints, etc.
8. Please verify and note, if necessary, that only ornamental trees and shrubs may be planted within any easements.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. Provide more information on what is meant by scored crosswalk.

<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.

2. NW Outerview is not a public street.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. RPZ backflow device not allowed to be installed underground. Either relocate to interior of building or replace with a double check valve.

2. Provide complete site lighting design that includes all circuitry and light pole base detail.