

DEVELOPMENT SERVICES

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

Date: Friday, April 26, 2024

To:

Applicant: <NO CONTACT NAME AVAILABLE> 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: PL2024098

Application Type: Commercial Final Development Plan

Application Name: ANDY'S FROZEN CUSTARD - SUMMIT ORCHARD WEST

Location: 630 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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:

Planning Review	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 10E configuration.
2. DRIVEWAY. Dimension the width of the driveway connection to NW Outerview Rd and the drive aisle that leads to said driveway at the northwest corner of the proposed parking lot.
3. DRIVE-THROUGH FACILITY. With the proliferation of dual-drive ordering capabilities for drive-throughs, what consideration has been given in the drive-through design for the future possible need to accommodate a second queue lane at this facility in the open landscape area between the building and the proposed drive-through lane? Staff recommends relocating the trash enclosure in order to facilitate this need in the future.
4. MECHANICAL SCREENING. Dash in the location of the roof-top units (RTUs) on the exterior building elevations (Sheets A301 and A302) 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. Take into account the additional height from the curbs on which the RTUs will sit when designing the parapet wall heights.
5. EXTERIOR BUILDING ELEVATIONS. To satisfy the requirement for four-sided architecture, some additional sort of architectural embellishment/feature shall be added to the north elevation in order to break up the flat and generally blank wall plane in order to provide visual interest.
6. 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. It does not appear that the landscape island at the west end of the double-row of parking meets the minimum 10' width. 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).
7. 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.
8. TRASH ENCLOSURES. Provide a detail of the proposed trash enclosure. The plans reference to see the architectural plans, but no detail is included in the architectural plans. 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.

9. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be provided along the eastern boundary of the parking lot where it will be extended in the future to connect to the abutting lot at the time said pad site is developed. Revise the plans accordingly. However, staff will coordinate on the need and timing of actually constructing said temporary asphalt curbing depending on the progress and timing of the development of the abutting pad site.

10. SIGNS. 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). Visible signs located interior to the building (i.e. inside the window) are exempted from the sign ordinance and thus don't count toward any sign number limitations.

Engineering Review	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. Please add pipe profiles for the 8-inch secondary storm lines. Add storm (inlet and pipe) calculations to the plans.
4. Provide the sizes of the existing water main and sanitary sewer lines. Label the existing manholes with the City naming convention. The west existing manhole is MH 22-149 and the east existing manhole is MH 22-148.
5. Show size and specific 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. Note on the plans that the building service line connection to the water main is made by a corporation stop.
6. Add all City standard details that apply to this project. To include, but not limited to, sidewalks/ramps, curbs, pavement joints, etc.
7. Add contours where the new sidewalk will be constructed along Chipman Rd. Show how the existing storm sewer manhole will be handled. Show how the sidewalk will transition to the roadway. What is that linework around that last ramp? Will the existing curb be removed and replaced? Please explain.
8. Please verify and note, if necessary, that only ornamental trees and shrubs may be planted within any easements.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. Previous plans showed a dual drive-thru but this one only has one lane.
2. It is unclear what the concrete area to the west of the store will be. Is this just a seating area? Will there be picnic tables or benches in this area?

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.
2. NW Outerview is NOT a public road.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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