

DEVELOPMENT SERVICES

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

Date: Wednesday, May 29, 2024

To:

Property Owner: TOWNSEND SUMMIT LLC

Email:

Other: WSO PARTNERS, LLC

Email: JOHN.DAVIS@REALFORESIGHT.COM

Applicant: AND GO CONCEPTS, LLC

Email: SHAWN@SALADANDGO.COM

Engineer/Surveyor: KIMLEY-HORN

Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2024105

Application Type: Commercial Final Development Plan

Application Name: SALADS AND GO

Location: 610 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. MECHANICAL SCREENING. Sheets A201 (Exterior Elevations) and A506 (Electric Panel Details) appear to show that the proposed parapets are of adequate height to comply with the City ordinance requiring 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. Please confirm that the depicted height and screening takes into account any additional height added to the units from any curb or like structure on which the RTUs will sit.

The response from Kimley-Horn to the previously made comment above is to see the response from Rogue Architects dated May 4, 2024. No such response has been received/uploaded into our system as part of the subject application.

2. CROSS ACCESS AND CROSS PARKING. Fill in the blank dates and missing recording information (i.e. the instrument #) in the Cross Access and Cross Parking Note provided on Sheet C200.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. The submitted estimate will not satisfy the requirements of the Unified Development Ordinance (Section 3.415) for the required documentation to calculate the Engineering Plan Review and Inspection Fee. This must be an itemized list of unit prices and quantities that includes all materials, labor, equipment and incidental work necessary to complete the entire project. Please resubmit the signed and sealed estimate.

2. Sheet C001 Paving Note 22 has a typographical error in the callout for the KCMMB concrete material.

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.

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
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1. Architectural design package used as a reference but has not been evaluated for compliance.