
DEVELOPMENT SERVICES

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

Date: Friday, December 20, 2024

To:

Property Owner: VIVION PROPERTIES LLC

Email:

Applicant: Todd Minnis

Email: todd@drivenassets.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024199

Application Type: Commercial Final Development Plan

Application Name: Take 5 Oil and Tire

Location: 400 NE M 291 HWY, 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:

Required Corrections:

Planning Review	Ian Trefren (816) 969-1605	Planner ian.trefren@cityofls.net	Not Required
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A flume is shown discharging over the top of a retaining fall. This is going to lead to premature failure of the retaining wall. Correction required.
2. There is no practical way to access the detention basin for maintenance. At least one form of access is required by a small vehicle. Perhaps a modification of the emergency spillway to provide a sloped access to the basin bottom? Correction required.
3. As a suggestion, it might make better sense to eliminate the above-ground detention basin, and add to the underground detention basin system. Informational comment.
4. Refer to comment #1 in previous applicant letter. I had requested slope callouts on the basin bottom, including any grade breaks in the basin bottom which it appears there is at least one (1) grade break. Correction required showing numerical slope callouts at the locations requested.
5. MoDOT approval shall be required for any stormwater redirection towards their right of way. Informational comment.
6. Does the detention basin actually need an emergency spillway? It appears the basin will be below grade, and no embankment/dam is being constructed. This is similar to why an emergency spillway is not required on underground detention basins. If not required, discuss why you believe an emergency spillway is not required within the text of the stormwater report, and make changes to the plans as appropriate to eliminate the emergency spillway. This also eliminates many of the freeboard requirements within the basin as long as a suitable overflow route is established which does not adversely affect structures or property. Corrections suggested.
7. Cost estimate for sitework shall be required prior to formal approval. Informational comment.

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	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Architectural, structural, & MEP designs are not being reviewed under this report.

Action required: Comment is informational.

2. Specify diameter of light pole base.

10/31/2024 - Detail 2/E1.01 still does not specify diameter.

12/19/2024 - Detail updated to show diameter of pole. We need the diameter of the structural concrete base.