

**DEVELOPMENT SERVICES**

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

**Date:** Friday, February 07, 2025

**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:**

<b>Planning Review</b>	Ian Trefren (816) 969-1605	Planner ian.trefren@cityofls.net	Not Required
------------------------	-------------------------------	-------------------------------------	--------------

---

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Refer to previous applicant letter. Field inlet openings were requested on the plan view. This can be done by showing cardinal directions for each opening, and labeling each field inlet. Correction required.

As discussed, single grate inlets have been called out. The number of openings and cardinal directions have also been removed as discussed. An APWA Grate Inlet Detail was added to the plans on C-4.4.

2. Reviewing the plans further, I do not see any profile view for the junction box connection to the underground detention system. Evaluate and revise if necessary.

A profile has been shown.

3. MoDOT approval of the plan required prior to formal approval. Recommend turf reinforcement mat, but that will be up to MoDOT. Informational comment.

Understood. We are in the middle of MoDOT review and we will coordinate accordingly.

4. Cost estimate required prior to formal approval. The estimate shall consist of all anticipated sitework less any lighting, decorative landscaping, building, handrails, or other items not reviewed and inspected by Development Engineering. Informational comment.

Understood. This will be provided when the design is finalized.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
--------------------	----------------------------	--	--------------

<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
-----------------------	-------------------------------	---	--------------

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
------------------------------	------------------------------	---	--------------

1. Architectural, structural, & MEP designs are not being reviewed under this report.

Action required: Comment is informational.