

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Tuesday, February 14, 2012

To:

HY-VEE INC

Email:

Fax #: (515) 267-2935

HY-VEE INC

Email:

Fax #: (515) 267-2935

ENGINEERING RESOURCE
GROUP

Email:

Fax #: (515) 288-3860

From: Christina Stanton, Planner

Re:

Application Number: PL2010006

Application Summary: Commercial Final Development Plan
"HY-VEE GAS STATION"

Location: 1201 SW 3RD ST, LEES SUMMIT, MO 64081

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Engineering Review Gene Williams Senior Staff Engineer (816) 969-1812 No Comments

Planning Review	Christina Stanton	Planner	(816) 969-1607	Condition(s)
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1. CPTED--Outdoor Lighting. Minimum lighting levels of 5 foot candles between the door and the canopy is required so that the workers can see who's coming in. The example provided depicts drastically different lighting levels in the area between the front door and the canopy from what is being proposed on this development's photometric plan, please reconcile with a more accurate example. The Director has stated that he is willing to look at what is being proposed once it is

installed with the understanding that if the lighting levels are not sufficient to meet the intended CPTED goal additional lighting will be required.

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Condition(s)
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

Traffic Review	Michael Park	City Traffic Engineer	(816) 969-1820	No Comments
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