

**PLANNING AND DEVELOPMENT**

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

**Date:** Friday, June 19, 2015

**To:**

**Property Owner:** BFRE LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** DAVIDSON ARCHITECTURE & ENGINEERING  
**Email:** jason@davidsonae.com

**Fax #:** (913) 451-9391

**From:** Hector Soto, Planner

**Re:**

**Application Number:** PL2015086

**Application Type:** Commercial Final Development Plan

**Application Name:** LEE'S SUMMIT HONDA ADDITION

**Location:** 401 NE COLBERN RD, LEES SUMMIT, MO 64086

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**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.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

<b>Planning Review</b>	<b>Hector Soto</b>	<b>Planner</b>	<b>Corrections</b>
	(816) 969-1604	Hector.Soto@cityofls.net	

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1. SITE DATA TABLE. Provide a table that provides the following information: zoning (which is CP-2); total site area; total site impervious coverage; building area (broken down by existing, proposed and total); number of parking spaces (existing, number of spaces to be removed and number of remaining spaces).

2. LIGHT FIXTURES.

- Are any wall-mounted exterior light fixtures proposed for either building addition? If so, show them on the building elevations. All wall-mounted light fixtures shall comply with the requirements of Section 7.260 under Article 7 of the Unified Development Ordinance (UDO).
- Submit manufacturer specifications of any exterior light fixtures for review and approval.

### 3. MECHANICAL EQUIPMENT.

- Is any new ground- or roof-mounted mechanical equipment proposed for the building additions? If so, show their location on the site plan or building elevations as is appropriate.
- Any new roof-mounted equipment shall be screened entirely from view using parapet walls at the same height as the mechanical units. Any new ground-mounted equipment shall be screened entirely from view using evergreen landscaping or masonry walls up to a height of the units being screened.
- Show and identify the method of screening for any new mechanical equipment, per above, on the site plan or building elevations as is appropriate.

4. ROOF PENETRATIONS. Show all proposed roof penetrations on the building elevations to the extent possible. All roof penetrations shall be placed in architecturally designed appurtenances. Small vent pipes may be painted to blend in with the roof to disguise their appearance.

5. BUILDING MATERIALS. The elevations call out the exterior materials as "CMU block w/ EIFS". However, it isn't clear on the drawings how and where the materials will be used. Is it a CMU block base with EIFS body, CMU wall with an EIFS exterior, etc. Please clarify.

6. SIGNAGE. The building elevations identify new Honda signage proposed for the north facade. Signage cannot be approved as part of a final development plan. Signage shall be applied for via separate sign permit application and shall comply with the CP-2 district zoning standards under Article 13 of the UDO. Based on the number of existing signs on the facility, any increase to the number of signs on the building will require Planning Commission approval.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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<b>Fire Review</b>	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 2012 International Fire Code.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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