

**PLANNING AND DEVELOPMENT**

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

**Date:** Wednesday, June 15, 2016

**To:**

**Applicant:** DAVIDSON ARCHITECTURE & ENGINEERING      Email: Justin@DavidsonAE.com      Fax #: (913) 451-9391

**Property Owner:** JOHN OHRAZDA      Email: JOHN.OHRAZDA@CITYOFLS.NET      Fax #: <NO FAX NUMBER>

**Engineer:** DAVIDSON ARCHITECTURE & ENGINEERING - PAUL MILLER      Email: paul@davidsonae.com      Fax #: (913) 451-9391

**Architect:** DAVIDSON ARCHITECTURE & ENGINEERING      Email: Justin@DavidsonAE.com      Fax #: (913) 451-9391

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2015180

**Application Type:** Commercial Final Development Plan

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

**Location:** 301 NE COLBERN RD, LEES SUMMIT, MO 64086

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**Electronic Plans for Re-submittal**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

**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 Planning and Codes Administration Department at 816-969-1200.

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**Review Status:**

Revisions Required: No additional plans are required to be submitted. A fully executed lease agreement for the subject parking lot site shall be submitted to the Planning Department. The final development plan cannot be approved, nor can any necessary building permits be issued, for the parking lot addition until such time as the fully executed lease agreement is submitted.

**Required Corrections:**

<b>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Corrections
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**1. FDP APPROVAL**

Please note that the final development plan cannot be approved, nor can any necessary building permits be issued, for the parking lot addition until such time as the following items are completed:

1. A fully executed lease agreement for the subject parking lot site shall be signed by the City/Airport and Lee's Summit Honda.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$9,323.50 (which is based on 3% of the total infrastructure cost) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.

2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.

3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

5. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities.

6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments

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