

**PLANNING AND DEVELOPMENT**

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

**Date:** Monday, June 19, 2017

**To:**

**Property Owner:** GIDDYUP LLC

**Email:**

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

**Applicant:** INSTANT AUTO SALES

**Email:** DUSTIN@INSTANTAUTOKC.COM

**Fax #:** (816) 265-6346

**Engineer:** DAVIDSON ARCHITECTURE &  
ENGINEERING

**Email:** Justin@DavidsonAE.com

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

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2017107

**Application Type:** Commercial Final Development Plan

**Application Name:** INSTANT AUTO PARKING LOT ADDITION

**Location:** 2171 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

---

**Electronic Plans for Resubmittal**

---

Beginning Monday, May 23, 2016, 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 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 stormwater 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.

**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.

---

### **Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

### **Required Corrections:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections

1. FLOODPLAIN NOTE. Update the floodplain notes on Sheets C1.0 and C1.1 to reflect the most recent FEMA maps that went into effect in 2017.

2. LEGAL DESCRIPTION. Update the legal descriptions on Sheets C1.0 and C1.1 to reflect the most recent replat of the subject property from 2017. The correct legal description is Lot 3AA, Summit Plaza.

3. LANDSCAPE ISLAND.

- A landscape island shall be provided at the east end of the proposed southern double row of parking.
- A minimum pavement width of 24' (28' back-of-curb to back-of-curb) shall be retained between the new landscape island the the adjacent island shown on the east side of the drive.

4. LANDSCAPE PLAN. No landscape plan was provided as part of the submittal.

- Street trees shall be provided at a rate of 1 tree for every 30' of street frontage of the parking lot addition.
- Street shrubs shall be provided at a rate of 1 shrub for every 20' of street frontage of the parking lot addition.
- Parking lot screening to a height of 2.5' shall be provided along the street frontage of the parking lot addition. Screening may be provided via a decorative wall, evergreen shrubs or berm. The existing parking lot to the south was screened via evergreen shrubs. The use of shrubs requires that they be planted at a minimum quantity of 12 shrubs per 40' linear feet of parking lot frontage along NE Independence Ave.
- In addition to the parking lot screening, street trees and street shrubs, open yard landscaping shall be provided. Open yard trees shall be provided in the ratio of 1 tree for every 5,000 sq. ft. of the 43,129.93 sq. ft. project area; open yard shrubs shall be provided in the ratio of 2 shrubs for every 5,000 sq. ft. of the 43,129.93 sq. ft. project area

5. PHOTOMETRIC PLAN.

- Include the proposed pole light height (light pole + base) on the plan.
- The maximum allowed overall light pole height is 28' (inclusive of a maximum 3' base).

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------	--	-------------

1. Label the proposed curb as CG-1 and include the standard detail in the plan set.
2. It doesn't appear concrete pavement is used on this project. Either label the location used or remove the concrete pavement details.
3. Include a cross-section of the proposed concrete flumes.
4. Include an Engineer's Estimate of Probable Construction Cost with the next submittal.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
-----------------------	--------------------------------	--	-------------

---

- 1.
2. The last 3-4 parking stalls proposed at the west end of the new aisle (south side of double row) should be removed to extend the driveway entry throat into the site, eliminate the parking conflict with driveway traffic and define the parking area.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Pending
------------------------	-----------------------------------	---	---------

---

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

---

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
-----------------------	--------------------------------	--	---------

---