

PLANNING AND DEVELOPMENT

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

Date: Monday, July 30, 2018

To:

Applicant: MENC LLC - ANITA DAVIS

Email: ADAVIS@SUMMITEYEKC.COM

Fax #: <NO FAX NUMBER>

Engineer: PAUL OSBORNE (OLSSON ASSOCIATES)

Email: POSBORNE@OLSSONASSOCIATES.COM

Fax #: <NO FAX NUMBER>

Property Owner: MENC LLC - ANITA DAVIS

Email: ADAVIS@SUMMITEYEKC.COM

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018119

Application Type: Commercial Final Development Plan

Application Name: SUMMIT EYE CENTER PHASE 1A PARKING EXPANSION

Location: 1601 NW BLUE PKWY, LEES SUMMIT, MO 64086

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 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 Development Services 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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

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

1. C.1. Legal Description. A legal description which accurately describes the limits of the property. The description that you show on the FDP is for the entire area. Please revise so that the description is addressing the Lot only.

2. C.3. Floodplain.

Please cite and date the year of the floodplain description (FIRM Panel) that you have shown in the FDP.

3. C.5. Streets. Please label the Right-of-Way and the private drive. Please show width of each.

4. C.6. Sidewalks. Please label and show the width of the sidewalks along Rosemary and Blue Parkway.

5. Property Boundary. Label the property line bearings and dimensions for the boundaries of Lot 1.

6. C.7. Easements.

Please label the utility easements on sheets 104 and 105.

7. C.20. Right-of-Way.

All existing adjacent public street right-of-ways with centerline location need to be labeled and have dimensions.

8. C.25. Oil & Gas Wells.

Please add a note and show if there are any active or non-active oil & gas wells within the area and be sure to cite the source of the information. The Missouri Department of Natural Resources maintains a database of oil & gas wells that can be cited.

10. Site Data Table needed on sheet 104.

Please include:

Lot Description-Lot 1...

Lot Area-

Existing Building Area-

Floor Area Ratio (FAR)-

Required Parking Spaces-

Existing Parking Spaces-

Proposed Parking Spaces-

Total Parking Spaces-

Existing Impervious Coverage-
Total Impervious Coverage (existing and proposed)

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet 109: The pavement sections do not meet the requirements of Article 12 of the Unified Development Ordinance for pavement thickness and base requirements. Please revise.

2. Submit an Engineer's Estimate of Probable Construction Costs.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. A building permit is required for all work associated with site lighting.

Action required: Comment is for informational purposes.