



## Excise Tax

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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.

## Voluntary Residential Development Surcharge

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In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at [www.cityofls.net](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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### Analysis of Preliminary Plat:

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Stream buffers were shown at a reduced width (sometimes as low as 35 feet from the ordinary high water mark where 100 feet is the minimum) near Lots 148 through 154. The "Hook Farms Preliminary Stormwater Drainage Study" dated Mar. 27, 2019 did not appear to provide any justification for the decreased width of the stream buffer near these lots. This area is near the confluence of two tributaries, and at present, reduction of the buffer zone is not supported in this area.

2. The existing 15 inch sanitary sewer is shown to the rear of Lots 67 through 74, which would appear to be capable of serving these lots. The proposed manhole at the southeast corner of Lot 67 should be moved near the southwest corner of Lot 67, and the sanitary sewer line terminated at that point. In other words, the proposed sanitary sewer line shown along Red Barn Rd. from Lot 68 through 74 is not necessary, and not desired by Water Utilities since there is an existing 15 inch sanitary sewer line which exists to the rear of these lots.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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1. Streets named Lantern and Weathervane already exist in other parts of the city.

Action required: Rename those streets. Call (816) 969-1303 if you need assistance with determining if a street name is available.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Tracts A, J, E & F (islands within the roadway) will be right-of-way and require license agreements for proposed private landscaping, monuments, etc. This change may be reflected when platting and associated agreement done at that time.

2. The supplemental traffic analysis to the Traffic Impact Study submitted as related to the development phasing plan and warrants for traffic signal control at the intersection of Hook Road and Pryor Road should be updated to address the comment(s) emailed on 3/15 to the traffic consultant.

Staff will address inconsequential errors, omissions and inconsistencies within or between the Traffic Impact Study and Supplemental Analysis in the staff report in lieu of a resubmitted Traffic Impact Study with corrections and revisions.

3. Roadway improvements shall be required as stipulated in the staff TIA. Those improvements include turn lanes and pavement widening generally shown on the preliminary plans (subject to design modification upon engineering plan submittal and review), right-of-way dedication along Hook Road and Pryor Road in support of planned/future Capital Improvements, and signal improvements recommended in the traffic impact study and/or supplemental analysis conditioned based on lots permitted as described in related correspondence on 3/15/19.