

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, October 23, 2019

**To:**

**Applicant:** ARISTOCRAT MOTORS

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

Email: ksterrett@hgcons.com

Fax #: <NO FAX NUMBER>

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

**Re:**

**Application Number:** PL2019293

**Application Type:** Commercial Final Development Plan

**Application Name:** ARISTOCRAT MOTORS

**Location:** 704 SE OLDHAM CT, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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 in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. MINOR PLAT. A minor plat application to combine Lots 2 and 3 for the subject development, as well as to dedicate a private easement for the skating rink's relocated sanitary sewer line, has yet to be submitted. The minor plat application shall be submitted, approved and plat recorded prior to the issuance of a building permit.

2. ROOF-TOP UNITS (RTUs). Staff is in receipt of Sheets A3 and A4 that model the placement and visibility of the proposed RTUs. Staff accepts the drawings indicating that the RTUs will not be visible from the right-of-way as satisfying the screening requirements of the UDO. However, staff will conduct a post-construction inspection of the building and site at the time building occupancy is requested. Inspection of the RTUs' visibility will take place at that time. Should the RTUs be found to be visible, staff will require that measures be taken to provide the necessary screening to comply with the screening requirements of the UDO prior to the issuance of a final Certificate of Occupancy.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Approved with Conditions
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1. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

2. Contact the Field Engineering Inspector at (816) 969-1200 at least 48 hours prior to the onset of construction.

3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$36,434.47

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.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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