

DEVELOPMENT SERVICES

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

Date: Tuesday, March 24, 2020

To:

Applicant: CITYSCAPE RESIDENTIAL

Email: RADAMS@CITYSCAPERESIDENTIAL.COM

Engineer: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

From: Shannon McGuire, Planner

Re:

Application Number: PL2020024

Application Type: Commercial Final Development Plan

Application Name: DOWNTOWN LEE'S SUMMIT APARTMENTS

Location:

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.

Review Status:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Approved with Conditions
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1. Detail #4 on sheet H6 depicts a monument sign that is larger than the Unified Development Ordinance allows. Approval of this FDP does not constitute approval of the oversized sign. Approval of all signs shall be made by separate application. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. For administrative approval, all signs proposed must comply with the sign requirements as outlined in the sign section of the UDO. Signs that do not meet the UDO in terms of size, height or number may only be granted approval by the Planning Commission.

Engineering Review	Gene Williams, P.E. (816) 969-1223	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 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. \$132,514.02

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

3. 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.

4. Prior to any activities within the right-of-way that are not directly associated with a specific infrastructure or building permit, a separate right-of-way permit may be required. Contact a Right-of-Way Inspector at (816) 969-1800 to obtain the required permit.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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	No Comments
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