

DEVELOPMENT SERVICES

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

Date: Wednesday, November 18, 2020

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Lawyer / Law Firm: LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

Property Owner: CITY OF LEES SUMMIT

Email:

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019306

Application Type: Commercial Final Development Plan

Application Name: PARAGON STAR VILLAGE 2-STORY OFFICE/RETAIL & PARKING LOT

Location: 1401 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

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:

Approved: See below for any conditions of approval.

Required Corrections:

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| Planning Review | Jennifer Thompson (816) 969-1239 | Planner Jennifer.Thompson@cityofls.net | Approved with Conditions |
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1. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the waterline improvements, the location and construction of pedestrian trails, and the road improvements recommended in the Transportation Impact Analysis dated April 18, 2019. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder of Deeds Office.
2. The final plat for this property has not been completed at this time. A final plat shall be approved and recorded with Jackson County prior to the issuance of a building permit.
3. Addressing will be forthcoming.

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| Engineering Review | Sue Pyles, P.E. (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. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.
3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee of \$262,426.14 (which is based on 3% of the total infrastructure cost) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit.
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.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Indicate areas to be posted.

3. Required access. Approved vehicle access for emergency response shall be provided to all construction areas. Access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions and approved by the fire department. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
4. On-site fire hydrants and mains shall be provided where required by the fire code official at time of construction.

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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | No Comments |
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | No Comments |