

DEVELOPMENT SERVICES

**Preliminary Plat
Applicant's Letter**

Date: Friday, July 23, 2021

To:

Property Owner: LOWKAP LLC

Email:

Applicant: SCANNELL PROPERTIES, LLC

Email: SHAUNC@SCANNELLPROPERTIES.COM

Engineer: OLSSON ASSOCIATES

Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2021255

Application Type: Preliminary Plat

Application Name: Lee's Summit Logistics

Location: 1220 NW MAIN ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by 4pm on Tuesday, August 10, 2021. Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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 multi-page 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.

Voluntary Residential Development Surcharge

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Preliminary Plat:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please note that when FDP's and Final Plats are applied for, the plan size maximum will be 24" x 36" with 1" border. For the Preliminary Plat the 42" x 30" plan sheets are fine.
2. Please show the location of all oil and gas wells, whether active, inactive, or capped. If none are present please add note indicating so and cite your source of information.
3. Please take note, any existing easements that are recorded and/or platted but not needed and public roadways that conflict with the proposed plat must be vacated prior to final plat approval.
4. Please remove all references to proposed buildings, parking lots, and driveways. Please remove all landscaping and elevation sheets from the plan set. This information is not needed at this point in the project.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please revise the Water Utilities contact information on the Cover Sheet to 816-969-1900 with no specific contact name or email. If you'd like to include the address, it is 1200 SE Hamblen Road, Lee's Summit, MO 64081.
2. Please delete Sheet C101. It is not required at this time. Please review all notes on future submittals to ensure the correct city, state, departments, requirements, etc. are being referenced.
3. Please note that building footprints and parking lot layouts are not required on subsequent submittals.
4. Please provide a sanitary sewer analysis too determine downstream capacity of the existing sanitary sewer system. Please note that you'll want to estimate the most intensive sanitary use for the study.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Sheet L100 - Confirm sight distance is adequate on landscaping plan.

2. Sheet C200 - Main Street will extend past Sloan to Tudor. Change street name appropriately.
3. Sheet C200 - Existing Main St. needs to be removed at Tudor with curb, gutter and sidewalk replaced.
4. Sheet C200 - Median along Tudor needs to be constructed at Main St. break.
5. C200 - Clarify what the overlapping lines at the new intersection of Main and Sloan are.
6. Include typical section, and plan/profile for relocated Main Street.
7. Provide plan for signs/pavement markings and a plan for temporary traffic control.
- 8.
- 9.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
