

DEVELOPMENT SERVICES

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

Date: Tuesday, August 16, 2022

To:

Property Owner: STAR ACQUISITIONS & DEVELOPMENT LLC Email:

Applicant: STAR DEVELOPMENT CORPORATION Email:

Engineer: AGC Engineers, INC Email: Rcowger@agcengineers.com

Architect: SCHARHAG ARCHITECTS Email: SCHARHAGARCH@GMAIL.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2020158

Application Type: Commercial Final Development Plan

Application Name: Oakview - Lot 2 (Panera)

Location: 1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
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1. SIGNAGE. The existing Polyainers monument sign shall be removed from the site as part of the proposed development. City ordinance prohibits off-premise signs. At the time the subject property was platted as a lot separate from the Polyainers facility, the existing sign became an off-premise sign and thus is required to be removed.

Staff understands that the applicant is continuing to review this previously made comment.

Engineering Review	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@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. 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.
4. 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. \$42,654.55
5. 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.

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 and local amendments.

Action required- Correct the occupancy classification to A2. A2 Occupancies with a fire area occupant load over 100 shall be provided with an automatic fire sprinkler.

07/29/2022- Sprinkler system is NOT required. Occupant load will be less than 100. Condition subject to tenant finish review.

Traffic Review	Brad Cooley, P.E., RSPI		No Comments
	Brad.Cooley@cityofls.net		
Building Codes Review	Joe Frogge		No Comments
	(816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	