

DEVELOPMENT SERVICES

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

Date: Tuesday, October 25, 2022

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2019407

Application Type: Commercial Final Development Plan

Application Name: Paragon Star Soccer Complex

Location: 1451 NW RIVER RD, LEES SUMMIT, MO 64081

3151 NW VIEW HIGH PKWY, LEES SUMMIT, MO 64081

1401 NW RIVER RD, 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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. LAND USE SCHEDULE.

- Add the press box square footage to the "Total Floor Area" line item.
- Update the Floor Area Ratio line item to reflect the change listed above.

2. SITE PLAN (PRESS BOX). Call out the press box/bleacher location for Field 1 on the site plan and all other affected sheets as needed. Also, call out the concession and restroom buildings on the site plan and all other affected sheets as needed.