

DEVELOPMENT SERVICES

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

Date: Monday, June 12, 2023

To:

Property Owner: COLBERN ROAD INVESTORS LLC Email:

Engineer: Dustin Burton

Email: dburton@ric-consult.com

Architect: CL ARCHITECTURE (CRAIG LUEBBERT) Email: CRAIG@CLARCHITECTURE.COM

Applicant: John Hopkins

Email: jhopkins@cbronline.net

From: Scott Ready, Project Manager

Re:

Application Number: PL2023055

Application Type: Commercial Final Development Plan

Application Name: Heartland Market - Lee's Summit

Location: 940 NE COLBERN RD, LEES SUMMIT, MO 64064

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: Corrections - refer to Engineering Review comments.

Execute a Development Agreement for public infrastructure. A draft Development Agreement has been provided to City legal counsel for review and comment. We'll provide this to you afterwards for your review and comment. This document addresses the required transportation improvements noted in the staff Transportation Impact Analysis (TiA) document that was included in the staff packet letter, dated 1/3/23, for the approved Preliminary Development Plan (PDP) application.

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections

1. Please revise the water service line so that it crosses the public easement but does not run through it longitudinally. This can be accomplished by either coming out of the east side of the building and running straight east or by coming out of the north side of the building as shown and immediately turning east running straight to the existing public water main.
2. Please revise the water meter location. Design and Construction Manual Section 6901.L.1 requires that the meter be located within 1' of the R/W or easement line on the public side of the line.
3. The storm sewer system must be designed to carry the 10-year by gravity flow, but may be designed to carry the 100-year by pressure flow. Please clarify if this is how the system is functioning by including the 10-year HGL where

the 100-year HGL is not within the pipe. Please also confirm that the 100-year HGL is at least 0.5' lower than any structure openings.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. 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.

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	Approved with Conditions
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1. Informational comment: The aisle around the back of the building is one way (two lanes) to get to the dumpster and the pick-up window. This is a weird one, since it's not exactly a drive thru with a speaker. My question is how do they prevent drivers from driving the wrong way around the back of the building?

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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4. FYI - A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Estimated fee is almost \$170,000.00 and does not include permit fee, site fees, etc.
6/9/23 - acknowledged in letter