

DEVELOPMENT SERVICES

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

Date: Wednesday, June 28, 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:

Approved with Conditions as noted by staff.

Execute a Development Agreement for public infrastructure. A draft version will be provided to the applicant team upon review and mark-up by David Bushek (Chief Counsel of Econ. Dev. & Planning).

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	Approved with Conditions

1. 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.
2. 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)), the water tap and meter setup fee, and the sanitary sewer development 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. \$61,153.43
3. 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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. 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