

DEVELOPMENT SERVICES

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

Date: Wednesday, September 06, 2023

To:

Property Owner: THE UNITED METHODIST Email:
CHURCH OF LEES SUMM

Applicant: STEVE SKINNER CONSTRUCTION Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2023167

Application Type: Commercial Final Development Plan

Application Name: The Summit Church - Maintenance Facility

Location: 3381 NW CHIPMAN 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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE. The site data table lists the proposed building area as 1,221.85 sq. ft. The proposed building area for a 35' x 35' building is 1,225 sq. ft. Revise.

2. CONTOURS. Will any grading be done as part of this project? Existing contours are shown, but no proposed contours are shown to denote that any grading will be done for this project.

3. LIGHT FIXTURES. Will any light fixtures be mounted on the proposed building? If so, light fixtures shall have full 90-degree cut-offs so as to direct light downward and so the light source is not visible from off the property. Wall-mounted lighting shall comply with the light standards under UDO Section 8.260.

If wall-mounted lighting is proposed, a photometric plan shall be provided in accordance with UDO Section 8.230.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
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Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@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. Architectural plan not reviewed under this Planning number.

Action required: comment is informational.
