

**DEVELOPMENT SERVICES**

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

**Date:** Friday, April 26, 2024

**To:**

**Property Owner:** JEFFREY E SMITH INV CO LC      Email:

**Engineer/Surveyor:** Sarah Thompson      Email: sthompson@ess-inc.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2023163

**Application Type:** Commercial Final Development Plan

**Application Name:** Wilshire Hills Phase III

**Location:** 3200 NE MANHATTAN DR, LEES SUMMIT, MO 64064

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**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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PLATTING. No building permit shall be issued until such time as the subject property is platted.

This previously made comment has been acknowledged by the applicant and is being kept for informational purposes.

2. RETAINING WALLS. The plans show a proposed retaining wall that crosses a proposed general utility easement along the south property line. The City's encroachment policy does not allow retaining walls to cross or encroach into a public easement. The plans also show an existing retaining wall that crosses a proposed general utility easement along the north property line.

The previous two resubmittal responses to the previously made comment above states that the U/Es along the north and south property lines have been removed. However, the revised plans continue to show 7.5' U/Es in both locations. See Sheets C2.01 and C3.01, where said 7.5' U/Es are shown and labeled as such. Also see Sheets C8.01, C8.03 and L1.03 showing the linework to denote the 7.5' U/Es though they are not labeled. Revise.

3. PHOTOMETRIC PLAN. No photometric plan is provided for review. Submit a photometric plan in accordance with UDO Section 8.230. All proposed exterior lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270 and 8.280.

Provide cut sheets for all exterior light fixtures for review to confirm compliance with the lighting requirements previously cited.

The previous two resubmittal responses to the previously made comment above refer to the architectural plan submittal for the required information. No architectural plans have been submitted to date for this project. The resubmittal response letter states that architectural plans were resubmitted to the City on March 6, 2024. No such plans were ever received by the City. Civil plan sets were submitted to the City on 11/20/23 (original submittal), 2/27/24 (1st resubmittal) and 4/19/24 (2nd resubmittal), but no architectural plan set has ever been received by the City.

4. ARCHITECTURE. Color building elevations are required to be submitted as part of the final development plan application for review. No building elevations were provided as part of the original application submittal or the plan re-submittal.

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5. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

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2/27/24 (1st resubmittal) and 4/19/24 (2nd resubmittal), but no architectural plan set has ever been received by the City.

6. SCALE. The listed scale for Sheets L1.02 and L1.03 is incorrect. The sheets are actually drawn to 10' scale, not the listed 20' scale. Revise.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. An Engineer's Estimate of Probable Construction Costs is required to determine the fees. Please provide an itemized and sealed estimate for all sitework (i.e., not the building or lighting).

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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