

DEVELOPMENT SERVICES

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

Date: Monday, December 16, 2024

To:

Property Owner: MID CONTINENT PUBLIC LIBRARY **Email:**

Engineer/Surveyor: Terry Parsons **Email:**

Engineer/Surveyor: Olsson Engineering **Email:**

From: Scott Ready, Project Manager

Re:

Application Number: PL2024277

Application Type: Commercial Final Development Plan

Application Name: Mid Continent Public Library - Entrance Improvements

Location: 1000 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:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PARKING LOT SCREENING. The area where the existing driveway connection to NE Colbern Rd will be removed shall be taken back to grass. To comply with the City's parking lot screening requirements, screening to a height of 2.5' shall be provided along the length of the reclaimed area. The City's development ordinance provides different options by which the required screening can be provided under UDO Section 8.820.C. Any landscape material used to meet the screening requirements shall be of an evergreen variety in order to provide year-round screening. Provide a landscape material schedule listing the number, variety and size of the proposed landscape material(s).

Staff acknowledges Olsson's response to the previously made comment above that MCPL is working with Olsson to address said comment under a forthcoming sheet submittal.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
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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 of \$5,263.75 (which is based on 3% of the total infrastructure cost) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit.

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	No Comments
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Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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