

DEVELOPMENT SERVICES

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

Date: Thursday, February 27, 2025

To:

Property Owner: PREMIER RE OF LEES SUMMIT Email:
LLC

Architect: Falk Architects Email: bryan@falk-architects.com

Engineer/Surveyor: United Engineering Group Email: jladson@unitedeng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025001

Application Type: Commercial Final Development Plan

Application Name: Hyundai Premier Auto Outlet

Location: 1231 NW WARD RD, LEES SUMMIT, MO 64086

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	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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6. Please amend photometric plan to show property line limits.
7. Please confirm that the paved surface connecting the parking lot to the display pad will be curbed.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to previous applicant letter requesting details on the ADA-accessible ramps. There are instances where 1.6% cross-slopes are called-out when the City's Design and Construction Manual requires a design slope of no more than 1.5%. There is a callout of 8.3% on the running slope when the City's Design and Construction Manual requires no more than 7.5%. Correction required.
2. Refer to previous applicant letter. Private sanitary sewer material callouts were requested, but you specified the incorrect pipe type. PVC SDR 26 pipe or better is required. Correction required.
3. Refer to previous applicant letter. Slope callouts for the ADA-accessible parking stalls were requested, but was incomplete. A complete depiction of all ADA parking stalls is required, along with slope callouts. No more than 1.5% design slope for the stalls is required as per the Design and Construction Manual to allow for tolerance in construction. Corrections required.
4. Refer to previous applicant letter concerning ADA-accessible parking lot. It would appear you are calling out 5.5% running slope on portions of the ADA-accessible route to the building. Evaluate and correct if appropriate.
5. Refer to previous applicant letter concerning the lack of typical pavement section. Typical section views were provided, but are incorrect. The Unified Development Ordinance (UDO) requires the use of chemically-stabilized subgrade or geogrid beneath the aggregate base. Correction required.
6. Refer to previous applicant letter concerning the typical pavement sections. Fire and truck access lanes throughout the parking shall be constructed with no less than 2 inch surface course KCMMB asphaltic concrete over 4.5 inches of base course KCMMB asphaltic concrete. Correction required.
7. Refer to previous applicant letter concerning typical pavement section. Vehicle parking and drive aisles shall be constructed with a minimum 2 inch surface course KCMMB asphaltic concrete over a minimum 3.5 inch base course. You may wish to lower the thickness requirement for these areas, but are under no obligation to do so. However, you will need to delineate on the plans where the heavy duty pavement is to be constructed, versus the locations where normal duty asphaltic concrete is to be constructed. Informational comment.
8. If using two (2) separate typical pavement sections, show on the plans where these two (2) sections will be utilized. Correction required if using two (2) separate typical pavement sections.
9. A Stormwater Pollution Prevention Plan (SWPPP) shall be required prior to formal approval. Informational comment.

10. Cost estimate to be evaluated after revisions are made to the plans as per these comments. Informational comment.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

The distance from a hydrant to the most exterior portion of the building exceeds 300 feet.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The location of the FDC is not shown. Provide an FDC within 100 feet of the fire hydrant.

4. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Work with Water Utilities to confirm the 6" water main will provide the required water flow of 1,500 GPM.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. It is unclear how the main drive lines up with Blue Parkway across the intersection. Provide more information on the intersection overall as well as the signal plans to show how everything lines up.

2. The left turn lane on Ward should be included with these plans. Please provide plans for this lane.

3. Signal plans still have not been received. Infrastructure plans will not be approved without signal plans.

4. The lanes on the driveway are very narrow. Consider removing the island to allow for wider lanes.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Arch/struct/MEP plans were not reviewed under this submittal. They will be reviewed under the building permit once it is received.

Action required: Comment is informational.

