

DEVELOPMENT SERVICES

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

**Date:** Wednesday, March 26, 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

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**Electronic Plans for Resubmittal**

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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:**

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<b>Planning Review</b>	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. Amend photometric plan to provide details on lighting fixtures pursuant to Sec. 8.250, including base and pole height, wattage, bulb type, and a note pertaining to illumination reduction after business hours.
2. Confirm that the display pad will not be illuminated, otherwise depict any associated lighting on the photometric plan

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<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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3. An itemized signed and sealed cost estimate prepared by a design professional registered in the State of Missouri shall be required for purposes of calculating the permit fee. This cost estimate should exclude many of the items that were included in the unsealed cost estimate dated Aug. 20, 2024. The following items represent the items that are needed for a revised cost estimate: 1) pavement, 2) aggregate base, including the area one (1) foot beyond the back of curb, 3) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 4) compaction and grading of the parking lot base, 5) general grading of the site, 6) KCMMB commercial entrances, 7) public sidewalk within the right of way, 8) ADA-accessible ramps within the right of way, 9) domestic water lines and fire lines, 10) valves, fittings, and bends for water lines, 11) fire hydrants, 12) backflow vault and backflow device, 13) private sanitary sewer lines and wye connections to the main, 14) stormwater lines ten (10) inches or greater in diameter, 15) stormwater structures such as curb inlets, manholes, junction boxes, area inlets, and field inlets, 15) stormwater flared end sections, 16) rip rap and associated geotextile, 17) erosion and sediment control devices and erosion and sediment control measures installed as per the erosion and sediment control plan, 18) final restoration including sodding, seeding, fertilizer, topsoil, and mulch, 19) clearing and grubbing.

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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

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<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Please provide truck turning movements for the main entrance. The island at this location is effectively channelizing traffic into narrow lanes and does not seem to allow enough space for a vehicle delivery vehicle or fire apparatus. Please provide turning movements to show that these vehicles can enter at the main drive since the other drive is a right in right out only.

2. Staff will not approve site plans until the signal and turn lane plans have been received and reviewed.

**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.