

DEVELOPMENT SERVICES

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

Date: Monday, April 21, 2025

To:

Property Owner: PREMIER RE OF LEES SUMMIT LLC Email:

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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1. Proposed display pad lighting - LSI XFLM HF LED - is an adjustable flood light per manufacturer specs. Floodlights are prohibited except for as accent lighting for architectural, landscaping, flags, or art - per Sec. 8.220. The proposed use is for exterior display lighting, as regulated by Sec. 8.290. Additionally, ground-mounted directional lighting such as this will need to include cut-offs or shielding to limit glare affecting drivers. Please amend lighting selection to meet these standards, or otherwise indicate how this selection will not act as a floodlight and provide details on measures to minimize glare.

2. Photometric plan does not appear to account for display pad lighting in the illumination calculations. Please confirm it does, or otherwise revise accordingly per the lumens created by selected lighting choice.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee, water tap and meter setup fee, and sanitary sewer impact fee) have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$89,052.98

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to schedule a project coordination meeting with the assigned Field Engineering Inspector.

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	Approved with Conditions
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2. 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.

I am aware of what is existing on the south side of Ward Road. Work with Water Utilities to confirm the 6" water main will provide the required water flow of 1,500 GPM. on site for this project and any future expansions.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Driveway configuration is not the same as the most recent configuration discussed with the Traffic engineers. Please revise.
2. Signal plans still have not been submitted for review. Public improvements are required with this permit.