

DEVELOPMENT SERVICES

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

Date: Monday, June 30, 2025

To:

Review Contact: Jeff Bartz

Email: jbartz@weareown.com

Engineer/Surveyor: OWN, Inc.

Email:

Applicant: Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

Property Owner: Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025051

Application Type: Commercial Final Development Plan

Application Name: Alura Apartments (Formerly Aria)

Location: 2200 NE DOUGLAS ST, 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. TRASH ENCLOSURES. Provide a detailed architectural elevation of the proposed trash enclosures that calls out the enclosure wall materials and colors. 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.

The trash enclosure detail provided on Sheet C202 is only a plan view detail and provides no architectural information. **The architectural plan for the trash enclosure has been uploaded for reference.**

In response to the previously made comments above, the response letter accompanying the most recent resubmittal indicates that the trash enclosure details are included in the architectural plans. No architectural plans were included in the most recent resubmittal. Color architectural elevations were last submitted on 3/17/25 and do not include any trash enclosure details.

2. FAA FORM 7460. No building permit shall be issued until such time as a a Form 7460 is completed and submitted to the FAA, and comments received back. A copy of the FAA response is required before building permit issuance.

The previously made comment above has been acknowledged on the resubmittal and is being kept for documentation purposes.

All FAA forms have been submitted via email to Dan Fernandez on 6/30/2025.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. The City's sidewalk design requirements call for the design maximum slope to be 7.5% running slope and 1.5% cross-slope. ADA ramp details 5, 6, 7A, 8, and 9 do not appear to meet these requirements. Please review and revise as needed. **Ramp details 5 and 6 have been removed as they are not along the ADA route and are not proposed to have ramps. Ramp details 7A, 8, 9, and 10 have been revised accordingly.**

2. ADA parking space slopes must not exceed 2% in any direction. ADA spaces in front of Building 2 do not appear to meet this requirement. Please review and revise as needed.

The slopes have been revised accordingly.

3. Show and label the public easement at the NE corner of the site. If it isn't adequate for the proposed public storm pipe shown, additional easement will be required.

The drainage easement has been shown and labeled on Sheet C101 and is at least 14' from the center of the pipe and should be adequate for the proposed storm pipe from Douglas Street.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Acknowledged.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. As of this review, public Improvement Plans have not been recieved. Approval will not be given for the apartments until Public Improvement Plans have been approved.

Acknowledged. Public Improvement Plans were submitted 7/1/2025.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide complete water service metering design.

Meter locations

Meter sizes

Service line sizes

****Coordinate with Water Department for meter and service regulations****

5/5/2025 - Complete designs from infrastructure to buildings are required. (noted as preliminary) Water Dept has regulations that dictate pipe sizes and arrangement from mains to 10' past meters. If vaults are used they must be completely designed by engineer.

6/27/2025 - Water service plans not found in submittal. Utility Plan appears unchanged.

All MEP plans have been uploaded for reference.