

DEVELOPMENT SERVICES

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

Date: Wednesday, January 14, 2026

To:

Applicant: Brian Maenner - Intrinsic
Development

Email: bpmaenner@intrinsicdevelopment.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025343

Application Type: Commercial Final Development Plan

Application Name: Discovery Beach Club

Location: 2031 NE TRAILS EDGE BLVD, 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:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

1. LEGAL DESCRIPTION. 1) The legal description on Sheet C001 is incorrect. The current plat of record for the site is "Discovery Park, Lot 9-1 and Tract A-1". The subject project site is Tract A-1 of said plat. 2) Some of the proposed improvements extend outside of Tract A-1 and onto the following abutting lots: Lot 10, Village at Discovery Park; and Lot 1, Alura 1st Plat. The proposed improvements cannot cross established lot lines, thus a replat of the affected properties is required so that the common property improvements are contained within the boundaries of a single common area tract. 3) Revise the legal description as needed to reflect the extent of the project site boundaries.

The legal has been revised accordingly. Cross access is provided as this amenity is intended to serve all of the adjacent lots.

2. SITE DATA TABLE. Add a site data table that includes the following information: Site/Lot Area (in both sq. ft. and acres); Building Floor Area (in sq. ft.); Impervious Coverage (in sq. ft., acres, and expressed as a percentage of the site area; Pervious/Open Area (in sq. ft., acres and expressed as a percentage of the site area)

A site data table has been added to the Site Plan.

3. STREETS/PRIVATE DRIVE. Dimension the width of the private drive and the tract that contains the private drive that provides access to the site along the east boundary.

Labels for the streets and dimensions have been added to all sheets accordingly.

4. EASEMENTS. The plan set shows some sort of retaining/landscape wall sign at the southeast corner of the site. Said sign structure encroaches into an existing sanitary sewer easement and is shown to be built over a sanitary sewer line. The City's encroachment policy prohibits the encroachment of a retaining/landscaping wall into an easement, nor within 15' from the nearest outside edge of a sanitary sewer line.

This is a freestanding landscaping wall for decoration and signage only. The developer acknowledges that they will be responsible for any damage resulting in the removal when any work is needed to be completed on the sanitary sewer.

5. SIDEWALKS. Construction of the sidewalk along the private street/drive along the site's eastern frontage shall be constructed as part of the subject development, if not already existing.

Acknowledged. The sidewalks are either complete or will be installed concurrently with this development.

6. RECREATIONAL FACILITY REQUIREMENTS. The proposed pickleball courts are subject to the use conditions under UDO Section 6.1350.N, inclusive of the following: 1) Courts and fields for one- or two-person teams shall be set back at least 50 feet from the property line for the abutting apartment development to the north; 2) A fence more than six feet in height shall be set back from the abutting apartment development boundaries the north a distance equal to the height of the fence; 3) It shall not be lighted for night use; and 4) The design and layout of the recreational facility on the property shall be such that it minimizes sound and light at the property line.

At the time the application was submitted and approved for Discover Park - Zone 1 (that included the subject site), the subject amenity area was only shown as the site for a swimming pool area. No pickleball or other type of recreational athletic court was proposed by the applicant for the amenity area at that time, therefore the aforementioned athletic court regulations did not apply at time time. The athletic court regulations are now triggered with the proposed pickleball courts. **See below for detailed response.**

7. LIGHTING. Provide a photometric plan for the amenity area that complies with the requirements of UDO Section 8.230. Proposed exterior light fixtures shall comply with the requirements of UDO Sections 8.220, 8.260 and 8.270. Provide manufacturer specifications for all proposed exterior light fixtures for review.

A lighting plan will be submitted under separate cover.

8. MECHANICAL EQUIPMENT. Will any mechanical equipment be housed outside the utility/pool equipment or storage rooms (e.g., HVAC condensers, etc.)? If so, show the location of any exterior mechanical equipment on the site plan (for any ground-mounted units) or building elevations (for any RTUs). Mechanical equipment shall be fully screened from view in accordance with UDO Sections 8.110.B and 8.110.C. **Acknowledged.**

#6) Per discussion with Hector on 1/28/26, the amenity property is the same ownership as the abutting properties and is never intended to be sold off. As such, we are requesting this amenity area be treated as if it were the same property as the abutting parcels which eliminates the need for fencing and setbacks. We confirm that the courts will not be lit for night use.

9. LANDSCAPE PLAN. The landscape plan shows proposed evergreen trees being of a height of 6' at the time of planting. To comply with City ordinance, evergreen trees shall be a minimum 8' in height at the time of planting. Revise.

The Landscape Plan has been revised accordingly.

10. FORM 7460. An FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

Acknowledged.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
---------------------------	--------------------------------------	--	-------------

1. Submit an Engineer's Estimate of Probable Construction Costs and the SWPPP.

The EOPC and a copy of the current SWPPP and MDNR Permit has been included in this submittal.

2. Submit a storm water memo specific to this project. Add drainage maps, calculations, and storm pipe profiles to the plans. Please be aware that the trench drains shown may not connect to the storm sewer.

A drainage memo has been included with this submittal. The adjacent public storm sewer is part of the private network that drains into the development regional basin. Is there another reason why the trench drain is not acceptable?

3. Add a note to the plans stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."

Note #38 on sheet C002 has been added to the plans.

4. Make sure that the trail is located on the flat area of the embankment, adjust as necessary. Add elevations where there are placeholders (???). Provide slope and cross slope information for the trail.

Additional elevation spot labels have been added. It is the intent for the trail to be located on the top flat area of the embankment.

5. Provide a complete plan for ADA-accessible sidewalks and curb ramps. Ensure that all elevation callouts, running slope callouts, and cross-slope points are shown. Show existing sidewalk information for the transition areas where the proposed sidewalk joins the existing sidewalk facilities. Add City standard details for sidewalks and ramps.

Additional Sheet C202 has been added and the details added accordingly

6. Show the limits of the retaining walls more clearly. Add the retaining wall details to the plans. The complete sealed retaining wall plans, if not contained within these plans, must be submitted prior to construction of the walls.

Acknowledged. Additional Sheet C203 has been added.

7. Show all existing easements with documentation on the plans. Remove any vacated easements. Provide the sizes of the existing water and sanitary sewer lines. Utility size labels have been added to the plans and the existing easement lines have been shown and the callouts added to the Existing Conditions Plan

8. Add a note that the domestic water main connection is by corporation stop. Show soft type "K" copper service line (diameter in accordance with the City standard details) shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer) (LS 6901 K. Service Lines).

Water Note W1 has been revised accordingly.

9. Show and label the sanitary sewer connection as a cut-in wye. Label the existing sanitary manholes with the City numbering system.

The labels have been revised.

10. Please be aware that the proposed putting green is located over the sanitary sewer and storm sewer easements with infrastructure buried beneath. If future issues with this infrastructure occur and the putting green is disturbed, the City will not be responsible for replacing the putting green and the owner is assuming this risk.

Acknowledged.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
-----------------------	-------------------------------	---	-------------

Fire Review	Jim Eden	Assistant Chief	Corrections
--------------------	----------	-----------------	-------------

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.

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.

Acknowledged.

Show the location of the hydrant.

The location of the existing hydrants on the south side of the site have been labeled.

Building Codes Review

Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Corrections

1. Pool and pool house plans are not part of this review.

Acknowledged.

Action required: Comment is informational.

2. Water service piping from main to meter and 10' past meter must be 2" copper.

The utility plan has been revised accordingly.

3. Specify size of sanitary sewer piping.

The sewer sizes have been labeled.

4. Provide complete designs for retaining wall.

Retaining wall design will be submitted under separate cover as part of the building permit submittal.