

DEVELOPMENT SERVICES

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

Date: Tuesday, March 17, 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. 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.

The response to the previously made comment above is that the developer acknowledges the encroachment and takes responsibility for any damage. However, the City's policy is that no structures such as landscaping or retaining walls are allowed to encroach into a public easement, thus the proposed wall must be relocated out of the easement. Should you want further discussion regarding the Public Works Department's Encroachment Policy, please reach out to your assigned Project Manager to coordinate said discussion.

2. LIGHTING. 1) As previously commented, provide manufacturer specifications for all proposed exterior light fixtures for review and approval. 2) No information is provided on the photometric plan regarding the proposed pole light fixture height(s). Light pole fixtures within 100' of residential uses is limited to 15' above grade; light pole fixtures greater than 100' from residential uses is limited to 20' above grade.

3. MECHANICAL EQUIPMENT. It does not appear from the FDP that any exterior mechanical equipment is being employed with the proposed improvements. Should any exterior equipment be needed, said mechanical equipment shall be fully screened from view in accordance with UDO Sections 8.110.B and 8.110.C and confirmed at the time of occupancy inspection.

4. FORM 7460. An FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the issuance of any building permits.

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

1. Submit a SWPPP specific to this project with appropriate signature blocks completed.
2. The trench drain between the two pools will likely accept chlorinated or otherwise treated pool water and this may not drain to any part of the public storm sewer system.
3. Add a typical section that depicts the composition of the proposed retaining wall.
4. Add a note that states that the domestic water connection is made by a corporation stop.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	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.

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.

Show the location of the hydrant.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	Not Required
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

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

Action required: Comment is informational.

3/16/2026 - Acknowledged in letter.

4. Provide complete designs for retaining wall.

3/16/2026 - Deferred per request.