

DEVELOPMENT SERVICES

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

Date: Tuesday, March 31, 2026

To:

Property Owner: JOHN KNOX VILLAGE

Email:

Architect: SFCS, Inc.

Email: dspeight@sfcs.com

Engineer/Surveyor: BHC Engineering

Email: ERIC.BYRD@IBHC.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2026075

Application Type: Residential Final Development Plan

Application Name: John Knox Village - Meadows III North

Location: 541 NW SHAMROCK AVE, LEES SUMMIT, MO 64081

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	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. Per UDO Sec. 2.360.C.29, provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
2. Per UDO Sec. 2.360.G, revise the site data table to include the number of dwelling units and the floor area ratio.
3. Per UDO Sec. 2.360.D.3, dash in in the height of all roof-mounted equipment on the elevations.
4. Confirm all ground-mounted equipment will be screened per the requirements in UDO Sec. 8.110.C.2 at the time of installation.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A SWPPP is required for site disturbance greater than 1 acre. Provide a SWPPP if greater than 1 acre.
2. Sheet C5.0: (a) A valve is required just prior to the backflow vault. Provide a gate valve. (b) water meter tap for the 2" corporation stop should be made just prior to the valve described above. (c) specify copper line from main (or in this case, the segment feeding the backflow vault) to the meter, and a minimum of ten (10) feet beyond the meter. (d) Specify the material of the line beyond the copper line (e.g., copper, etc.) and ensure it meets Code requirements.
3. Sheet C5.2: (a) label the storm lines as "PRIVATE" in plan and profile view.
4. Sheet C3.1: (a) provide slope callouts on the ADA-accessible stalls in the parking lot. (b) show an ADA-accessible route to the building from the ADA-accessible stalls. This should include cross-slope callouts and running slope callouts as necessary.
5. A profile view of the fire line was missing. Show any potential utility conflicts on the profile, and label the profile and plan view as "PRIVATE".

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

The lane along the west end of the building and the northside of the east parking area shall be posted no parking.

3. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Provide a turn around at the east end of the parking lot.

4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of the FDC for the building and the supply hydrant within 100 feet.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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