



LEE'S SUMMIT MISSOURI

Pre-Application Meeting Summary (Submit with your application)

Meeting Info-PM			
Date	Tuesday, January 29, 2019 at 10:00 am		
Address/Location	1450 SW Jefferson St.		
Project Title	Summit Christian Academy Expansion		
Comp Plan		Zoning	
Applicant Contact Info-PM			
Name	Role	Email	Phone
Dave Brown	Architect	dbrown@hmnarchitects.com	913-451-9075
Joe Cantrell	Architect	jcantrell@hmnarchitects.com	913-451-9075
Ryan Fuller	Engineer	Rfuller@mecresults.com	573-234-2607
Joe Hesman	Applicant	jhesman@sca-kc.org	
City Staff Present			
Name	Role	Email	Phone
Mike Weisenborn	Project Manager (main point of contact)	Mike.weisenborn@cityofls.net	816-969-1240
Shannon McGuire	Planning	Shannon.mcguire@cityofls.net	
Jeff Thorn	Water Utilities	Jeff.thorn@cityofls.net	
Kent Monter	Engineering	Kent.monter@cityofls.net	
David Lohe	Public Works	David.lohe@cityofls.net	
Jim Eden	Fire Department	Jim.eden@cityofls.net	
Michael Park	Traffic	Michael.park@cityofls.net	
Joe Frogge	Codes	Joe.frogge@cityofls.net	
David Bushek	Law	David.bushek@cityofls.net	
Applications Required			
Legislative process – <i>(Legislative processes usually take 3-4 months to complete)</i>			
Administrative process – Final Development Plan, Building Permit Application, License Tax Application <i>(Administrative processes can start once the legislative processes are complete, and usually takes 4-6 weeks)</i>			
Studies Required			
Storm Water Memo			



LEE'S SUMMIT MISSOURI

Meeting Summary

Project Description – 11,500 square foot classroom expansion. This is a smaller phase of the master plan. This phase will include ten classrooms, restrooms to serve those classrooms, a student store, a connecting corridor and a possible parking lot expansion.

Development Engineering

- Staff has reviewed the storm water for the site and determined that the existing system was designed and constructed to meet the requirements of full buildout of the approved preliminary development plan. The impervious area for this project has been accounted for in the existing system.
- The engineer will need to provide a memo stating this.

Traffic

- There are current circulation issues at this location
 - Look at ways to improve this

Fire

- The fire lane may need to be extended to allow for access to the expansion
- The placement of the modular building will need to be shown on the FDP
 - This will have to have fire access with a hard surface
- Hydrants will need to be in place to maintain coverage
 - This should meet the current code requirements at the time of application
- Temporary access during construction will be required
- A plan will need to be provided showing how egress from the building will be maintained during construction.

Codes

- The 2018 International Codes go into effect on April 1, 2019
 - A code modification request may be granted to use the previous code if building application is not submitted prior to this date.
- There are storm shelter requirements that will be in place with the 2018 Building Codes
 - The City of Lee's Summit has added an exception that if the cost of the storm shelter is greater than 20 percent of the addition, the storm shelter is not required.

Planning

- The rooftop mechanical units are shown to be screened with an internal parapet and not a parapet wall at the perimeter of the building. Staff has done additional review of the requirements and determined that it is possible to approve this administratively.
- Parking spaces
 - It may be possible to land bank for the additional parking spaces
 - The school has an agreement with the church for shared parking
 - A copy of this agreement will be provided by the school principal



LEE'S SUMMIT

MISSOURI

Staff Follow-Up Items

- Staffs follow-up items have been completed.

Applicant Follow-Up Items

- Staff recommends that the applicant bring schedule a meeting in future to discuss the revised full build-out plan for the site.