

**DEVELOPMENT SERVICES**

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

**Date:** Friday, March 20, 2020

**To:**

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019407

**Application Type:** Commercial Final Development Plan

**Application Name:** Paragon Star Soccer Complex

**Location:** 1401 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

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**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.

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**Review Status:**

**Required Corrections:**

|                        |                   |                                |             |
|------------------------|-------------------|--------------------------------|-------------|
| <b>Planning Review</b> | Jennifer Thompson | Planner                        | Corrections |
|                        | (816) 969-1239    | Jennifer.Thompson@cityofls.net |             |

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1. A final plat shall be reviewed, approved, and recorded prior to the issuance of a building permit.

2. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.
3. Sign permits shall be obtained through the Development Services Department, prior to installation of any signs.
4. The main lighting of the facility shall be turned off no more than 60 minutes after the end of an activity or event. A low level lighting system shall be installed to facilitate patrons leaving the facility, cleanup, nighttime maintenance, etc.
5. The minimum drive aisle width is still not met. A total of 24-feet is required and cannot include any portion of the curb. It's noted the measured dimension is from face of curb to face of curb, the flat portion of the curb cannot be included in this calculation.

The only way we've allowed the portion of the curbing to be utilized for drive aisle width is if a concrete monolithic pour was to be provided.

6. Since a plat has not been approved for this area, any easements could be subject to change.
7. A sound amplification system or any other noise caused by the operation shall not exceed sixty-five decibels as measured at the property lines.
8. Provide and label the proposed colors on Sheet A2.01. The correspondence letter mentions color labels were shown (but they aren't), colors are yet to be determined, but yet a color elevation was provided.

Please clarify.

9. Provide the manufacturer's specifications for all exterior lighting. It wasn't noted on Sheet E-100.
10. The landscape sheets do not reflect the proposed shrub counts or proposed species.
11. I need clarification on how the calculation for open yard areas was determined. Within the land use table the overall acreage states 76.36 and approximately 24.2 approximate acreage for the soccer field footprints. These numbers don't match the numbers used within the landscape worksheet that was provided under separate cover.

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|---------------------------|-----------------------------------|---|-------------|
| <b>Engineering Review</b> | Sue Pyles, P.E.<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Corrections |
|---------------------------|-----------------------------------|---|-------------|

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1. As previously requested – All storm sewer is included in a separate set of plans. The storm sewer should be shown in this set of plans but labeled "By Separate Plan" or similar. Remove all storm sewer design information from this set of plans, it should not be duplicated.
2. As previously requested – Include ADA-accessible sidewalk ramp design information for the ramps at the 2 south entrances off of NW River Road. Meet the design requirements shown in LS Section 5300 Design and Construction Manual, including Table LS-5. These ramps will not include detectable warnings. Site specific designs are required for each individual ramp.
3. As previously requested – Submit an Engineer's Estimate of Probable Construction Costs that matches the scope of work included with this project.

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|------------------------------|--------------------------------|--|--------------------------|
| <b>Fire Review</b>           | Jim Eden<br>(816) 969-1303     | Assistant Chief<br>Jim.Eden@cityofls.net           | Approved with Conditions |
| <b>Traffic Review</b>        | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | No Comments              |
| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241   | Plans Examiner<br>Joe.Frogge@cityofls.net          | Approved with Conditions |

1. Provide water meter sizes, complete water and sewer designs.

Action required: Comment is for informational purposes. Water and sewer systems shall be the responsibility of Kansas City, MO.