

DEVELOPMENT SERVICES

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

Date: Monday, December 07, 2020

To:

Property Owner: LEES SUMMIT SCHOOL DIST R 7 Email:

Applicant: GOULD EVANS

Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2020297

Application Type: Commercial Final Development Plan

Application Name: LSR7 - LSHS 2020 ATHLETIC FIELD IMPROVEMENTS

Location: 400 SE BLUE PKWY, LEES SUMMIT, MO 64063

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 multi-page 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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It appears the "Master Drainage Plan" dated Nov. 20, 2020 (hereinafter referred to as "the stormwater report") was developed not only to cover work undertaken by this application, but by work covered by another application which was only recently received within the past week (i.e., the renovation project covered by a separate Final Development Plan application). Will the work covered by this particular application result in increased impervious area, and if so, what is the net increase in terms of gross square footage and percentage of existing impervious area? In order to move forward with the application, these questions need to be addressed. This will have a bearing on the applicability of stormwater detention to this portion of the overall project.

2. The waiver request appears to request an exception to the design criteria for this particular project, along with other portions of the project covered by a separate Final Development Plan which was recently received within the past week. It is possible that no significant increase in impervious area will occur for this portion of the project (i.e., the athletic field portion). If so, then a waiver would not be required. It should be noted that staff will not support such a waiver, since it would appear detention could be constructed meeting the Comprehensive Control Strategy, and no justification was provided why it could not be constructed to this standard.

3. If it is determined that detention is required for this portion of the project (i.e., the athletic field upgrades), the plans covering the renovation and detention improvements must be approved prior to approval of these plans. This is due to the fact that the detention basin would need to be constructed prior to any other activities on the site, with the exception of erosion and sediment control.

4. If it is determined that detention is not required for this particular portion of the project, then these plans could be approved prior to approval of the renovation plans. These renovation plans were received last week, and are currently under review.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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