

**DEVELOPMENT SERVICES**

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

**Date:** Friday, December 18, 2020

**To:**

**Applicant:** PARAGON STAR LLC

Email: PARAGONSTARLS.COM

**Lawyer / Law Firm:** LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

**Property Owner:** CITY OF LEES SUMMIT

Email:

**Engineer:** GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2020363

**Application Type:** Commercial Final Development Plan

**Application Name:** Paragon Star Village - Lot 20 / HUB Building

**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.

### **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:**

<b>Fire Review</b>	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 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.

Action required- Show the location of the FDC and provide a hydrant within 100 feet.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. CG-1 curbing is required around the entire parking/drive aisle areas. It's noted there is no curbing shown on the south portion of the site. Please revise.

2. The Unified Development Ordinance requires all roof top units to be screened via a parapet wall. The proposed perforated metal screening would require a modification to the ordinance. Please revise the elevations.

3. The overall replatting of the Paragon Star development remains to be completed.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The FDP boundary shown on Sheet C001 doesn't match the extent of the proposed work included in the plan set. Please rectify.

2. There are so many hatchings and shadings used it is difficult to differentiate between what they are all showing. This is especially true when grading, elevations, dimensions, or anything else specific is added to the mix. Please more clearly show the information and make sure all hatching is used is included in the Legend.

3. Please label the proposed retaining wall to clearly indicate it is not included in this project.

4. Include water meter size.

5. The pipe lengths shown in Water Line Construction Notes W1 and W4 appear incorrect. Please verify and revise as needed.

6. Please remove the Modular Block Retaining Wall detail. If a FH is added, please include the appropriate standard detail.

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