

**DEVELOPMENT SERVICES**

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

**Date:** Friday, September 03, 2021

**To:**

**Applicant:** STREETS OF WEST PRYOR LLC

**Email:**

**Engineer:** SM ENGINEERING

**Email:** SMCIVILENGR@GMAIL.COM

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2021320

**Application Type:** Commercial Final Development Plan

**Application Name:** LOT 7A STREETS OF WEST PRYOR POOL AREA

**Location:** 901 NW BLACK TWIG CIR, 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 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.

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**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	Approved with Conditions
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<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The UDO has certain conditions that are required to be met as it relates to a swimming pool

Article 6.Section 6.510

B. Subdivision swimming pools to be located on a platted lot (or lots) within an existing subdivision shall be allowed as a permitted use with conditions provided:

1.The lot(s) on which the swimming pool is to be located is either owned or is to be owned and under the control of the homes association; and **The pool is located on Lot 7A , the apartments lot**

2.A medium impact screen, per Article 8, Division III of this chapter, is placed on all common property lines to any adjoining residential lots within the subdivision and located on a three-foot tall berm; or in lieu thereof, a six foot tall opaque vinyl fence with a low impact screen placed between the fence and property line; or

**A 6 foot opaque fence with low impact landscape screening has been shown**

3.A six-foot tall opaque vinyl fence with a medium impact screen planted between the fence and property line, per Article 8, Division III of this chapter, is placed on all shared property lines of residential property not within the subdivision; and **A 6 foot opaque fence with low impact landscape screening has been shown**

4.The swimming pool, including concrete apron or deck structure and any associated mechanical equipment or other pool appurtenances, is setback from all property lines by a minimum distance of 20 feet; and

**Plan has been adjusted to have the 20' setback**

5.Lighting of the swimming pool area, except by low level bollard type lighting or wall pack with 90-degree cutoffs, shall only be provided by special use permit, SUP (see Division III of this article).

**Pool area lighting has been revised to show bollard lighting.**

2. Provide the manufacturer's lighting specifications for any exterior proposed lighting. Provide a photometric plan.

**Photometric plan and lighting specs have been provided**

3. An address will be forthcoming for the pool house structure. **Noted**

4. Provide the fencing specifications for the pool and dog park areas. **Specifications have been provided**

5. Pool equipment and any other ground mounted units shall be screened on all four sides up to the height of the units. Screening could be landscaping or masonry wall. **Landscape screening has been shown**

6. Provide a landscape plan addressing the landscape needs. **Landscape plan has been added**

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs. **Estimate has been provided**
2. Please revise the plans to clearly show the scope/items/limits of work that is included with this project. Scale back work that is not included. **Offsite items have been scaled back**

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

1. Provide the following:
  - 1) Size of water meter **1" water meter is shown on the Lot 7A FDP**
  - 2) 4 sided screening at condensing unit and pool equipment **Landscape screening has been provided**
  - 3) Fence and gate designs **Fence specs have been provided.**