

**DEVELOPMENT SERVICES**

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

**Date:** Monday, November 22, 2021

**To:**

**Engineer:** SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

**Applicant:** STREETS OF WEST PRYOR LLC

Email:

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2021427

**Application Type:** Commercial Final Development Plan

**Application Name:** LOT 7B STREETS OF WEST PRYOR - TOWNHOMES PHASE II - VANGUARD VILLAS

**Location:** 900 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 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:**

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>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The parking counts should be based off 2 spaces per unit since they are single-family dwellings. Revise the Parking required #.
2. Label the NW orientation for NW Black Twig Circle.
3. Provide the details for the pavement for NW Black Twig Circle and the accessible signage for the ADA parking spaces.
4. On sheet C8.0 the total landscape area required for the 5% of the interior parking surface should be 189 sq. ft. rather than 158 sq. ft.
5. The required number of street shrubs has not been provided, please revise.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

action required- One side of the road shall be posted No Parking.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Pending
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<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	Corrections
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1. This review is for FDP only. Floor plans and elevations are not part of this review.
2. Specify sizes and materials of water and sewer mains.