



DEVELOPMENT SERVICES

***** PLEASE BE AWARE THAT ANNUAL FEE INCREASES WILL GO INTO EFFECT ON APPLICATIONS SUBMITTED ON OR AFTER JULY 1, 2021. CONTACT YOUR PROJECT MANAGER TO DETERMINE WHAT THE INCREASES RELATED TO YOUR PROJECT MAY BE.**

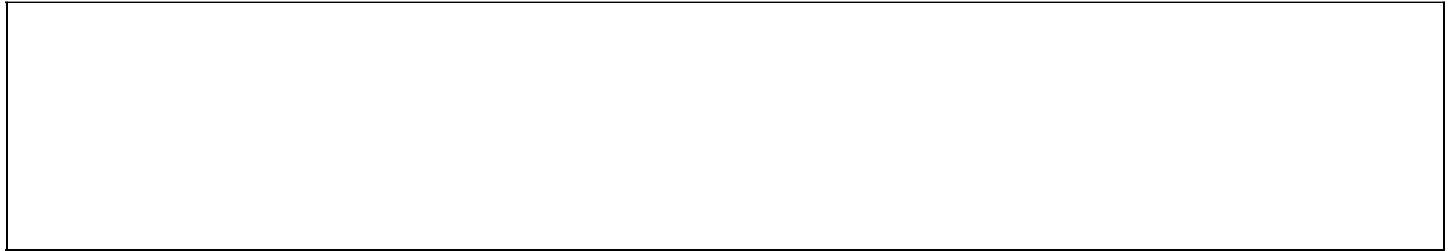
Pre-Application Meeting Summary (Submit with your application)

Meeting Info-PM			
Date	Tuesday, November 30, 2021		
Address/Location	5031 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064		
Project Title	FIRE STATION #4		
Applicant Contact Info-PM			
Name	Role	Email	Phone
Derick Holmes	Applicant	derick.holmes@glmv.com	(816) 683-7683
	Architect		
	Engineer		
City Staff Present			
Name	Role	Email	Phone
Mike Weisenborn	Project Manager	mike.weisenborn@cityofls.net	816-969-1240
Shannon McGuire	Planning	Shannon.McGuire@cityofls.net	
Kent Monter	Development Engineering	Kent.Monter@cityofls.net	
David Lohe	Public Works	David.lohe@cityofls.net	
Sue Pyles, P.E.	Development Engineering	Sue.Pyles@cityofls.net	
Brad Cooley	Traffic	Brad.Cooley@cityofls.net	
Joe Frogge	Bldg. Codes	Joe.Frogge@cityofls.net	
Jim Eden	Fire Dept.	Jim.eden@cityofls.net	
Mark Harding	Bldg Inspections	Mark.Harding@cityofls.net	
Applications Required			
Minor Plat			
Preliminary Development Plan			
Final Development Plan			
Studies Required			

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220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | cityofLS.net

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Development Agreements

Meeting Summary

Project Description

Fire Station #4 located at 5031 NE Lakewood Way

Development Engineering

- See applicant overview regarding detention
- Public easements
 - Ornamental trees only are allowed in the public easements

Public Works

- Existing property line from the curb inlet
 - Flow of water goes directly east to get to the detention pond from the curb inlet
 - Currently shown under the building
 - Does not go north along the road; there is no pipe that goes north from that point
 - Manhole is shown on the property line that runs east with a 24" and 36" line that goes to the detention pond
 - This originally daylighted at the manhole, the 36" line was added later
 - This area is pretty shallow
 - Public storm sewer line
 - Relocating of the curb inlet box and storm sewer line will require proper easements
 - A site visit may be appropriate for this location by city staff to confirm what is out there
 - Site drainage will go northeast
- Sanitary Sewer
 - End of the main is on the fire station property
 - The lot to the north does not have access
 - Extend to the new lot to the north
 - Best way to do that would be to remove the manhole completely and do a connection splice with a new manhole
 - Keep the same slope
 - Shallow – 4' deep on the manhole
 - The next lot north will have to be cognizant of the elevation of the floors or use a grinder pump
 - This will be tight with the relocation of the storm line
 - Can the sanitary pipe be encased with concrete through the apron?
 - There is 1 ½ feet of cover on the far north
 - South side is 2 ½ feet of cover
 - Shallow slope
 - Check with Jeff Thorn
- Pipes greater than 6" in diameter require a profile

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- o Water, storm, and sanitary
 - o Profiles are required with the FDP
- Gas provider is Spire
 - o Gas line on the southern side will be crossed

Water

- Looks good as shown / follows criteria

Traffic

- Removal of median
 - o Look at the turning movements
 - Left turns
 - Pull the north nose down as far as possible
 - o Install signs
 - No U-turns
 - Do not enter - on the property
- Extend the north drive to the property line
- Sidewalk requirement
 - o This is a requirement of the plat
 - o Short run
 - Payment in lieu of construction may be accepted

Fire

- Fire Department Connection is not shown on the plans
 - o Required to be within 100 feet of a fire hydrant
 - Straight line
 - o Currently 115-120 feet away on the opposite side of the driveway
 - Typically put a hydrant closer to the apron of the station for the filling of a fire apparatus
 - Bringing it closer to the driveway will take care of the issue
 - Work with AC Austerman on this

Planning

- Minor plat to move the northern property line
 - o Property owner has agreed
 - o Administrative process
- Process
 - o Approved PDP with a very specific architectural requirement
 - This station does not meet those requirements
 - o Must go through the Preliminary Development Plan process with modifications
 - Fire station is a conditional use in all zoning districts
 - There are two conditions
 - First is fronting on arterial street
 - Second is meeting architectural design for the area
 - o Need a modification for this
 - o Provide justification for modification
 - o Staff will support it
 - This is a public hearing process
 - 3-4 months
 - Public notices
 - Neighborhood meetings

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- Elevations
 - Schematic shown
 - Brick and block
 - Cement board
- Architecture
 - Provide an architecture style checklist
 - Label the proposed materials on the drawings
 - Show the color pallet
 - Design requirements may need to be approved through an HOA review board
 - Check into this
- Rooftop equipment
 - Screened with parapet wall up to the height of the unit
- Trash enclosure
 - Masonry walls
 - Steel gate or mesh material on a steel frame
- Shared access to northern lot
 - Extend to the property line
 - Install a temporary asphalt curb across that
 - May need a temporary construction easement

Applicant

- Overview
 - Fire Station #4 site layout
 - Shared access drive to the north for future development
 - Trash enclosure to the east
 - Main entrance to the south
 - Flag pole and monument sign to the west
 - Parapet wall with patio to the east
 - Private exercise and wellness area to the northeast
 - Three bays to the west
 - Parking to the south
 - Requesting to open the median on Lakewood Way
 - Grading / Detention
 - High point is the SE corner; flows to the NW
 - Tied the apron in and went up as far as possible
 - Area inlets
 - Funnel everything to the NE
 - Existing curb inlet
 - Replace or turn it into a junction box?
 - Tie into the city system as far NE as possible
 - Can the applicant tie in without any additional detention?
 - Provide a memo for adequate capacity
 - Match the detention basin design
 - Concern would be overgrowth or accumulation of silt resulting in a loss of capacity
 - Applicant will make confirmation on the volume of the basin
 - May need to excavate silt or overgrowth to get back to original capacity
 - Can the curb inlet be converted to a junction box?
 - Can be converted and add an inlet but not deleted
 - Sanitary
 - Line is along the western side of property

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- Sand/oil interceptor in the apron
 - Tie it back in as far SW as possible
 - The existing line is very shallow
 - Propose to concrete encase the line
- o Water
 - Backflow for FDC
 - Separate meter tap off of the main
 - Relocate hydrant that is in the apron
 - Proposing to put it 2' off of the SW curb

Staff follow up

- Provide original plans for detention basin
- Provide plans for storm sewer line extension
- Check with water utilities on encasing the sanitary line in the apron
- Provide approved PDP for reference

These are notes taken by Development Services staff during the meeting on the date and time set forth above. These notes are a summary of the primary items discussed at the meeting about a potential application, and are not a transcript of the discussions. These notes do not bind the City or the applicant on any matters discussed. City staff does not render binding decisions in pre-application meetings. Any formal ruling by the Director regarding an application would be issued separately from the meeting notes. Nothing in these notes are deemed to create a contract between the City and applicant. The potential application discussed at the meeting, if pursued by the applicant, is subject to consideration by the Director of Development Services, the Planning Commission and/or City Council, and those persons and entities will render the final and official decision on the application based on the nature of the application. The information and feedback provided in the pre-application meeting is based on the Unified Development Ordinance (UDO) and other relevant City Code provisions in effect on the date of the meeting. The UDO and other relevant City Code provisions may change after the meeting, and these changes may affect the potential application when it is formally filed and considered by the City.

The City's Development Center provides quick & easy access to:

**Check The Status of an Application/Permit
View/print Application Review Documents
Schedule Inspections Online
View/print Inspection Documents**

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