

DEVELOPMENT SERVICES

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

Date: Friday, February 18, 2022

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Property Owner: I-470 & VIEW HIGH
COMMUNITY IMPROVEMENT DISTRICT

Email:

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Other: LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2022042

Application Type: Commercial Final Development Plan

Application Name: Paragon Star North Village - Multifamily

Location: 3200 NW PARAGON PKWY, LEES SUMMIT, MO 64081

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 503.1.1 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Action required- The 26 -foot fire lane around the north side of the building shall be a combination of hard surface (20-feet) and approved grass pavers (6-feet), or all hard surface. The use of ALL grass pavers is not allowed.

Provide specifications for the grass pavers. [Fire lane revised to 26' asphalt. \(GBA\)](#)

3. 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- Fire Lanes shall be posted. [Fire Marshall will utilize drive behind retail and through garage as a fire lane. Markings provided on plans. No markings are required on secured fire access road on the north side of the building. \(GBA\)](#)

4. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- Knox boxes will be required on the building at primary entrances and over the FDC. If a gate is provided at the fire lane entrances, Knox padlocks shall be provided. [Acknowledged, Knox boxes requested at each building exit stair, main entrances to building and at the FDC \(FW\)](#)

5. 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 locations of the FDC for all of the buildings, including the manual standpipe connection for the parking garage. All FDC's shall be within 100-feet of a fire hydrant. [Standpipes to be located at each building stair and at the four corners of the parking garage. Sprinkler design will be submitted once the engineer is under contract. \(FW\)](#)

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The minor plat for this area is required to be recorded prior to the issuance of a building permit. [Acknowledged](#)
2. Additional information is needed for the parking garage. Elevations are needed and general site layout/dimensions for each floor. [The garage is completely covered by apartments so no building elevations will be visible see A101.](#)
3. Provide the exterior lighting information (i.e. building lighting/wall paks), for the proposed development to include the manufacturer's specifications and an updated photometric sheet to reflect the additional lighting. [Paragon Parkway Lighting from previous application has been provided for reference. Other areas on the plans not depicting lighting illumination are interior courtyards or garage. \(GBA/HEI\)](#)
4. Provide a land use table that provides a general breakdown of the site information (i.e. acreage, sq. ftg, use, zoning designation, setback information, number of dwelling units, bedroom counts, retail sq. ftge, parking, etc.). [Provided \(GB\)](#)
5. Will this development be phased? [No](#)
6. The proposed elevations seem a bit different than the PDP submittal. Additional discussion is needed regarding the exterior building materials. [Discussed with Planning and are providing the attached renderings of the building with more definition of the materials. \(FW\)](#)

Engineering Review	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. [Construction Cost Estimate Attached \(FW\)](#)
2. Please review, and revise if needed, the lines delineating stream corridor and floodway/floodplain existing and proposed boundaries throughout the plan set. There seem to be discrepancies between sheets. [Revised \(GB\)](#)
3. Please more clearly refer to the retaining walls and storm sewer included in the "Mass Grading and Storm Sewer" plan set as "By Others" or similar. "Existing" isn't necessarily accurate, depending on timing. [Updated \(GBA\)](#)
4. Please clarify if the parking garage is included in this project. No finish floor elevations appear to be shown. [Grade elevations are shown on sheets C006 & C007. \(GBA\)](#)
5. Please review the grading plan. It appears that the water may pond until it overflows the curb adjacent to the west end of the fire lane. [Revised \(GBA\)](#)
6. Please revise the sanitary sewer connections to the public main to be by cut-in wyes rather than tees. [Revised \(GBA\)](#)
7. Please include design HGLs in the storm sewer Profiles. [Included \(GBA\)](#)
8. Please revise the asphalt pavement sections. The base asphalt thickness does not meet City requirements. [Revised \(GBA\)](#)

Traffic Review	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Water metering scenario not approved as designed and is the basis of an ongoing conversation. More information to follow. [Water taps have been included per the input from the City. \(GBA\)](#)