

DEVELOPMENT SERVICES

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

Date: Tuesday, August 30, 2022

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

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

Email:

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Other: LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022042

Application Type: Commercial Final Development Plan

Application Name: Paragon Star North Village - Multifamily

Location: 3220 NW PARAGON PKWY, LEES SUMMIT, MO 64081

3240 NW PARAGON PKWY, LEES SUMMIT, MO 64081

3260 NW PARAGON PKWY, LEES SUMMIT, MO 64081

3260 NW PARAGON PKWY, LEES SUMMIT, MO 64081

3280 NW PARAGON PKWY, Unit:25640, LEES SUMMIT, MO 64081

3290 NW PARAGON PKWY, LEES SUMMIT, MO 64081

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 mulit-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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. BUILDING ELEVATIONS.

- There is a significant difference between the multi-family building elevations presented to the City at the time of preliminary development plan (PDP) approval and the version presented now for final development plan approval. There is a noticeable difference in the building's overall fenestration patterns and usage of materials to distinguish the 1st floor commercial from the upper story residential.

Provide a narrative explaining the how the proposed building elevations are consistent with the previously approved PDP elevations and how they are consistent with the design standards established through the Paragon Star Village Design Guidelines adopted by ordinance as the governing design document for the development.

- The governing Paragon Star Village Design Guidelines call for full height glass (minimum 12') as the primary condition at the pedestrian level for the building where it fronts along NW Paragon Parkway. The most recent elevations do not meet the minimum 12' glass height along the first floor NW Paragon Parkway frontage--the windows range from 9' to 11' in height.

- In order to check for compliance that the 12' glass height is the primary condition at the pedestrian level, quantify both the overall 1st floor facade square footage facing NW Paragon Parkway and the square footage of 1st floor glass facing NW Paragon Parkway to demonstrate that it constitutes at least 50.1% of the ground level façade's square footage.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. The stream corridor boundary will need to be modified to ensure the fire access drive is not contained within the stream corridor. Please revise the stream corridor and prepare an exhibit to modify the approved stream corridor "waiver" for review and approval of the City Engineer.

2. Please review stream corridor leader arrows on Sheets C001, C002, and C004 to ensure they are all pointing to the appropriate locations.

3. Please include lines for floodplain, floodway, and stream corridor on Sheets C004-C006.

4. Per previous email, external backflow vaults are not required in these locations.
5. Please revise backfill specifications to require a minimum of 12" above the top of the pipe.
6. Why is the water line type north of the parking garage different on Sheet C012? Revise as needed.
7. How is the fire access drive around the north side of the building going to be kept closed to all traffic other than fire apparatus?

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

8/22/2022 Action required-It is understood that standpipes will be provided, however the fire department connections (FDC) to support the sprinkler and standpipes system still need to be shown on the plans.All FDC's shall be within 100-feet of a fire hydrant.

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	No Comments
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