

**DEVELOPMENT SERVICES**

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

**Date:** Friday, November 04, 2022

**To:**

**Property Owner:** REORGANIZED SCHOOL DIST NO 7  
Email:

**Applicant:** MULTISTUDIO

Email:

**Engineer:** KAW VALLEY ENGINEERING INC

Email: LX@KVENG.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022374

**Application Type:** Commercial Final Development Plan

**Application Name:** Lee's Summit North High School - Robotics Facility

**Location:** 901 NE DOUGLAS ST, LEES SUMMIT, MO 64086

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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.

**Review Status:****Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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**1. SITE DATA TABLE (Sheet C100-B).**

- Correct the listed property zoning from PO to R-1 (Single-family Residential).
- Fill in the setback information for Front (30' per plat); Rear (30'); and side (30').
- Provide building square footage for the existing school; the proposed robotics building; and total (existing + proposed).
- List the number of existing classrooms; the number of proposed classrooms (from the addition); and total classrooms (existing + proposed).
- List the number of existing parking spaces and the number of required parking spaces. The number of required parking spaces for a high school is calculated at a rate of 6 spaces per total classrooms.

**2. ROOF-TOP UNITS.** In order to comply with City ordinances, all RTUs shall be fully screened from view by raising building parapet heights at least equal to the height of the units being screened.

**3. EXTERIOR MATERIALS.** Label the proposed exterior building material colors.

**4. LIGHTING.** Identify which light fixture(s) listed on the fixture schedule on Sheet E700 will be used on the building exterior. All exterior lighting fixtures shall comply with UDO Sections 8.220 and 8.260.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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**1.** The waiver request is not a construction modification request, but rather, a design modification request. Please resubmit the correct form.

**2.** Please include the project number on the design modification form. It is project number PL2022374.

**3.** Please ensure the other waiver requests for Lee's Summit West High School and the main Lee's Summit High School include the correct form for the waiver. It is not a Construction Modification Request, but rather, a Design Criteria Modification Request. This form shall be sent separately.

**4.** The plan package included Lee's Summit West High School improvements. Please eliminate these from the application package, and only include those pertaining to Lee's Summit North High School.

**5.** Normally, a general overview sheet is included to show where the improvements are being proposed. I could not find such a general layout sheet. Please provide a general layout sheet of the campus.

**6.** No further review was conducted, pending receipt of a plan package that can be reviewed from the perspective of: 1) one project (i.e., Lee's Summit North High School), and 2) an overview sheet showing where the proposed building is located in relation to other buildings. At present, I cannot determine where the building addition is being proposed with certainty.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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2. 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.

A Knox padlock shall be provided on the gate if not already there.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Sanitary connection at manhole not allowed.
2. Water service backflow to be inside building.
3. Specify size, type, and location of water meter.