



November 8, 2022

Lee's Summit
Development Services
220 SE Green Street
Lee's Summit, MO 64063
816-969-1200

Regarding: Blue Jeans Golf
1501 NE US 40 HWY
Lee's Summit, MO 64064
Architect's Project Number: 17-22-00007
Lee's Summit Application Number: PL2022365
(Preliminary Development Plan)

To Whom it May Concern,

In response to the received and reviewed submission at your office on November 4, 2022, please refer to the attached responses below and the attached revised drawings.

Planning Review by: Hector Soto, Jr. (Hector.Soto@cityofls.net)

1. SPECIAL USE PERMIT EXPLANATION.

- Page 4 of the four-page SUP narrative from HFA references standards (Section 280) and a development ordinance (Ord. No. 715) that ceased to exist in November of 2001 and thus are not applicable to the subject application. This same comment applies to the "Special Use Permit Explanation" provided on the City form by this title.

The proposed SUP shall be subject to the general requirements of the Unified Development Ordinance (UDO), Article 6, Division III, Subdivision 1 and also Sec. 6.870 within said Article.

RESPONSE: Please find the revised Narrative Statement enclosed with this response package. Referenced Code has been updated to reflect UDO, Article 6, Div. III, Subdivision 1 and Sec. 6.870.

Engineering Review by: Sue Pyles (Sue.Pyles@cityofls.net)

1. The City doesn't allow an existing swimming pool to be infilled, there are some additional requirements. For the purposes of this PDP, please add "per City requirements" to the swimming pool note throughout the plan set to avoid any confusion regarding the requirements in the future.

RESPONSE: Notes on the plan have been updated to say that the decommissioning of the pool will be per City Requirements.

Traffic Review by: Brad Cooley (Brad.Cooley@cityofls.net)

Approved with Conditions

1. Please provide documentation of coordination with MoDOT on any improvements to 40 Hwy.

RESPONSE: We have attached MoDOTs correspondence regarding improvements. They stated unless we are requesting a right turn lane we do not need to provide any improvements.



Fire Review by: Jim Eden (jim.eden@cityofls.net)

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to the fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Action Required – Correct the listed code edition.

RESPONSE: The code edition listed has been updated, as requested.

2. IFC 507.5.1 – Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant or a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action Required – Provide a utility plan.

RESPONSE: The existing fire hydrant has been added to the plans.

3. Correct the address on the plans to Lee's Summit, MO.

RESPONSE: The address has been updated.

4. The plans call for the buildings to be fully sprinklered. Show the location of the fire main and a hydrant within 100 feet of the FDC.

RESPONSE: Due to the material and size of each building. Sprinklers are not necessary. Drawings have been updated to reflect this.

Sincerely,
Harrison French & Associates