

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, July 19, 2023

**To:**

**Property Owner:** DIOCESE OF KC-ST JOE REAL ESTATE CORP      Email:

**Applicant:** Kevin Sterrett      Email: ksterrett@hgcons.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2023168

**Application Type:** Commercial Final Development Plan

**Application Name:** Our Lady of the Presentation Church - North Parking Lot Expansion

**Location:** 130 NW MURRAY RD, LEES SUMMIT, MO 64081

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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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. North Arrow – Please check the orientation of the north area on sheet 13 of 14. It is pointing in the wrong direction.
2. Land Area – In addition to acres please add the area of land in square feet to the property description on sheet 1 of 14.
3. Oil & Gas Wells – Please show the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite your source of information.
4. Parking lot lighting - light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area. For purpose of this standard, the perimeter area shall be measured 100 feet from the property line closest to the residential use and/or district. Outside the perimeter area, the overall height may be increased to 20 feet, measured to the top of the fixture from grade. As this property is located with in a residential district (RP-4) The parking lot lighting is limited to 15 feet in height.
5. Island width - Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. Some of the islands are not wide enough to accommodate trees as proposed on the landscaping plan. Please increase the width of these islands to meet the code requirements.
6. Parking setback - Parking lots shall be set back a minimum 6 feet from the side or rear property line when not part of shared parking and/or cross access. The parking stalls along the north property line do not meet this requirement. Deviation from this requirement will require a PDP to seek Council approval.
7. No. of Accessible Parking Spaces – Please provide information on the total number of standard and ADA parking stalls provided for the site as a whole. It is possible that additional ADA stall may be required.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Show location of all oil/gas wells, or indicate none are present, and cite the source.
4. Sheet 1:
  - Revise General Note 21 to reflect the correct City.
  - Remove the approval signature block for the City. A stamp will be provided electronically when approved.
5. Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
6. I'd like to discuss the overall detention approach to gain a better understanding. In looking at it, I can't clearly see how the 100-year overflow will be able to flow across the parking lot without ponding at the curb inlets deeper than is safe. No comments are being made on the detention design at this time pending that discussion.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Light pole base detail is incomplete. Specify depth and any other relevant dimensions.