

DEVELOPMENT SERVICES

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

Date: Friday, August 04, 2023

To:

Property Owner: ORR STREET LOFTS LLC

Email:

Applicant: Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

Engineer/Surveyor: OLSSON ASSOCIATES

Email:

From: Dawn Bell, Planning Manager

Re:

Application Number: PL2023158

Application Type: Commercial Final Development Plan

Application Name: VILLAGE AT DISCOVERY PARK - Final Development Plan

Location:

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. APPLICATION SCOPE. Please clarify the scope and intent of the final development plan submittal. It appears that the scope of the plan set submittal is limited to approval of infrastructure improvements only. The submittal doesn't include any individual lot improvements (e.g. parking lot, landscaping, architecture, etc.)

2. PRIVATE STREETS.

- The name of Crossing Blvd cannot be allowed under the City's street name policy because "Crossing" is a valid street suffix in the city. Valid suffixes shall not be used as part of a street name. A new street name shall be proposed for approval.

- Staff will need to confer with the Fire Department that the proposed Alura Way will be an acceptable street name for the entire length across the development as shown on the plans. Typically, a 90-degree turn in direction, as shown east of the intersection with Discovery Ave, requires a different street name. Asst. Fire Chief Eden is out of the office until 8/8. Further information will be given at that time regarding the name.

- The Road Plan on Sheet C204 labels Alura Way and Discovery Ave as having 64' and 99.65' of R/W width, respectively. Remove the "R/W" from this dimension label since these streets will be private as opposed to public right-of-way.

3. MONUMENT SIGNS. Sign permits shall be required for each individual monument sign under separate application prior to their construction.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Will an 8 inch private main be sufficient to serve the development? Please provide information concerning the building type and use to determine the fire flow requirements. There is the possibility that a 12 inch interior private main is required rather than an 8 inch.

2. Comments on the public water main are forthcoming, and there may be significant changes and revisions required based on these comments.

3. Typically on a Final Development Plan, the detention basin (i.e., in this case a detention basin with a permanent pool) is detailed. I did not see any details concerning the detention basin within these plans, but did see the plans within the Mass Grading and Erosion and Sediment Control plans. The following items are needed for the detention basin plan sheet(s): 1. top of dam elevation., 2) emergency spillway elevation, 3) all weir and orifice elevations that are part of the outlet structure, 4) 100 year nominal (i.e., design) storage volume, 5) bottom of basin elevation, 6) bottom of basin slope callouts, which may be less than 2% to achieve water quality objectives (i.e., we have seen as little as 0.5% in some instances to achieve water quality objectives or in this case zero slope since this is a permanent pool detention basin), 7) 100 year nominal (i.e., design) water surface elevation (WSE), 8) 100 year clogged/zero available storage WSE, 9) graphical limits of the 100 year clogged/zero available storage WSE (i.e., shown on the plan view with callouts), along with dimensional callouts from property lines and buildings to ensure a minimum 20 foot

setback, 10) typical section view of the outlet works and dam, along with elevation callouts for the 100 year nominal and 100 year clogged/zero available storage to ensure there is a minimum 0.5 feet freeboard between the nominal condition and the crest of the emergency spillway, and a minimum 1.0 feet from the clogged condition/zero available storage and the top of dam, 11) location and callouts showing the emergency spillway, and a clear path that is not directed towards buildings or other other vulnerable features.

4. In regard to the above comment, the Mass Grading and Erosion and Sediment Control Plans include details on the detention basin. Suggest adding notes to the Final Development Plan referencing these plans.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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2. Centerline stripe on Crossing Blvd should be yellow and not white.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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