

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, October 10, 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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
<p>1. Please see comments related to the plat and engineering plans for public improvements. During a recent Zoom meeting, there was discussion of a residential subdivision to the west of the detention basin. It is unclear how this new residential subdivision will be served by public street, public water, and other public utilities. It would appear a meeting should be scheduled to discuss, as this area may be landlocked if the Final Development Plan were to be constructed as shown.</p> <p>2. A 12 inch private water main is shown for a portion of the project, but it does not appear this will be sufficient to serve the entire development. Why was the 12 inch only shown along Trailsedge Blvd. and not elsewhere throughout the development? It would appear the 12 inch line should be extended at a minimum from the end of Trailsedge Blvd. to the east, to complete the loop to Douglas St.? Please evaluate and revise if appropriate.</p> <p>3. The generic joint spacing and intersection detail (i.e., Sheet C230) is a good start, but callouts should be shown on the plan view showing the general location of these joints. Special attention should be given to the intersection and turning circle plans. Please revise as appropriate.</p>			
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments