

Commercial Rezoning with Preliminary Development Plan Applicant's Letter

Date: Friday, January 19, 2024

To:

Property Owner: D & K REAL ESTATE &
INVESTMENTS LLC

Email:

Architect: COLLINS WEBB ARCHITECTURE LLC

Email: INFO@COLLINSANDWEBB.COM

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Other: Elaine Metcalf

Email: elaine@prodeoyouthcenter.org

Other: Steve Arbo

Email: stepharbo@att.net

From: Scott Ready, Project Manager

Re:

Application Number: PL2023335

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: Pro Deo Youth Center

Location: 107 SE 9TH ST, LEES SUMMIT, MO 64063
902 SE DOUGLAS ST, LEES SUMMIT, MO 64063

Tentative Schedule

Planning Commission Meeting: February 08, 2024 at 05:00 PM

City Council Public Hearing: March 05, 2024 at 06:00 PM

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than 4:00 pm Tuesday February 6, 2024.

Analysis of Commercial Rezoning with Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
6. The Final Development Plan will be required to meet all City stormwater design criteria unless a Design Modification Request (waiver) is submitted and approved by the City.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

The building is shown with a water main for an automatic sprinkler system.

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- Show the location of the FDC on the building.

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	No Comments
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