

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, March 26, 2024

**To:**

**Property Owner:** NLV COMMERCIAL LLC

**Email:**

**Architect:** KLOVER ARCHITECTS

**Email:** benjamin.marquardt@klover.net

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2024062

**Application Type:** Commercial Final Development Plan

**Application Name:** New Longview Lot 44 - Multi-Tenant Building

**Location:** 3300 SW FASCINATION DR, 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:**

**Planning Review**

Hector Soto Jr.  
(816) 969-1238

Senior Planner

Hector.Soto@cityofls.net

Corrections

1. SIDEWALK CLEARANCE. The width of the sidewalk between the head-in spaces along SW Fascination Dr and the bottom of the adjacent ramp with handrail is only 5' at its closest point. An additional foot of clearance (6' sidewalk width) shall be provided at this point to account for 2' of vehicle overhang that could reduce the functional width of the sidewalk in this spot to only 3' if only 5' of sidewalk width is provided. A 6' walk will still leave a 4' clear area taking into account 2' of vehicle overhang.

2. EASEMENT ENCROACHMENT. The proposed trash enclosure at the north end of the site is located within a platted 25' U/E. The City's encroachment policies does not allow the construction of permanent structures such as these within the boundaries of a general utility easement. The trash enclosure shall be relocated so as not to be located within an easement, or perhaps the utility easement may be able to be vacated under separate application if all utility companies are agreeable.

3. DRIVEWAY AND DRIVE AISLES. The minimum driveway and drive aisle pavement width to accommodate two-way traffic is 24' (excluding curb and gutter). The driveway and drive aisles show 24' of pavement (including curb and gutter) where the driveway and aisles are flanked on one or both sides by a landscape island/area. Revise to get 24' of pavement excluding curb and gutter.

4. MECHANICAL SCREENING. Dash in the location of the RTUs on the building elevations to confirm that the proposed parapet walls are of sufficient height to fully screen said units from view on all sides. Please take into account the additional height from the curbs on which the RTUs will sit to ensure the necessary screening is provided.

5. LANDSCAPING MATERIAL. The shade trees listed on the plant schedule (Sheet L001) are shown having a 2" caliper size. To comply with the City's landscape ordinance, shade trees shall be a minimum 2.5" caliper. Or the trees can be changed to ornamentals, which are only required to have a minimum caliper size of 1.5".

6. SITE DEVELOPMENT DATA TABLE. Provide a breakdown of the total building square footage allocation between the market and bakery used to arrive at the required parking calculation of 48.

7. ACCESSIBLE SIGN DETAIL. The detail on Sheet C014 reads that the sign will be mounted a minimum of 3' and a maximum of 5' above finished grade, measured to the bottom of the sign. To comply with City ordinance, the detail shall be revised to read that the sign shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.

8. SIGNAGE. Understanding that signage will be submitted for approval under separate sign permit application by the tenants, please be aware that each individual tenant in a multi-tenant building is limited to no more than a total of two (2) wall signs. It appears that the placeholder sign areas shown three (3) signs for each tenant space.

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<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Please submit an Engineer's Estimate of Probable Construction Costs.

2. Sheet C001:

- Please revise "Lee's Summit Water & Services" to Lee's Summit Water Utilities" in the Contact List.
- Remove the acceptance signature block for the City. A stamp will be provided electronically when approved.

3. Sheet C004: 30' of concrete pavement is required in front of the trash enclosure as measured from the enclosure door.

4. Sheet C007: Include all abbreviations used in the Spot Elevation Legend on this sheet and throughout the plan set.

5. Sheet C009:

- The irrigation line requires a water meter. Please revise.
- The method of draining the backflow vault sump shall be shown. This can be accomplished by daylighting with a small diameter pipe or connecting to a storm structure. Each option could be done with or without a sump pump, depending on grades. Please evaluate and revise as appropriate.

6. Sheet C013:

- Please revise the asphalt pavement section to reference KCMMP asphalt. The City no longer uses APWA mixes.
- Please revise the concrete pavement section to specify the concrete strength required.
- Please include a backfill detail.
- Please revise details to use the City’s standard details when possible.

7. Sheet L001: Only trees of ornamental varieties are allowed within public easements. Please review landscaping and revise as necessary.

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<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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<b>Fire Review</b>	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.

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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. The water piping between meter and main for a 1.5" water meter must be 2".
2. Additional cleanout required near where sanitary leaves building headed towards grease trap.