

**DEVELOPMENT SERVICES**

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

**Date:** Friday, April 19, 2024

**To:**

**Property Owner:** LEES SUMMIT SCHOOL DIST R 7    Email:

**Applicant:** KAW VALLEY ENGINEERING INC                      Email: LX@KVENG.COM

**Engineer/Surveyor:** KAW VALLEY ENGINEERING    Email: LX@KVENG.COM  
INC

**Review Contact:** DAVID WOOD                                      Email: WOOD@KVENG.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2024096

**Application Type:** Commercial Final Development Plan

**Application Name:** LSR7 - LEE'S SUMMIT HIGH SCHOOL, SOUTHEAST PARK LOT ALTERATIONS - PHASE I  
AND II

**Location:** 400 SE BLUE PKWY, LEES SUMMIT, MO 64063

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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:**

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	Corrections
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**1. SITE DATA TABLE--PARKING.**

- The minimum number of required parking spaces for a school is based on the number of classrooms. For a high school, the minimum number of parking spaces is calculated at a rate of 6 spaces per classroom. List the number of classrooms in the site data table in order to document compliance with the minimum parking requirement. Add this information to both the Phase I and Phase II plans.

- On the Phase II plans, the number of existing parking spaces (upon completion of Phase I) is listed as 1154. This number is incorrect based on the Phase I plans indicating that there will be 1116 spaces upon completion of that phase. Revise.

**2. OIL AND GAS WELLS.** Add a note to both the Phase I and Phase II plans regarding the presence of any active, inactive or capped oil and gas wells on the subject property. Cite the source of information used to make the determination. The Missouri Department of Natural Resources maintains a well database that can be used and cited to make said determination.

**3. LANDSCAPING--STREET FRONTAGE.** The proposed Phase I and Phase II parking lot improvements shall be subject to the street frontage tree requirement and parking lot screening requirement due to the SW Blue Pkwy relocation. Street frontage trees shall be provided at a rate of 1 tree for every 30' of street frontage. Parking lot screening to a height of 2.5' shall be provided along the Phase I and Phase II parking lot frontage at a rate of 12 shrubs per 40 linear feet of street frontage. Said screening shall be composed of evergreen landscaping. UDO Section 8.820 provides other screening alternatives involving the use of berms, walls or combination of landscaping, berms and walls.

**4. TRASH ENCLOSURE.** The Phase I plan calls for the inclusion of a trash/recycle bin. All exterior trash storage and recycling containers shall be fully screened from view according to UDO Section 8.180.G, which includes the design of the required enclosure. Provide a detail of the proposed enclosure that meets the design requirement.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Phase 1 should be a separate application from Phase 2. As such, these comments are related only to Phase 1 of the plans.

2. ADA-accessible parking spaces shall be notated with slope callouts and dimensions to determine whether they comply with City standards. Elevation callouts are not sufficient. Please add elevation callouts for the ADA-accessible parking spaces.

3. KCMMB asphaltic concrete mix is now a requirement for all parking lots in the City of Lee's Summit. This requirement was initiated in October of 2023. Please revise the section views with notes which specify KCMMB asphaltic concrete mix to be used for all parking lots.
4. Sheet C610: The "Temporary Headwall and Concrete Infill Detail" is missing a section view. Please provide a section view to better visualize this proposed feature.
5. Provide the design HGL within the proposed stormwater lines greater than 10 inches in graphic format. Please label the HGL with the design storm. If the pipe cannot manage the 100 year event without surcharging, a suitable overflow route shall be established. Please revise as appropriate.
6. A SWPPP is required due to the disturbed area being greater than 1 acre. Please provide a SWPPP for the project.
7. Please see standard City detail for trenching and backfill detail. The trenching and backfill detail included within the plans does not meet City standards. Recommend placing the City standard detail within the plan set.
8. Missing Landscape Plan: Please ensure any trees are greater than 5 feet from any City-owned utilities, and in particular, the City water main. This shall be measured from the mature tree trunk to the outside of the City utility line or structure.

<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	Corrections
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1. Indicate where the fire hydrant along the east side of the parking lot is being relocated to. Preference would be to have it west of its current location on the west side of the parking lot near the crosswalk.
2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
- Drive lanes shall capable of supporting 75,000-pounds.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Light pole base detail is incomplete. Provide fully engineered base detail.