

DEVELOPMENT SERVICES

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

Date: Tuesday, May 07, 2024

To:

Applicant: Jeff Bartz

Email: jbartz@weareown.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024112

Application Type: Commercial Final Development Plan

Application Name: Discovery Park, Lot 9 - Mixed Use Building and Apartment Building

Location: 200 NE ALURA WAY, LEES SUMMIT, MO 64086

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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<p>1. LEGAL DESCRIPTION/LOT NUMBER. Revise the reference to Lot 9 to Lot 9-1 throughout the document (e.g. legal description, title blocks, etc.), as the site will be known upon approval and recording of the minor plat currently under the review process. All of the property line dimensions, lot area, etc. are based on the future Lot 9-1 configuration.</p>			
<p>2. STREETS. Dimension the roadway private tract width for Alura Ct along the east frontage of Lot 9-1.</p>			
<p>3. DRIVE AISLES. Internal drive aisles serving two-way traffic shall have a minimum pavement width of 24' (excluding curb and gutter). The 24'-wide dimensioned aisles are taken to the face of the curb as currently shown. Revise to meet the 24' width without the curb (i.e. actual asphalt pavement width only).</p>			
<p>4. PHOTOMETRIC PLAN. The photometric plan only appears to include the parking lot pole-mounted light fixtures. No information is provided for wall-mounted fixtures on the building. The photometric plan shall also include light levels produced by the wall-mounted fixtures. Wall-mounted fixtures shall comply with the fixture standards under UDO Section 8.220, 8.260 and 8.270. Provide specifications for the proposed wall-mounted fixtures.</p>			
<p>5. MECHANICAL EQUIPMENT. Dash in the roof line and roof-top mechanical equipment on the building elevations to ensure that the proposed building parapet wall heights are of sufficient height to fully screen said equipment from view on all sides. Take into account the added height from any curbs on which the RTUs will sit when designing the parapet wall heights.</p>			
<p>6. GARAGE PLANS (SHEETS A-100 AND A-101). Dimension the lengths and widths of the standard parking spaces, accessible spaces and accessible access aisle on the garage floor plans. Also dimension the widths of the drive aisles serving the parking garage.</p>			
<p>7. PLANT MATERIAL SIZE. The caliper size is not provided for most of the trees included in the Plant Schedule. The minimum caliper size for shade trees is 2.5" caliper; the minimum caliper size for ornamental trees is 1.5".</p>			
<p>8. OPEN YARD LANDSCAPING. In addition to the street frontage tree and shrub planting requirements, open yard landscaping is required to be provided at a rate of 1 tree for every 5,000 sq. ft. of total lot area minus the building footprint square footage. Similarly, 2 shrubs are required to be planted for every 5,000 sq. ft. of total lot area minus the building footprint square footage.</p>			
<p>9. PARKING LOT SCREENING. Screening to a height of two and one-half feet must be provided along the edge of the parking lot or loading area closest to and parallel to the private street. Screening shall be decorative and 100 percent opaque to a height of two and one-half feet above the elevation of the parking/loading area or the street, whichever is highest. See UDO Section 8.820.C for the available parking lot screening options.</p>			
<p>10. SITE DATA TABLE. For ease of reference, add a line item for the total number of parking spaces provided (standard + ADA stalls) of 158 spaces.</p>			
<p>11. TRASH ENCLOSURES. A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be provided. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.</p>			

12. LANDSCAPE ISLAND WIDTH. Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. The islands in the middle of the surface parking lot do not meet the minimum island widths. Also, the trees planted at either ends of these same islands are less than 4' from the back of the curb.

13. FAA FORM 7460. Due to the proximity of the project site to the airport, an FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Revise "Lot 9" to "Lot 9-1" throughout the plan set.
2. 30' of concrete pavement is required to extend from the trash enclosure door. Please revise to meet this requirement.
3. The City doesn't usually see ductile iron pipe as the specified material for fire lines. You aren't required to revise the material, but wanted you to aware that it's not required by the City.
4. Please review the drainage structure labels on the Drainage Map and revise as needed.
5. Please include the design HGL on all storm sewer Profile views.
6. Please review the drainage structure types on all storm sewer Plan and Profile sheets and revise as needed.
7. Please review all flowlines in Profile views to verify incoming crowns are at or above all exiting crowns and all drops through structures meet requirements.
8. Please revise the Light-Duty Asphalt Section detail to specify KCMMA asphalt Type A2. The minimum lift thickness allowed for Type 2 is 2", which does not meet the UDO requirements. The UDO will be revised to specify overall pavement thickness. Please either specify the overall thickness or revise lift thicknesses accordingly.
9. Please revise the Fire Line Pavement Section to meet the Fire Department requirements, as included in their comments.
10. Please include the City's Storm MH Cover (STM-6) and Storm MH Frame (DWG-7) standard details.
11. Private easements will be required for the private water mains. Please show throughout the plan set. Coordinate with the developer to determine if these easements will all be platted of by separate document.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. Drive approach radii to the roadway need to be 35 FT. It appears that the firetruck modeled is off tracking onto the curb in some areas. Please Revise.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The 26 foot fire lane on the north side of the building is to be a permanent, hard surfaced fire lane.

2. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

The fire access lanes in the east parking lot shall be 26 feet wide.

3.

4. 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.

5. 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.

Provide a fire hydrant within 100 feet of the FDC for Building 9A.

6. Turning movements shall be shown with a 44 foot straight fram aerial.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. For a 2" meter, piping from main to 10' past meter to be 2" copper. Amend plans.

2. Specify connection of sanitary to main.