

DEVELOPMENT SERVICES

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

Date: Wednesday, June 12, 2024

To:

Applicant: Brian Maenner

Email: bpmaenner@intrinsicdevelopment.com

Engineer/Surveyor: Nolan Dixon

Email: NDixon@crockettengineering.com

Engineer/Surveyor: Matthew Braden

Email: mbraden@crockettengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024136

Application Type: Commercial Final Development Plan

Application Name: Village at Discovery Park, Lot 5-8

Location: 1901 NE TRAILS EDGE BLVD, LEES SUMMIT, MO 64086

1921 NE TRAILS EDGE BLVD, LEES SUMMIT, MO 64086

1920 NE DISCOVERY AVE, LEES SUMMIT, MO 64086

1900 NE DISCOVERY AVE, 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:

Required Corrections:

| | | | |
|------------------------|-----------------------------------|--------------------------------------------|-------------|
| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|--------------------------------------------|-------------|

1. VICINITY MAP. Correct the directional prefix for Colbern Rd from NW to NE.
2. STREETS. 1) Add the NE directional prefix to the Trails Edge Blvd, Alura Way and Discovery Ave street name labels on all sheets showing the street name. 2) Correct the directional prefix for Colbern Rd from NW To NE on all sheets showing the street name. Both of these comments apply to Sheets CE 2.1, CE 4.1, CE 4.2, CE 7.1 and CE 7.2. 3) Label the tract width or half-width that contains the named private streets/drives (i.e. Trails Edge Blvd, Alura Way and Discovery Ave).
3. PARKING. The parking calculation provided on Sheet CE 7.2 indicates that parking is being provided at a rate of 1.5 spaces/unit. The UDO requires parking be provided for 1-2 bedroom units at a rate of 2.0 spaces/unit (1.5 spaces/unit + 0.5 spaces/unit for visitors). However, the approved preliminary development plan utilized a ULI shared parking model for the development that would provide parking for the residential component at a rate of 1.17 spaces/unit and 0.15 spaces/unit for visitors at peak demand time. Add a note to the plans regarding the lower parking requirement standard approved with preliminary development plan.
4. LIGHTING. The photometric plan and fixture schedule only includes information for the parking lot pole lights. No information is provided for any wall-mounted light fixtures. Include information for the all proposed exterior wall-mounted light fixtures. Said fixtures shall comply with the requirements of UDO Sections 8.220, 8.260 and 8.270.
5. BUILDING ELEVATIONS. 1) No building elevations are provided for the dog daycare on Lot 8--only renderings are provided. Scalable and dimensioned architectural building elevations of all sides of the building shall be submitted as part of this application. The building elevations shall have callouts of all exterior building materials and colors. Renderings are helpful artistic representations that convey what a building will look like, but they only serve as a supplement to scalable architectural drawings. 2) Provide a color schedule for the exterior building materials on the animal hospital building elevations.
6. MECHANICAL SCREENING. All roof-mounted equipment shall be screened entirely from view on all sides by using parapet walls at the same height as the mechanical units. Dash in the location of all roof-top mechanical units on all building elevations to review for compliance with the screening requirement. Take into account the added height from any curbs on which the RTUs will sit when designing the final parapet wall height.

Show the location of any ground-mounted equipment on the site plan. Ground mounted equipment shall be totally screened from view by evergreen landscaping or masonry wall up to a height of the units to be screened.

7. EXTERIOR BUILDING MATERIALS. The building elevations provided for the animal hospital include the use of metal wall panels as a primary exterior building material. The City's development ordinance only allows the use of metal in an incidental manner (e.g. trim, canopy, standing seam metal, etc.) unless otherwise approved by the City Council as part of a preliminary development plan (PDP). The PDP for Discovery Park Phase 1 included design guidelines governing materials, which did not include the use of metal as a primary exterior material. The rendering of the subject building in the PDP application showed the use of a masonry or cementitious wall panel material where the metal is now shown. Masonry and cementitious panel are both approved materials. Pursuit of the metal wall panel

system as shown on the elevations will require a new PDP application that requires public hearings before both the Planning Commission and City Council. Said process typically takes 3 months from the time of application.

8. LANDSCAPE PLAN. The landscape compliance table lists the site's current zoning as CP-2 and proposed zoning as PMIX. The site has already been rezoned to PMIX. Revise to reflect the current PMIX zoning.

9. LANDSCAPE ISLAND WIDTH. Tree planting areas within landscape islands shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. The north-south oriented "canoe" landscape island located between Lots 5 and 7 does not meet the minimum width requirements for tree planting areas. Similarly, the shorter east-west double "canoe" located between Lots 5 and 6 also doesn't meet the minimum width requirement.

10. TRASH ENCLOSURES. 1) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. 2) No details for the proposed trash enclosures have been provided. Provide a detail(s) of the proposed enclosures. 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.

11. PARKING GARAGE. 1) Will any ADA accessible spaces be provided in the Lot 7 parking garage? If so, call out said spaces and adjacent access aisle(s). Also dimension the space(s) and access aisle(s). 2) Dimension the widths of the garage entrance/exits and the interior drive aisle lane.

12. FENCE/SCREEN. Provide a detail of the fence/screen proposed to be used for the dog daycare outdoor exercise area for review.

13. FAA FORM 7460. A Form 7460 shall be submitted to the FAA and comments received back and provided to the City prior to the issuance of any building permit.

| | | | |
|---------------------------|-----------------------------------|-----------------------------------------------------------|-------------|
| Engineering Review | Sue Pyles, P.E. (816) 969-1245 | Development Engineering Manager Sue.Pyles@cityofls.net | Corrections |
|---------------------------|-----------------------------------|-----------------------------------------------------------|-------------|

1. General: The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

2. Sheet CE2.1: Please include a legend for the different shading, if not labeled, on this sheet and throughout the plan set.

3. Sheet CE3.0: Existing contours are missing from the SW corner.

4. Sheets CE4.1 & CE4.2: Please include water meter sizes and pipe sizes. Additional vault comments may be forthcoming based on sizes provided.

5. Sheet CE5.1:

- What does the cross-hatching represent? Please clarify.
- Please label flowline elevations of all pipe separations that are 2 feet or less.

6. Sheets CE6.1 & CE6.2:

- What does the cross-hatching represent? Please clarify.
- Please label flowline elevations of all pipe separations that are 2 feet or less.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Please review drops across structures and verify that they all meet the City's requirements shown in the Design and Construction Manual Section 5604.5.
- A pipe crossing appears to be missing on Line 1 (downstream of Structure 1F) and Line 7. Please include.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. The trash enclosure in the center of the development is not advised. This could likely interfere with the main drive access during pick up times.
2. Drive radii do not meet the City's requirements and should be 35 FT. Please provide turning movements for the design vehicle. At a minimum the design vehicle should be a fire truck but if there will be truck deliveries to the retail spaces these vehicles will need to be accommodated.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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.
2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

The 300' distance is exceeded on Buildings 5, 7 and 8.

3. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

How will this be met on Building 5?
How will this be met

4. 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.

Building 5 does not have a hydrant within 100 feet of the FDC.

| | | | |
|------------------------------|------------------------------|-------------------------------------------|-------------|
| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | Corrections |
|------------------------------|------------------------------|-------------------------------------------|-------------|

1. Inadequate information to complete review.

Provide the following:

- Specify type of connection at mains (corps provided by LSW)
- Specify all water pipe sizes
- Specify type of water piping.
- Specify type and size of meters.