

DEVELOPMENT SERVICES

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

Date: Friday, July 05, 2024

To:

Applicant: Jacob Eiler

Email: jeiler@crockettengineering.com

Applicant: Matthew Braden

Email: mbraden@crockettengineering.com

Applicant: Nolan Dixon

Email: NDixon@crockettengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024097

Application Type: Commercial Final Development Plan

Application Name: Home2 Suites Discovery Park

Location: 251 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:**Required Corrections:**

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. MECHANICAL SCREENING. Sightline drawings have been provided to show that the proposed parapet wall heights will be of sufficient height to screen the view of RTUs. The adequate provision of screening will be inspected at the time of building occupancy inspection. Staff may require additional screening of any RTUs at that time if it is found that insufficient screening is provided by the approved parapet wall heights.

This comment is informational and does not require any additional action at this time.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. The submitted estimate will not satisfy the requirements of the Unified Development Ordinance (Section 3.415) for the required documentation to calculate the Engineering Plan Review and Inspection Fee. This must be an itemized list of unit prices and quantities that includes all materials, labor, equipment and incidental work necessary to complete the entire project. Please resubmit an appropriate signed and sealed estimate.

2. Submit the proposed private waterline easement and public sanitary easement documents for review and approval. Please note that these easements must be in place prior to issuance of any permit.

3. Show and document the new private waterline easement and new public sanitary sewer easement on the plans.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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