

DEVELOPMENT SERVICES

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

Date: Monday, August 05, 2024

To:

Applicant: AJ Dolph

Email: ajdolph@rosemann.com

Engineer/Surveyor: Nolan Dixon

Email: NDixon@crockettengineering.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024021

Application Type: Commercial Final Development Plan

Application Name: The Village at Discovery Park, Lot 4 - mixed use building

Location: 1921 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

Approved with Conditions

1. MECHANICAL SCREENING. Building perspectives and elevations have been provided and appear to show that building parapet wall heights are sufficient to fully screen all RTUs from view on all sides. Confirmation of adequate screening shall be done at the time of occupancy inspection. Should it be found at that time that adequate screening via the parapet wall heights is not achieved, screening of any visible RTUs shall be required using a metal screen system.

This comment is only informational and requires no further action at this time.

2. PARKING LOT BOUNDARY. Staff will work with the developer on the timing or need for the actual installation of the temporary asphalt curb shown along the south project boundary depending on the timing of the development of the project site to the south.

This comment is only informational and requires no further 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. Submit the proposed private waterline easement documents for review and approval. Please note that these easements must be in place prior to issuance of any permit. Label and document all easements on the plans.

2. Verify and correctly label the existing manholes with the City numbering system. It appears that the plans show MH 16-109 as the label on two separate existing manholes.

Fire Review	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 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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