

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, September 03, 2024

**To:**

**Applicant:** AJ Dolph

Email: ajdolph@rosemann.com

**Engineer/Surveyor:** DAVID EICKMAN

Email: DEICKMAN@OLSSON.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

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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.

**Review Status:****Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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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.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Resubmit plans that are signed and dated by the Professional Engineer. Also, please make sure that subsequent submittals have unique revision names each time, as it seems that there are two Rev1 sets that appear to be different and reflective of further comments.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net
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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.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Not Required
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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