

DEVELOPMENT SERVICES

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

Date: Friday, November 01, 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	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Please submit an Engineer's Estimate of Probable Construction Costs.
2. On the Drainage Map, Drainage Areas 5, 7, 14-17 all reference Str. 1C. It makes sense that pairs of drainage areas would reference the same structure since they're mirror images. However, they shouldn't all refer to the upstream structure. In addition, Structures 1A-1C are all shown as Junction Boxes, which means that no overland flow will be collected. Please review the overall drainage design and revise as needed.
3. The standard details that were added, STM-6 and STM-7, are not the current details. Please update (although the info hasn't changed on STM-7 it was still updated, not sure why).
4. The developer has submitted a document (ECRs) that covers the entire site for all private utilities. If so, then the private water easements are not necessary. Please confirm and update plans if appropriate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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