

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, November 06, 2024

**To:**

**Property Owner:** DPLS P1 LLC

**Email:**

: Nolan Dixon

Email: NDixon@crockettengineering.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024272

**Application Type:** Commercial Final Development Plan

**Application Name:** The Village at Discovery Park, Lot 1 - mixed use building

**Location:** 221 NE ALURA WAY, 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.

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**Review Status:**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIDEWALK. Show and label the required minimum 5' wide sidewalk along the entire NE Colbern Rd and NE Douglas St frontage.
2. EASEMENT. Show and label all easements on the subject property. It appears that there may be some easements labeled on the plat as "to be vacated" that have not yet been vacated. Said easements shall also be shown and labeled.
3. DRIVE AISLE WIDTHS. Dimension the drive aisle widths where flanked on one or both sides by a curbed island. Drive aisle widths shall be a minimum 24' wide measured from face of curb to face of curb.
4. ACCESSIBLE ROUTE. Show the slopes for the entire accessible routes from the ADA parking spaces to the nearest building entrances.
5. RTUs. Provide sight-line drawings to show that the proposed RTUs locations will be screened by the proposed parapet wall heights. RTUs shall be fully screened from view by parapet walls. Take into account the additional height from the curbs on which the RTUs will sit.
6. PARKING LOT SCREENING. Screening to a height of two and one-half feet must be provided along the edge of the parking lot along both NE Colbern Rd and NE Douglas St frontages. See UDO Section 8.820.C for the four (4) different available options to provide the required screening. The parking lot screening requirement is in addition to the required street tree and shrub requirements that area already accounted for on the provided landscape plan. If screening will be provided by the planting of shrubs, said shrubs shall be evergreen in order to provide year-round screening.
7. LANDSCAPE MATERIAL. Staff recommends providing a mix of both deciduous and coniferous trees and shrubs on the property in order to provide year-round visual interest.
8. FAA FORM 7460. An FAA Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the issuance of any building permit.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Show and label with documentation the existing right-of-way and all public utility easements on all plan sheets.
2. Add details for the proposed retaining wall.
3. Please explain how the storm water drainage will be handled between the proposed retaining wall and the existing curbs along Douglas St. and Colbern Rd.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Drive lanes around the building shall be capable of supporting 75,000-pounds.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide cleanouts near where sanitary exits building. Re: 2018 IPC 708.1.3

2. Provide complete design for retaining wall.