

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, December 04, 2024

**To:**

**Property Owner:** I-470 & VIEW HIGH  
COMMUNITY IMPROVRMENT DISTRICT

**Email:**

**Applicant:** PARAGON STAR LLC

**Email:**

**Engineer/Surveyor:** GEORGE BUTLER ASSOCIATES Email: GBACT@GBATEAM.COM  
INC

**Architect:** Finkle + Williams Architecture

**Email:** www.finklewilliams.com

**Review Contact:** Ellen Foster

**Email:** efoster@finklewilliams.com

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2024282

**Application Type:** Residential Final Development Plan

**Application Name:** Paragon Star North Village - Multifamily Development

**Location:** 3220 NW PARAGON PKWY, LEES SUMMIT, MO 64081

3240 NW PARAGON PKWY, LEES SUMMIT, MO 64081

3260 NW PARAGON PKWY, LEES SUMMIT, MO 64081

3280 NW PARAGON PKWY, Unit:25640, LEES SUMMIT, MO 64081

3200 NW PARAGON PKWY, LEES SUMMIT, MO 64081

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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 mulit-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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SCALE. The scale bar on Sheet C008 is labeled as 1"=40', but the sheet is actually drawn at 20' scale. Correct.
2. FIRE ACCESS ROAD. Will the fire access road be secured at both ends with a gate or similar device so that it can only be accessed by the Fire Department when needed, or will it be open at both ends at all times and thus be useable by the general public as a connection between the two parking lot areas? If the latter, then the fire access road shall be considered an extension of the parking lot and shall have a CG-1 boundary along both sides of the lane for the entire length of the connection between the two parking lot areas. If considered an extension of the parking lot, the 26' pavement width for the fire access road/drive aisle shall not include the width of the CG-1 boundary.
3. DRIVEWAY WIDTH. The two parking lot driveway connections to NW Paragon Pkwy are dimensioned as having widths of 27' BC/BC (east driveway) and 27.35' BC/BC (west driveway), resulting in the actual asphalt paving width (excluding curb and gutter) being less than 24' in width. City ordinance requires a minimum pavement width of 24' (28' BC/BC). Revise.
4. ADA PARKING SPACES. Every parking space required by this section shall be identified by a sign, mounted on a pole or other structure a minimum 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
5. LIGHT FIXTURES. No information for any building-mounted lights fixtures is provided on Sheets E100 or E300. Show the location of building-mounted fixtures on the building elevations to the extent possible and include the proposed building-mounted fixtures on the photometric plans. Building-mounted fixtures shall comply with the lighting standards under UDO Sections 8.220, 8.260, 8.270 and 8.280.
6. PARKING GARAGE PARKING SPACES. 1) Dimension the proposed parking garage spaces. Spaces shall be a minimum 9' wide x 19' deep. 2) Dimension the drive aisle widths in the parking garage. Two-way drive aisles shall be a minimum 24' wide.
7. MECHANICAL EQUIPMENT SCREENING. Dash in the location of all proposed roof-top units on the building elevations to confirm compliance with the requirement that RTUs shall be fully screened from view on all sides by using parapet walls of a height at least equal to the height of the RTUs. Please take into account the added height

from any curbs on which the RTUs will sit. If any ground-mounted equipment will be used, it shall be fully screened from view on all sides using evergreen shrubs or a masonry wall at least equal in height to the units being screened.

8. BUILDING ELEVATIONS. All of the text on the building elevations is unintelligible. All of the copy on the elevations are random symbols and numbers.

9. DATA TABLE. Include the impervious coverage information (in sq. ft. and as a percentage) in the table.

10. TRASH ENCLOSURES. A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be provided. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:

- Wall sections are shown for 2 of the walls, but not all. Do all walls utilize one of those sections? Please add a separate retaining wall layout and detail plan for clarity of locating all walls.
- Please review the plan set and relocate elevations, etc. as necessary for clarity.
- Please include an Engineer's Estimate of Probable Construction Costs.

2. Sheet C006:

- Include TW/BW elevations for the east wall in the middle, not just the ends.
- Highlight Enlargement #1 in Plan view in the same way as on the Utility Plan. That's very helpful.
- Include slopes and dimensions for the ramps in Enlargement #1.

3. Sheets C008-C009: Are Grass Pavers being proposed? If not, please remove from Legend.

4. Sheet C012:

- Please relocate the water meters shown in Enlargement #1 & #4 to outside of paved areas.
- Please revise to specify soft type "K" copper service line extending a minimum of 10' on each side of water meters.
- Please indicate irrigation and domestic meters for clarity.

5. Sheet C017:

- Please revise the Class C Pipe Bedding Detail to show 12" of backfill over the pipe.
- The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
- The City now requires KCMMB asphalt. Please include in the asphalt pavement sections for clarity.

<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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2. Paved access and all hydrants shall be installed and operable prior to bringing combustible materials on site or going vertical with combustible construction.

3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Confirm available fire flow per Table B105.1(2) . only a 50% reduction is allowed for having a sprinkler system.

4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The FDC(s) not shown for the north riser and parking garage standpipe.

5. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)

What is the height of the lane under the parking garage?

6. The access barrier to the fire lane shall be a drop down bollard or a swing gate with a Knox padlock.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. In this case, water piping must be copper for at least 10' on both sides of meters.

2. Provide water meter pit detail. Water meter vault detail on C016 is for backflow preventer.

3. Provide complete retaining wall design. Must be sealed/signed by engineer.

4. Light pole base is incomplete. Refers to structural design. Provide complete detail.