

DEVELOPMENT SERVICES

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

Date: Thursday, December 12, 2024

To:

Property Owner: DPLS P1 LLC

Email:

Engineer/Surveyor: 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

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	No Comments
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Engineering Review	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. Show the location of the right-of-way along Douglas St. and Colbern Rd. even if it varies. Show, with document numbers, the utility easements along Douglas St. and Colbern Rd. Add the document numbers for the utility easements that are proposed to be vacated. Coordinate the vacation of any public easements with the Project Manager.
2. 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. The drainage areas in the drainage area map and the storm calculations do not reflect the impact of the retaining wall, please revise.

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 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.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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