

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, December 12, 2024

**To:**

**Property Owner:** LSMO TUDOR APARTMENTS LLC Email:

**Engineer/Surveyor:** Chad Porter

Email: cporter@ric-consult.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024210

**Application Type:** Commercial Final Development Plan

**Application Name:** Evren Apartments (Douglas and Tudor Apartments)

**Location:** 25 NW TUDOR RD, LEES SUMMIT, MO 64086

908 NE DOUGLAS ST, LEES SUMMIT, MO 64086

23 NE TUDOR RD, 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>	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Not Required
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<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
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1. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan and BMP O&M Manual prior to issuance of any occupancy permit for the proposed development.
2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.
3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit.
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

<b>Fire Review</b>	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 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 construction type. The fire model must provide the needed fire flow required by IFC Table B105.1(2), with 50% reduction for a sprinkler system for either a VA or VB building? Calculated on the largest building at 79, 582 sq. ft.

12/9/2025- V-A Construction acknowledged along with 2,500GPM fire flow.

<b>Traffic Review</b>	Erin Ralovo	Senior Staff Engineer 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	Approved with Conditions
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1. Architectural plans are not part of this process. We will review them after the building permit submission.

Action required: Comment is informational.

9/20/2024 - acknowledged in letter