

DEVELOPMENT SERVICES

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

Date: Friday, December 27, 2024

To:

Property Owner: I-470 & VIEW HIGH
COMMUNITY IMPROVEMENT 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

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	Approved with Conditions
------------------------	-----------------------------------	--	--------------------------

1. LIGHT FIXTURES. The response letter from Finkle Williams dated December 5, 2024, states that no building-mounted exterior light fixtures are proposed for the building at this time. Any building-mounted exterior light fixtures added to the building shall comply with the lighting standards under UDO Sections 8.220, 8.260, 8.270 and 8.280.

2. It was mentioned in earlier discussions that this project would be constructed in phases. Please provide a phasing plan for the structure and site.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
---------------------------	-----------------------------------	---	--------------------------

1. 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. 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.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

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. The minimum required flow for the most demanding use is 4,000-gallons/min for 4 hours (344,995 SF of V-A construction). Consult with Water Utilities to confirm Water Model will support this.

Mike Weisenborn 12/18/2024 9:17 AM - I have sent a request to Water to have this modeled.

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.

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

Provide a detail for the bollard.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

3. Provide complete retaining wall design. Must be sealed/signed by engineer.
12/13/2024 - deferred per request