

**DEVELOPMENT SERVICES**

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

**Date:** Thursday, January 09, 2025

**To:**

**Property Owner:** DPLS P1 LLC

**Email:**

**Applicant:** Brian Maenner

**Email:** bpmaenner@intrinsicdevelopment.com

**Engineer/Surveyor:** Nolan Dixon

**Email:** NDixon@crockettengineering.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024323

**Application Type:** Commercial Final Development Plan

**Application Name:** Village at Discovery Park Clubhouse - Lot 13

**Location:** 250 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	Corrections
<hr/>			
<p>1. LEGAL DESCRIPTION. Revise the legal description provided near the southwest corner of Sheet CE 1.0 to read Lot 13, not Lot 3.</p>			
<p>2. SITE DATA TABLE. The land area information provided on Sheet CE 6.1 doesn't match the plat. The plat lists the lot area as 49,890 sq. ft. (1.15 acres), whereas the plans list a lot area of 49,817 sq. ft. (1.14). Revise to match the plat of record.</p>			
<p>3. STREETS. 1) The abutting drives/streets labeled as "NE Alura Court" and "NE Lakeside Court" are private drives/street, not public streets and therefore not public right-of-way. Remove the notation of "R/W" from the labels and re-label them as private streets. 2) The abutting private street segment labeled NE Lakeside Court is incorrect. Said segment is actually named NE Alura Way per the recorded plat. Revise the private street name to match the plat. 3) The private drive segment labeled as NE Alura Court is actually an unnamed private drive. Remove the street name label for said segment.</p>			
<p>4. DRIVEWAY WIDTH. Label the proposed driveway widths from face-of-curb to face-of-curb to show that a minimum width of 24' (face to face) is provided for a drive serving two-way traffic.</p>			
<p>5. LIGHTING. The photometric plan only shows pole lighting for the site and does not indicate the use of any building-mounted exterior lighting. Include information on all building-mounted exterior lighting on the photometric plans. Said lighting shall be subject to the lighting standards of UDO Sections 8.220, 8.260 and 8.270.</p>			
<p>6. BUILDING ELEVATIONS. Label the proposed colors for the materials listed on the building finish materials list.</p>			
<p>7. LANDSCAPING - PARKING LOT SCREENING. In addition to the street tree and stree shrub planting requirements that are calculated on Sheet CE 8.1, screening to a height of two and one-half feet must be provided in accordance with UDO Section 8.820 along the edge of the parking lot closest to and parallel to NE Douglas St, NE Alura Way and the unnamed private drive along the west side of the site. Paragraph C under UDO Section 8.820 provides four (4) options by which to satisfy the parking lot screening requirement.</p>			
<p>8. TRASH ENCLOSURE DETAIL. The detail calls out use of a fiber cement gate. City ordinance requires trash enclosure gates to either be a solid steel opaque gate painted to be compatible with the color of the masonry 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. A fiber cement gate is not allowed.</p>			
<p>9. PARKING LOT SETBACK. 1) When not internally connected to a parking lot on an adjacent and separate property/lot, parking lots are required to maintain a minimum 6' setback from an internal side property line. The proposed parking lot has a variable setback from the north property line ranging from only 0' to 3'. Revise to meet the minimum 6' setback from the north property line. 2) Parking lots are required to be set back a minimum 20' from any private street edge of pavement. At its closest point, the parking space closest to the private drive/street at the northwest corner of the site is approximately 18'-6" from the private street edge of pavement. Revise to meet the minimum 20' setback from the private street edge of pavement.</p>			
<p>10. PARKING SPACES. The originally approved preliminary developement plan for Discovery Park showed the subject lot as the potential site for a 3,600 sq. ft. restaurant use with sufficient on-site parking (51 spaces) to satisfy the minimum parking requirements for said commercial use.</p>			

Staff understands that the applicant now intends to develop the site as a clubhouse/lease office for the development, with some second floor space made available for commercial offices (~5,706 sq. ft.). Adequate parking is provided on the initial plan submittal to satisfy the minimum parking requirements for the allocation of building square footage for the gym/clubhouse/leasing office/commercial tenant space. Please be aware that any future reallocation of square footage for additional commercial office tenant use would likely exceed the parking requirements that can be accommodated on the site and may not be approvable by the City. Staff would need to evaluate any future reallocation of space for commercial use for approval. This comment is informational only and requires no action at this time.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
---------------------------	--------------------------------------	--	-------------

---

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Show and label with documentation the existing right-of-way and all public utility easements on all plan sheets.
3. Label existing sanitary sewer manholes. The manhole closest to the building sewer connection is 16-103 and the next two in line are 16-104 and 16-105, respectively.
4. Add clearance distance of intersecting utilities to the profiles.
5. Please remove the standard details that will not be used on this project.

<b>Traffic Review</b>	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
-----------------------	-------------	---	-------------

---

1. The drive on NE Lakeside Court is too close to the intersection with Douglas. A second entrance could be incorporated into the roundabout or with the lot to the north.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

---

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.

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

---

1. Provide water usage calculations to justify use of (2) 2" water meters.