

DEVELOPMENT SERVICES

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

Date: Friday, February 28, 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 64064

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
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1. 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.

The resubmittal response letter states that screening has been added parallel to the parking lot along NE Douglas St in response to the previously made comment above. However, the landscape plan (Sheet CE 8.1) shows no change in landscaping along NE Douglas St. To satisfy the parking lot landscaping screening requirement, a hedge consisting of at least 12 evergreen shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons shall be provided. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application. Based on 155' of parking lot frontage along NE Douglas St, a hedge consisting of a minimum 47 evergreen shrubs shall be provided. The current landscape plan only shows 9 shrubs, 6 of which are deciduous. Revise.

2. 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.

The resubmittal response letter states that the trash enclosure detail has been updated to address the previously made comment above. However, the trash enclosure detail on Sheet A201 still shows fiber cement gates.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Add BFPD for the north fire line. Add valves on all sides of the tee connection to the public water main.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. The entrance on Alura Way will not be allowed in any form as it is too close to the Douglas intersection. There is no way to prevent a right in movement and even a right out presents a sight distance issue.

Building Codes Review	Joe Frogge	Plans Examiner	No Comments
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