

DEVELOPMENT SERVICES

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

Date: Monday, March 31, 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:**

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|------------------------|-----------------------------------|--|-------------|
| 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 | No Comments |
|---------------------------|--------------------------------------|--|-------------|

1. Utility Plan - Note I does not accurately describe the new water line connection to the 8" private water main. Reconcile this discrepancy and update the estimate to reflect plan changes.

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| 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 |
|-----------------------|-------------------------------|---|-------------|

1. The Driveway on Alura Way will not be allowed. The current site layout is not what was approved on the PDP and the drive entrance is far too close to the Major Arterial roadway and poses a site distance issue. The argument for Fire access does not apply as this is a one way entrance going out. A drive connection is show to the property to the north, the apartments, and this access should serve as your secondary access point.

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| Building Codes Review | Joe Frogge (816) 969-1241 | Plans Examiner Joe.Frogge@cityofls.net | Not Required |
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