LEE'S SUMMIT

DEVELOPMENT SERVICES

*** PLEASE BE AWARE THAT ANNUAL FEE INCREASES WILL GO INTO EFFECT ON APPLICATIONS SUBMITTED ON OR AFTER JULY 1, 2024. CONTACT YOUR PROJECT MANAGER TO DETERMINE WHAT THE INCREASES RELATED TO YOUR PROJECT MAY BE.

Pre-Application Meeting Summary (Submit with your application)

Date Tuesday, December 03, 2024 Address/Location 400 NE LEINWEBER RD, LEES SUMMIT, MO 64064 Project Title LXT East Hangers Applicant Contact Info-PM Name Name Role Email Pluie Wellner Architect jwellner@wellner.com Julie Wellner Architect jwellner@wellner.com Philip Nguyen Engineer pnguyen@cmtengr.com City Staff Present Name Role Mane Role Email Planing Staff Oresent Planing Sue Pyles, P.E. Engineering Sue Pyles@cityoffs.net Bin Eden Building Codes Jae.Frogge@cityoffs.net Joel Arrington Arbor Mike Anderson Public Works	Meeting Info-PM				
Project Title LXT East Hangers Applicant Contact Info-PM Role Email Phone Julie Wellner Architect jwellner@wellner.com (816) 221-0017 Ken Denning – TM Aviation Applicant tmaviationllc@gmail.com Phone Phillip Nguyen Engineer pnguyen@cmtengr.com Image: Comparison of the comparison	Date	Tuesday, December 03, 2024			
Applicant Contact Info-PM Role Email Phone Julie Wellner Architect jwellner@wellner.com (816) 221-0017 Ken Denning – TM Aviation Applicant tmaviationllc@gmail.com (816) 221-0017 Ken Denning – TM Aviation Applicant tmaviationllc@gmail.com (816) 221-0017 Ken Denning – TM Aviation Applicant tmaviationllc@gmail.com (816) 221-0017 Vist Staff Present Engineer pnguyen@cmtengr.com (816) 221-0017 Name Role Email Phone Grant White Project Manager - Dev Services Grant.White@cityofls.net 816-969-1205 Market Soto Jr. Planning Sue.Pyles, P.E. Engineering Sue.Pyles@cityofls.net 816-969-1205 Sue Pyles, P.E. Engineering Sue.Pyles@cityofls.net 816-969-1205 Sue Sec.Pyles@cityofls.net 816-969-1205 Joe Frogge Building Codes Joe.Frogge@cityofls.net Joe.Arrington@cityofls.net Joe.Arrington@cityofls.net Joel Arrington Airport Joel.Arrington@cityofls.net Joel.Arrington@cityofls.net Mike Anderson	Address/Location	400 NE LEINWEBER RD, LEES SUMMIT, MO 64064			
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Hector Soto Jr. Planning Hector.Soto@cityofls.net Sue Pyles, P.E. Engineering Sue.Pyles@cityofls.net Erin Ralovo Traffic erin.ralovo@cityofls.net Jim Eden Fire Jim.Eden@cityofls.net Joe Frogge Building Codes Joe.Frogge@cityofls.net Joel Arrington Airport Joel.Arrington@cityofls.net Mike Anderson Public Works Mike.anderson@cityofls.net Final Development Plan Building Permit Studies Required	Name	Role	Email	Phone	
Studies Required	Hector Soto Jr. Sue Pyles, P.E. Erin Ralovo Jim Eden Joe Frogge Joel Arrington Mike Anderson Applications Required Final Development Plan	Planning Engineering Traffic Fire Building Codes Airport	Hector.Soto@cityofls.net Sue.Pyles@cityofls.net erin.ralovo@cityofls.net Jim.Eden@cityofls.net Joe.Frogge@cityofls.net Joel.Arrington@cityofls.net	816-969-1205	
	Studies Required				

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Project Description

- New hangar project at LXT airport. South of the new terminal.
- Proposed size 90x130'.
- Proposed single panel tip up door with translucent panels (90' wide, 26' tall)
 - o Gas powered generator to operate door if power fails.
- Pre-engineered metal panel building
- Gated access will be off the driveway for the new terminal building.
 - o Future access will be provided for the other future hangers to south off Lienweber.
- Signage will be added to the building (hanger number)
- Trash enclosure locations are planned at the corner parking stall by entrance or along the eastside of the building.
- The applicant only expects a maximum of eight cars in the parking lot typically.

Planning

- The building can be all metal if decided by the applicant.
- A monument sign is allowed by the entrance into the hanger parking lot.
- Trash enclosure must be screened
- Only 1 ADA stall is required
- Process:
 - o Final Development Plan and Building permit only.

Engineering

• No comments, utilities are already master planned for the airport.

Traffic

• Make sure the turn radius is good for fire access and other utility vehicles.

Fire

- Access to the site (traffic comment above)
- Fire hydrants need to be within 300-feet of the most exterior part of the building.

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- 2018 International Fire Code.
- Hanger is not required to be sprinkled
- Knox box is required on the gates for fire department access

Building

- License tax (one-time impact fee)
 - o Aircraft occupancy in the hanger will determine the license tax amount.
- Refer to the IBC for ways to avoid the heating equipment requirements for this type of building.

These are notes taken by Development Services staff during the meeting on the date and time set forth above. These notes are a summary of the primary items discussed at the meeting about a potential application, and are not a transcript of the discussions. These notes do not bind the City or the applicant on any matters discussed. City staff does not render binding decisions in pre-application meetings. Any formal ruling by the Director regarding an application would be issued separately from the meeting notes. Nothing in these notes are deemed to create a contract between the City and applicant. The potential application discussed at the meeting, if pursued by the applicant, is subject to consideration by the Director of Development Services, the Planning Commission and/or City Council, and those persons and entities will render the final and official decision on the application based on the nature of the application. The information and feedback provided in the pre-application meeting is based on the Unified Development Ordinance (UDO) and other relevant City Code provisions in effect on the date of the meeting. The UDO and other relevant City Code provisions may change after the meeting, and these changes may affect the potential application when it is formally field and considered by the City.

CAD DRAWING SUBMISSION REQUIREMENTS FOR PUBLIC IMPROVEMENTS

Upon approval of plan sets and record drawings for public infrastructure project, CAD files will be required to be uploaded to the associated application through the online portal.

FILE NAMING CONVENTION

In an effort to create clear and consistant file management with applications the Plan Services Division has created the following naming convention for documents uploaded to an application. Please follow the following file naming conventions for files uploaded through the online portal. Please contact your assigned Project Manager with any questions related to this requirement.

(File Type)_(Rev #)_ (Project #)

First submittal example:

- Full Plan Set_Rev 0_PL2023278
- Drainage Plan_Rev 0_PL2023278
- Application Form_PL2023278

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• Ownership Affidavit_PL2023278

Revision submittal examples:

• Full Plan Set_Rev 1_PL2023278

List of File names:

- Adjacent property list
- Applicant Letter
- Applicant Presentation
- Application Form
- Cover sheet
- Demolition Plan
- Development Agreement
- Elevations
- Engineering Designs (water or sewer)
- Erosion Control Plan
- FAA Filing
- Fee Estimates
- Grading Plan or Mass Grading Plan (if applicable)
- Landscape Plan
- Legal Description
- Neighborhood Meeting Notes
- Notice of public hearings
 - o Newspaper
 - o Mail to property owners
 - o Sign photos
 - o File affidavit
- Ordinance
- Ownership Affidavit
- Parking Study
- Payment Receipt
- Photometric/Lighting Plan
- Plat (Minor, Preliminary, or Final)
- Pre-app notes
- Record drawings (As-builts)
- Renderings and/or Conceptual designs
- Signage Plan
- Specifications
- Staff Presentation
- Stormwater Plan
- Stormwater Letter
- Survey

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- Traffic Study
- Utility Plan

The City's Development Center provides quick & easy access to:

Check The Status of an Application/Permit View/print Application Review Documents Schedule Inspections Online View/print Inspection Documents

devservices.cityofLS.net