

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)**

Meeting Info-PM			
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	Role	Email	Phone
Julie Wellner	Architect	jwellner@wellner.com	(816) 221-0017
Ken Denning – TM Aviation	Applicant	tmaviationllc@gmail.com	
Phillip Nguyen	Engineer	pnguyen@cmtengr.com	
City Staff Present			
Name	Role	Email	Phone
Grant White	Project Manager - Dev Services	Grant.White@cityofls.net	816-969-1205
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	
Applications Required			
Final Development Plan			
Building Permit			
Studies Required			
n/a			

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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)
 - 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.
 - 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:
 - 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)
 - 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 filed 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 consistent 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
 - Newspaper
 - Mail to property owners
 - Sign photos
 - 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