

DEVELOPMENT SERVICES

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

Date: Tuesday, April 29, 2025

To:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Engineer/Surveyor: Marshall Fief Email: mfief@weareown.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2025041

Application Type: Commercial Final Development Plan

Application Name: Cobey Creek Clubhouse and Outdoor Pool

Location: 500 SE M 150 HWY, LEES SUMMIT, MO 64082

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	Approved with Conditions
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1. PLATTING. The Community Center is proposed on a partially platted piece of property. No building permit may be issued for the subject property until such time as the associated plat titled Cobey Creek, 2nd Plat is approved by City Council and recorded with the County.

The previously made comment above was acknowledged by the applicant on the plan resubmittal. The comment is being kept for documentation purposes that no permit can be issued on the subject clubhouse development until the associated plat is approved and recorded.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C104: See previous applicant letter. Direct connection of the private sanitary sewer lateral (i.e., the 4 inch PVC line) cannot be made to the manhole. It shall be a wye connection, a minimum of 4 feet from the manhole as measured from the outside of the manhole, to the first portion of the wye.

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

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. This review is for the site only. Architectural plans are not being reviewed under this process.

Action required: Comment is informational.

2. Designs for sport court not provided.

Action required: Comment is informational. If fence is taller than 6' and is built such as that it would see a wind load a complete engineered design will be required.

4/25/25 - Acknowledged in letter.

5. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (condensing units, etc.)

4/25/25 - Accomplished via landscaping. To be field verified.

