

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, April 01, 2025

**To:**

**Review Contact:** Jeff Bartz

Email: jbartz@weareown.com

**Engineer/Surveyor:** OWN, Inc.

Email:

**Applicant:** Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

**Property Owner:** Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2025051

**Application Type:** Commercial Final Development Plan

**Application Name:** Alura Apartments (Formerly Aria)

**Location:** 2200 NE DOUGLAS ST, LEES SUMMIT, MO 64064

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**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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. MINOR PLAT. No building permit shall be issued until such time as the subject property is platted and said plat is recorded with the County. A minor plat application is currently in the review process. **Acknowledged.**
2. LEGAL DESCRIPTION. Revise the legal description on Sheet C100 to reflect what it will be upon approval of the associated plat to read as follows: Lot 1, Alura 1st Plat. **The legal description has been updated.**
3. PROPERTY LINE INFORMATION. Label the property line dimensions and bearings. **The property lines have been labeled.**
4. STREETS/RIGHT-OF-WAY. Label the right-of-way centerline on Sheet C201 to indicate that the listed ROW width is not for the full width. **The label has been revised to note that the ROW width varies and a label has been added calling out the street width.**
5. SIDEWALKS. The proposed sidewalk is labeled as 5' on the dimension plan. However, the associated minor plat indicates that a 10' shared use path will be constructed on the west side of NE Douglas St/NE Lee's Summit Rd. Revise the FDP drawing as needed to reflect the correct sidewalk/shared use path width. **Sidewalk along first phase is only 5' and it is proposed to continue this. The plat will need to be revised if deemed necessary.**
6. EASEMENTS. Dimension and label all existing and proposed utility easements on the site plans. No easement information is labeled on the drawings. Also, the associated minor plat shows a proposed 10' U/E along the site's NE Douglas St frontage, but no such easement is shown on the FDP plan set.
7. BUILDING SETBACKS. Show and label the 20' building line along the NE Douglas St frontage to be established by the associated minor plat. **The 20' building setback line has been added to the plans**
8. ADA ACCESSIBLE ROUTE. Label the accessible routes from the ADA parking spaces to the building entrances. Label the slope and cross-slope information for said routes. **An ADA Plan has been added to the plan set.**

9. LIGHTING AND PHOTOMETRIC PLAN. 1) No lighting/photometric plan appears to have been submitted for review. Submit a photometric plan showing all proposed exterior light fixture information. Said lighting shall comply with the requirements of UDO Sections 8.220, 8.230, 8.2402, 8.250, 8.260 and 8.270 as applicable. 2) Provide manufacturer specifications for review of all proposed exterior light fixtures.

**A photometric plan has been included with this submittal.**

10. MECHANICAL EQUIPMENT SCREENING. Show the location of all proposed ground-mounted mechanical equipment and roof-mounted equipment. Ground-mounted equipment shall be fully screened from view using masonry walls or evergreen landscaping, all of a height at least equal to the maximum height of the equipment being screened. Roof-mounted equipment shall be fully screened from view using parapet walls (staff assumes no RTUs will actually be proposed given the pitch roofs on the buildings).

**A note has been added to the utility plan. Final locations are still being determined and will be specified in the final submittal.**

11. TRASH ENCLOSURES. 1) Provide a detailed elevation of the proposed trash enclosures. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel 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. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a

**The trash enclosure elevations have been included in this submittal.**

minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. Dimension the trash enclosure pad to ensure the minimum 30' length of the Portland cement pad is provided as required.

12. PARKING SPACES. Dimension the typical parking space depth. Spaces shall be a minimum 19' deep, except where a minimum 6'-wide sidewalk or open area is provided at the head of the space and thus a 17' stall depth is acceptable. **Additional dimensions have been added to the Dimension Plan. There are no head to head stalls on this site and any with sidewalk adjacent have a 6' wide sidewalk so all stalls are 9'x17' typical.**

13. FAA FORM 7460. No building permit shall be issued until such time as a Form 7460 is completed and submitted to the FAA, and comments received back. A copy of the FAA response is required before building permit issuance.

**Acknowledged.**

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:	<b>Engineer's Estimate will be provided under separate cover.</b>	<b>A copy of the existing permit will be provided under separate cover.</b>
• Submit an Engineer's Estimate of Probable Construction Costs.		<b>Details of the roof drains are still in design and will be provided with the building permits. No pipes greater than 6" are expected.</b>
• Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.		
• Please include roof drain plans, with profiles for any pipes greater than 6" diameter.		
• The resubmittal will require a 10-day review due to the number and nature of the comments.	<b>Acknowledged.</b>	

2. Sheet C200: Dimension the concrete pavement at the trash enclosures on this sheet or as appropriate..

**A typical detail has been provided showing the dimensions.**

3. Sheet C203:

- Please label any proposed items as "By Others" or similar if not included as a part of this overall project.
- Please show all storm sewer end sections on this sheet and throughout the plan set.

**The end sections have been added accordingly.**

4. Sheet C300: Please revise the pond label to detention basin on this sheet and throughout the plan set.

**The label has been updated.**

5. Sheets C303, C304 & C306: Provide additional contour labels for clarity. **Additional labels have been added.**

6. Sheet C305:

- Show the detention basin discharge pipe. **The discharge pipe has been added.**
- Is rip-rap needed at the two end sections for the exiting discharge velocity? Please provide calculations. **Rip rap detail has been added.**
- Provide additional information about the proposed basin discharge location and grading. Dimension the distance to the property line. Discharge shall not have a negative impact on adjacent property. **Additional labels have been added.**
- Show and label the emergency spillway and 100-year WSE. **Additional labels have been added.**

7. Sheet C306: Label the elevations at the east end and bend of the north retaining wall TW & BW, and include TW & BW elevations at the west end. **Additional labels have been added.**

8. Sheet C307: Relocate overlapping text near the southwest garage for clarity.

**The labels have been updated.**

9. Sheet C308:

- Please adjust the DTL 4 callout in the Vicinity Map for clarity. **The labels have been updated.**
- Include ramp information for the north entrance. **The ADA grading plans have been updated.**

10. Sheets C308-C318: Comments on ADA facilities will be sent under separate cover. **Acknowledged.**

11. Sheet C400: Please revise the drainage map to show drainage areas to the individual inlets.

**The drainage map has been revised.**

12. Sheets C401-C407:

- Please show the design HGL in Profile view. **The 10 year HGL has been added to the profiles.**
- What exactly is a Junction Inlet? **All structure labels have been revised accordingly.**
- Please label any separation less than 2 feet in Profile view. **Vertical separation has been added to crossings under 2'.**
- What does "NF" represent in the Structure 204 callout in both Plan and Profile views? **The label has been revised.**
- More clearly denote existing pipe and structures in both Plan and Profile view.

**The labels have been revised accordingly.**

13. Sheet C401:

- Structure 100 is shown as an end section and points to the RCB. Please clarify or delete. **The label has been revised.**
- Please specify the cardinal direction(s) of openings for Structure 105. **The label has been revised.**
- Please reverse the flowline information to match the direction of flow. **The flowline labels have been revised.**
- Relocate the "Proposed Grade" arrow to better reflect the intended line. **The label has been revised.**

14. Sheet C402:

- Replace "???" with stationing in Structures 203 & 204 callouts in Plan view. **The label has been revised.**
- Please include missing sanitary and water line crossings between Structures 204 & 205 and between Structures 207 & 208 in Profile view. **The crossings have been added and labeled accordingly.**
- Please review and revise the FL IN(NW) at Structure 205. **The profile has been revised.**
- Relocate "Existing Grade" callout to avoid overlapping text for clarity in Profile view. **The label has been revised.**
- Adjust the Profile view labels for Structures 208 & 209 to avoid overlapping for clarity. **The labels have been revised.**
- Extend the Profile view to include everything all the way to Structure 210. **The profile view has been revised.**
- What size is Structure 205? It says "Rectangular" rather than list a size in the Plan view callout. **The label has been revised.**
- Please dimension the separation between the storm sewer and the sanitary MH near Structure 204.

**The separation has been labeled.**

15. Sheet C403:

- Storm Line 300 requires a 0.5' drop through Structure 206. Please revise. **The profile has been revised.**
- Please review and revise the FL IN(NW) at Structure 205. **The profile has been revised.**

16. Sheet C602:

- The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. **The detail has been revised.**
- Indicate the asphalt type for the Light-Duty Asphalt Section base course as is done for the surface course. **The label has been revised.**
- The UDO requires "granular base course" for all pavement sections and each pavement section labels it differently. Please refer to this component in the same way. **The labels have been revised to be consistent.**

17. Sheet C603: Are Nyloplast inlets used on the project? Please clarify. **No Nyloplast inlets are proposed. The detail has been removed.**

18. Sheet C604: Are trench drains and parking blocks used on the project? Please clarify.

**No trench drains are proposed. The detail has been removed.**

**The parking blocks have been labeled on the Site Plan**

19. Sheet C606:

- Please include a detail for the outlet structure that clarifies the location of the 2.25" orifice shown in plan view. **Additional detail on the internal weir wall has been provided.**

The baffle wall is not labeled or dimensioned. **Additional detail on the internal weir wall has been provided.** **No drop is proposed as this is an outlet structure intended to back up flow for detention purposes.**

- There is no drop provided across the outlet structure. Please revise flowlines accordingly.
- Replace “xxx.xx” with pipe lengths. **The labels have been revised.**
- Please see comments for the grading section addressing concerns with the outlet pipe discharge. **Additional detail has been provided.**

<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. A connection to Lot 13 is needed to allow for a safe secondary entrance into this lot. Nothing is shown on this plan. **The parking layout has been revised to connect to future lot 13. The future linework has been shown for reference.**
2. Left Turn lanes are required on Douglas Street/Lee's Summit Rd. Accommodations must be made for bikes, either with a bike lane or a shared use path on the west side of the street. **Separate Public Improvement Plans will be submitted for the curb, sidewalk, and turn lane striping.**
3. Applicant is required to install curb and gutter for the length of the project on both sides of Douglas Street/ Lee's Summit Rd. **Curb and gutter is proposed on the west side of Douglas Street adjacent to the property similar to the first phase of Discovery Park.**
4. Right turn lanes are required on both Drive 1 and Drive 2. Please show design. **Right turn lanes are not warranted or proposed in accordance with the approved traffic study for the development. The final development plan is**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. **Acknowledged.**
  2. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. **All buildings have been shifted to be a maximum of 30' from an adjacent access route.**
- Correct building/lane locations to meet this requirement.
3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. **Hydrant locations have been revised/added to meet this 100 ft requirement.**
- The 100 foot distance is exceeded on all buildings except 5, 11, and 12. Make corrections.
4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- Show marked fire lanes. **The fire routes have been marked on the Fire Access Plan.**

<b>Building Codes Review</b>	Joe Frogge	Plans Examiner	Corrections
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1. Provide cleanouts near where sanitary sewer exits buildings. **Cleanouts have been added to the plans.**
2. Sanitary sewer lines from buildings not allowed to connect at manholes. **The service lines have been revised where possible. Manhole connections are only proposed where the main ends with no future extension.**
3. Provide complete water service metering design.  
Meter locations  
Meter sizes  
Service line sizes  
**\*\*Coordinate with Water Department for meter and service regulations\*\***  
**Preliminary MEP plumbing and site utility plans have been included for reference. Final MEP plans will be submitted with building permits.**