

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, April 29, 2025

**To:**

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**Engineer/Surveyor:** Kevin Sterrett

**Email:** ksterrett@hgcons.com

**Applicant:** Levi Self

**Email:** Levi@midwestavionics.com

**From:** Grant White, Project Manager

**Re:**

**Application Number:** PL2025085

**Application Type:** Commercial Final Development Plan

**Application Name:** Midwest Avionics Hangar

**Location:** 2751 NE DOUGLAS ST, Unit:12, 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. SITE BOUNDARY. Label the dimension from the NW hangar building corner to the NW parking lot corner that makes up that particular segment of the property lease boundary. **Dimension added.**
2. SITE DATA TABLE. Provide a site data table that centrally lists the following: 1) site area square footage (i.e. lease area boundary square footage); 2) total building square footage; 3) project area lease area square footage; and 4) number of required and provided parking spaces. **Site Table added with area information**
3. LIGHTING. Provide a photometric plan and manufacturer specifications for all exterior building fixtures. Exterior light fixture shall have full 90-degree cut-offs so as to direct light downward and so the light source is not visible from off the property. **Lighting/Photometric Plan added to plan set. Light specifications provided.**
4. PARKING SPACES. City ordinance does not allow the use of wheel stops at the head of parking spaces, except for at the head of ADA accessible parking spaces. All of the wheel stops can be replaced with a single bollard at the head of each space to provide protection to the hangar and to preserve a walking path in front of the spaces.  
**Wheel stops have been replaces with bollards at the head of the parking space.**

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Typical asphaltic concrete section view is required, and shall include KCMMB asphaltic concrete regardless of the thickness and subgrade. Since this is part of the airport, Unified Development Ordinance (UDO) standard pavement design standards shall not apply, but you shall be responsible for verifying the design with the airport manager and Public Works. Provide a typical section view for the asphaltic concrete, and ensure it meets the expectations of the airport manager and Public Works.  
**Per airport manager, concrete, per airport specifications is shown, including the replacement pavement over the water line trench.**

<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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<b>Fire Review</b>	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.

**Noted.**

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide cleanouts where sanitary leaves the building per 2018 IPC 708.1.3

**Cleanouts have been added.**

