

DEVELOPMENT SERVICES

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

Date: Wednesday, May 14, 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

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	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 has been submitted and has been approved, but has yet to be recorded with the County. **The plat is already recorded but an affidavit of correction has been submitted to clarify the change to 5'**

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 resubmittal response letter states that the legal description was updated in response to the previously made comment above. However, the legal description on Sheet C100 remains unchanged. **The label has been updated.**

3. SIDEWALKS. The resubmittal response confirmed that a 5' sidewalk will be constructed along the west side of NE Douglas St. This means that the associated minor plat drawing indicating the construction of a 10' wide shared use path along the west side of NE Douglas St needs to be revised to reflect a 5' sidewalk.

The plat is already recorded but an affidavit of correction has been submitted to clarify the change to 5'

4. 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. **The easement along Douglas has been added and labeled. No other easements are proposed as**

The previously made comment above has not been addressed. **a blanket easement for all private utilities will be provided similar to The Village at Discovery Park.**

5. 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). **The transformer locations have been added and additional screening shown on the Landscape Plans. Sheet C206 has been added to the plans to show transformer locations clearly.**

The resubmittal response letter indicates that a note has been added to the plans addressing the previously made comment above. Staff can find no such note on the resubmitted plans.

6. TRASH ENCLOSURES. Provide a detailed architectural elevation of the proposed trash enclosures that calls out the enclosure wall materials and colors. 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.

The trash enclosure detail provided on Sheet C202 is only a plan view detail and provides no architectural information. **Details for the trash enclosure are provided in the architectural plans. A copy of the plans have been included for reference and a note added to sheet C202**

7. FAA FORM 7460. No building permit shall be issued until such time as a 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.

The previously made comment above has been acknowledged on the resubmittal.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:
 - Roof drains are inspected by the field engineering inspector and need to be included in this set of plans. Note that profiles are only required for pipes larger than 6" diameter.
 - Please include rip-rap calculations, which show the size requirements based on flow and velocity. Examples can be provided if needed. **Per email on 6/16, the included detail meets this requirement.**
 - Please include a turf reinforcement mat on the detention basin slopes. **TRM has been added to the basin slopes**
 - Please include ADA ramp designs for the north entrance, as well as design information for the north entrance. **ADA ramp designs have been added to sheet C309**
2. Sheet C203:
 - Please label any items not included in this plan set "By Others" or similar. **Additional labels have been added.**
 - Please clarify easements on this project, as compared to the blanket private easement on the Village at Discovery Park project to the south. If delineated easements are to be used, they will need to be added to the plat. Reflect throughout the plan set. **A blanket easement is proposed for this project. As such, all the easements for private mains have been removed from the plans.**
3. Sheets C300 & C301: Please revise the pond label to detention basin. **The label has been revised.**
4. Sheets C303, C304, & C306: Please provide contour labels. **Additional Contour labels have been added.**
5. Sheet C305:
 - Please dimension the distance from the end section to the property line. **A dimension has been added.**
 - Please lighten the rip-rap shading for clarity on this sheet and throughout the plan set as necessary. **The shade has been lightened.**
 - What is the storm pipe being routed to this location from the right-of-way? It has not been shown previously nor has it been referenced in this plan set. **This is needed for the proposed curb in the public improvements plan. A note has been added indicating it as such.**
 - Please clearly dimension the rip-rap on this sheet or elsewhere in the plan set. **Dimensions have been added.**
6. Sheet C307: Relocate overlapping text near the southwest garage for clarity. **The labels have been revised.**
7. Sheet C308: Please revise the DTL 04 label in the Vicinity Map to match the others for clarity. **The label has been revised.**
8. Sheet C402: Please dimension the horizontal separation between the storm sewer and the sanitary MH near Structure 204. The dimension should be from edge of pipe to outside edge of MH. **The dimension has been revised.**
9. Sheet C405: The vertical separation between the storm sewer and water line between Structures 703 & 704 does not meet the 18" requirement. Please revise. **The vertical separation has been revised to provide a minimum 18"**
10. Sheet C407: The vertical separation between the storm sewer and water line between Structures 1002 & 1101 does not meet the 18" requirement. Please revise. **The vertical separation has been revised to provide a minimum 18"**
11. Sheet C600: The 1' behind curb dimension added to GEN-4 was added to the Curb Replacement Detail. Please label the CG-1 in this manner, not the curb replacement. **The detail has been revised.**
12. Sheet C603: Please remove the Nyloplast Inlet details if not used on this project. **The detail has been removed.**

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.

Acknowledged.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Public Improvement plans must be approved before site plans will be approved.

Acknowledged. Public Improvement Plans will be submitted for review.

2. City Access Management code requires Right turn lanes on Major arterials where the right turn volume is 30 vehicles in any hour. Therefor right turn lanes are required.

Refer to the included Exhibit 6A from the approved traffic study. The anticipated volume for right turns does not exceed 30 vehicles per hour. As such, no right turns are proposed.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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3. Provide complete water service metering design.

Meter locations

Meter sizes

Service line sizes

****Coordinate with Water Department for meter and service regulations****

5/5/2025 - Complete designs from infrastructure to buildings are required. (noted as preliminary) Water Dept has regulations that dictate pipe sizes and arrangement from mains to 10' past meters. If vaults are used they must be completely designed by engineer.

Plumbing Plans have been provided showing full service details. Meter and service sizes have been identified in the notes on the utility plan. Full private main design is included in the sewer and water plans submitted under separate cover.

FIGURE 6A

Phase 1 Development Trip Distribution

Discovery Park TIS
Lee's Summit, MO



LEGEND

AM (PM) Peak Hour Development Trips

Phase 1 Development

