

**DEVELOPMENT SERVICES**

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

**Date:** Monday, June 30, 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.

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**Review Status:**

**Required Corrections:**

|                        |                                   |                                            |             |
|------------------------|-----------------------------------|--------------------------------------------|-------------|
| <b>Planning Review</b> | Hector Soto Jr.<br>(816) 969-1238 | Senior Planner<br>Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|--------------------------------------------|-------------|

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1. 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.

In response to the previously made comments above, the response letter accompanying the most recent resubmittal indicates that the trash enclosure details are included in the architectural plans. No architectural plans were included in the most recent resubmittal. Color architectural elevations were last submitted on 3/17/25 and do not include any trash enclosure details.

2. 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.

The previously made comment above has been acknowledged on the resubmittal and is being kept for documentation purposes.

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|---------------------------|-----------------------------------|-----------------------------------------------------------|-------------|
| <b>Engineering Review</b> | Sue Pyles, P.E.<br>(816) 969-1245 | Development Engineering Manager<br>Sue.Pyles@cityofls.net | Corrections |
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1. The City's sidewalk design requirements call for the design maximum slope to be 7.5% running slope and 1.5% cross-slope. ADA ramp details 5, 6, 7A, 8, and 9 do not appear to meet these requirements. Please review and revise as needed.

2. ADA parking space slopes must not exceed 2% in any direction. ADA spaces in front of Building 2 do not appear to meet this requirement. Please review and revise as needed.

3. Show and label the public easement at the NE corner of the site. If it isn't adequate for the proposed public storm pipe shown, additional easement will be required.

|                    |                            |                                          |              |
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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Not Required |
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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.

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|-----------------------|-------------------------------|---------------------------------------------------|-------------|
| <b>Traffic Review</b> | Erin Ralovo<br>(816) 969-1800 | Senior Staff Engineer<br>Erin.Ravolo@cityofls.net | Corrections |
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1. As of this review, public Improvement Plans have not been recieved. Approval will not be given for the apartments until Public Improvement Plans have been approved.

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| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | Corrections |
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1. 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.

6/27/2025 - Water service plans not found in submittal. Utility Plan appears unchanged.