

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, July 23, 2025

**To:**

**Web Registered User:** Schlager & Associates, PA    Email: comments@schlagerassociates.com

**Review Contact:** JIM LONG

Email: JL@SCHLAGELASSOCIATES.COM

**Property Owner:** SUMMIT HOMES

Email:

**Applicant:** CLAYTON PROPERTIES GROUP, INC

Email: BREANNA@SUMMITHOMESKC.COM

**Engineer/Surveyor:** SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

**From:** Ian Trefren, Planner

**Re:**

**Application Number:** PL2025155

**Application Type:** Final Plat

**Application Name:** RETREAT AT BAILEY FARMS, SECOND PLAT LOTS 135 THRU 144, 149 THRU 176  
AND TRACTS C AND D

**Location:** 1301 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, July 29, 2025. Revised documents shall be uploaded to the application through the online portal.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

**Electronic Plans for Re-submittal**

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Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

**Excise Tax**

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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.

**Jackson County Plat Approval**

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Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to [ASMTMAPPING@JACKSONGOV.ORG](mailto:ASMTMAPPING@JACKSONGOV.ORG) prior to the signature process.

**Analysis of Final Plat:**

<b>Planning Review</b>	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Approved with Conditions
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1. Change planning commission secretary to "Charles E. Touzinsky, III"
2. Will mark as approved with conditions, but plats will be held for signatures until CCR has been submitted for the subdivision and reviewed by staff.
3. With respect to the CCRs, please ensure there is language within that indicates that the Bailey Farms HOA will assume responsibility for all tracts within associated plats that will rely on the BF-HOA to maintain. This is to ensure that there is cross-compatibility between the language on the plats and the language on the CCR so that there is no misunderstanding of what tracts the HOA will be responsible for.

<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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