

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, August 20, 2025

To:

Web Registered User: Schlagel & Associates, PA Email: comments@schlagelassociates.com

Other: RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2024245

Application Type: Final Plat

Application Name: Pergola Park - 6th Plat

Location:

Tentative Schedule

Note: Corrections noted below by GIS and Planning staff will need revised before submitting mylars and paper copies for staff review/signature routing/County recording after City Council Second Reading approval.

Planning Commission Meeting: Sept 11, 2025 at 5pm / City Council First Reading Meeting: Sept. 23, 2025 at 6pm

City Council Second Reading 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

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

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

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 prior to the signature process.

Analysis of Final Plat:

GIS Plat Review	Kathy Kraemer	GIS Technician	Approved with Conditions
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

1. This isn't really a correction, but just a note that the street SW Stallion Way is currently named SW Conservatory Dr and either needs to be changed to Stallion with the recording of this plat OR revise the plat to match the existing Conservatory Dr.

Planning Review	Hector Soto Jr.	Senior Planner	Corrections
	(816) 969-1238	Hector.Soto@cityofls.net	

1. COMMON AREA TRACTS. Provide a copy of the addendum to the existing CC&Rs demonstrating that the proposed Tracts T, U and 12-6 will be absorbed into the governing documents for the subdivision that contain the language from UDO Section 4.290 that addresses common area ownership and maintenance responsibilities.

2. CITY SIGNATURE BLOCK. 1) Remove the name of Terry Trafton as Planning Commission Secretary and replace it with the name of Charles E. Touzinsky, III. 2) Remove the name of Josh Johnson as Director of Development Services and replace it with the name of Tracy L. Albers.

Engineering Review	Sue Pyles, P.E.	Development Engineering Manager	Approved with Conditions
	(816) 969-1245	Sue.Pyles@cityofls.net	

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

4. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.

5. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

6. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

7. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

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