

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, February 19, 2026

To:

Property Owner: NORTH OAK SAFETY STORAGE Email:
LLC

Web Registered User: William R. Buck Email: wbuck@powellcwm.com

: <NO CONTACT NAME AVAILABLE> Email:

From: Hector Soto Jr., Senior Planner

Re:

Application Number: PL2026034

Application Type: Final Plat

Application Name: Lakewood Business Park Phase II - Final Plat

Location: 2701 NE HAGAN RD, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm on Tuesday, March 10, 2026. 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

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:

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

1. PLAT TYPE. The plat drawing was submitted with a label of "Minor Plat" at the top of the page above the plat title. The subject plat must be a final plat (as opposed to a minor plat) because this plat includes the dedication of right-of-way, which can only be dedicated via a final plat. Change the plat label at the top and in the title block to read "Final Plat".
2. LOT AREA. Include a label for the lot size in square feet (in addition to the listed acreage).
3. SIDEWALKS. As an industrial street, 5' sidewalks are required along both sides of the proposed NE Cargo Dr right-of-way. Add the required sidewalk along the west side of the street.
4. BUILDING SETBACKS. Add the City's standard building line dedication paragraph to the plat.
5. CITY SIGNATURE BLOCK. 1) Revise the Planning Commission Secretary's name to read, Charles E. Touzinsky, III. 2) Replace Aimee Nassif's name and title with the name and title of Tracy L. Albers, Director of Development Services.
6. ADDRESSING. Add the following address label to the lot: 2711 NE Cargo Dr.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
---------------------------	--------------------------------------	--	-------------

1. Verify that the proposed drainage easement is wide enough for the proposed drainage plan.
2. Remove the note regarding the temporary cul-de-sac right-of-way easement.

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

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

1. Please list full ownership on this plat, along with a correct signature line.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
