

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, January 30, 2026

To:

Web Registered User: Matthew J Schlicht **Email:** MSCHLICHT@ES-KC.COM

From: Grant White, Project Manager

Re:

Application Number: PL2026011

Application Type: Minor Plat

Application Name: Oldham Village 2nd Plat, Lots 18A, 19 and Tract F

Location: 10 SW PERSELS RD, LEES SUMMIT, MO 64081

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.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. APPLICATION. No application form or Ownership Affidavit was submitted in support of the application. Submit a completed and signed Final Plat application, and a completed, signed and notarized Ownership Affidavit for the subject property.

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2. **LOT/TRACT NUMBERING.** In accordance with the City's lot/tract naming convention for a replatted parcel, the proposed Tract F shall be renamed Tract E-1 because it is a replat of Tract E. Revise all references to the tract name accordingly.
3. **PLAT TITLE.** Because the subject application is for a replat, the plat title shall simply read, "Oldham Village, Lot 18A, 19 and Tract E-1". The reference to "Second Plat" shall be removed from the plat title. Revise all references to the plat title accordingly, including the plat title incorrectly referenced in the Plat Certification surveyor signature paragraph.
4. **EASEMENTS.** The plat includes both a "Sanitary Sewer Easement" and "Sidewalk Easement" dedication paragraph. It does not appear that any sanitary sewer easement or sidewalk easement is actually being dedicated with this plat. Remove both dedication paragraphs.
5. **COMMON AREA DEDICATION.** 1) The common area dedication language references Tract AA. Tract AA does not exist or is being established as part of this plat. Revise the reference to Tract E-1 as previously commented upon. 2) Submit a copy of the CC&Rs to show that Tract E-1 is subject to the common area property obligations established under the Oldham Village CC&Rs.
6. **CITY SIGNATURE BLOCK.** No City signature block or associated approval paragraph for a minor plat is included on the drawing, nor is a signature line for the County provided.
7. **PROPERTY OWNER SIGNATURE BLOCK.** No property owner signature block or notary signature block is provided on the drawing.
8. **MISCELLANEOUS.** Remove the pavement markings/street lane arrows that show up on the drawing.
9. **SIDEWALKS.** Show and label the full extent of the required 5' sidewalk along the SW Persels Rd frontage of Lot 18A.
10. **ADDRESSES.** Label the following parcels with their respective addresses: Lot 18A - 10 SW Persels Rd; Lot 19 - 1321 SW Jefferson St; and Tract E-1 -1317 SW Jefferson St.

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

1. Lots do not appear to match what is shown on the public sanitary sewer plans. Please reconcile.

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Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat is missing state plane coordinates and POB
2. Plat certification is incorrect.
3. Where is tract AA?
4. What is happening with the small tract of land (SE corner along Persels) that was included with the second plat, but with this plat is now not including this 3.88 x 73.17 strip of land? Is this to be dedicated ROW? It will be just a random sliver parcel still attached to the second plat, lot 18.
5. Shouldn't general note #4 refer to Oldham Village SECOND plat?