
DEVELOPMENT SERVICES

Final Plat
Applicant's Letter

Date: Tuesday, March 17, 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). **Done**

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. **Understood.**

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. **Understood.**

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. Extend the required 5' sidewalk shown along the west side of NE Cargo Dr to continue around the corner and terminate at the end of the right-of-way to be dedicated via this plat. **The sidewalk has been extended as requested.**

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

Understood.

2. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively. **Understood.**

GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please label the street name, bearing, and distance on the street stub that meets Cargo Dr in the cul-de-sac. **Done.**

2. On the cul-de-sac creating lot 47, please revise the curve for consistency. Either provide a chord bearing from the SW on the 38 radius, and leave the 62 radius as is, OR a new chord bearing to the NW/NE from the plat boundary coordinate (310172.447/861721.515), and leave the 38 radius as is. Basically, It cannot switch bearing directions in the middle of the curve; it needs to be drawn as a single line. **The curve with radius 62 that defines the front of Lot 47 (and starts at plat boundary coordinate N: 310172.447, E: 861721.515) was modified to reflect a NE chord bearing. This is now consistent with the other curve that defines the front of Lot 47 (radius 38 and NW chord bearing) since they both use bearings that represent a clockwise traverse around Lot 47.**