

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Friday, May 30, 2014

**To:**

**Applicant:** Residences at New Longview, brad@northpointkc.com <NO FAX NUMBER>  
LLC

**Engineer:** RENAISSANCE MSLUTTER@RIC-CONSULT.COM <NO FAX NUMBER>  
INFRASTRUCTURE CONSULTING

**Property Owner:** RESIDENCES AT NEW <NO FAX NUMBER>  
LONGVIEW LLC

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2014056

**Application Type:** Final Plat

**Application Name:** KESSLER SECOND PLAT - LOT 1 AND TRACT A

**Location:** 3200 SW LONGVIEW RD, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, June 17, 2014 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Planning Commission Meeting 07/08/2014 05:00 PM: **07/08/2014**

City Council Ordinance 07/24/2014 06:15 PM: **07/24/2014**

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.

**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 Permitting and Plan Review Division of the Codes Administration Department at 969-1200.

## Voluntary Residential Development Surcharge

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In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the " Lee' s Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Planning and Development and the Codes Administration departments. You can also find more information on the City of Lee's Summit web site at [lees-summit.mo.us](http://lees-summit.mo.us). (For more information please contact the Board of Education at 986-2400).

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### **Analysis of Final Plat:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1606	Planner <a href="mailto:Jennifer.Thompson@Cityofls.net">Jennifer.Thompson@Cityofls.net</a>	Corrections
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1. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.
2. Incorporate Tract A within the existing Tower Park Detention Pond Tract 1. This existing Tract will need to be renamed to Tract 1A.
3. Lot 1 will need to be renamed to Lot 1A.
4. The signature block for the Planning Commission Secretary is missing. At this time we don't have an appointed secretary. Please provide a signature block for this title and leave the name associated with the title blank.
5. Revise the title and all other references to reflect the revised Tract and Lot numbers.
6. Please provide the Declaration of Covenants and Restrictions pertaining to common area property. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.350 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existences and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
7. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision related public improvements must be completed prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.
8. The surveyor certification/seal is missing.
9. Since the Tract will be combined with the existing Tract 1, provide/label the overall square footage of Tract 1A.
10. Label the address for Tract 1A as 3326 SW Longview Road.
11. The paragraph below APPROVALS needs to be revised to reflect the Final Plat standard language. The standard language for this paragraph is as follows: This is to certify that the within plat of "Kessler Second Plat-Lot 1A and Tract 1A" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Ordinance No. \_\_\_\_\_.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments