

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, July 31, 2015

To:

Property Owner: TRAILS OF PARK RIDGE matcheson@ceahrealtors.com (816) 875-2302
LLC

Engineer: HDR ENGINEERING INC dan.mcghee@hdrinc.com (816) 347-1197

Applicant: TRAILS OF PARK RIDGE LLC <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015102

Application Type: Final Plat

Application Name: TRAILS OF PARK RIDGE 2ND PLAT

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, August 18, 2015 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Planning Commission Meeting 09/08/2015 05:00 PM: **09/08/2015 12:00 AM**

City Council Ordinance 09/17/2015 06:15 PM: **09/17/2015 12:00 AM**

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

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

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 www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
------------------------	-------------------------------------	--	-------------

4. In order to maintain consistent address separation, change Lot 38 from 1689 to 1687.
3. The second access point for the Trails of Park Ridge subdivision is required once the development reaches 50 dwelling units. To date, there are building permits for 26 duplex/quad units and 9 single-family residences for a total of 35 dwelling units. Up to 15 more dwelling units may be constructed before the 2nd access must be provided.
2. On all sheets and within the signature block, add the initials "MMC" to the end of the City Clerk's name. The signature block shall read: Denise R. Chisum, MMC (with the existing title as shown: City Clerk).
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.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
---------------------------	---------------------------------	---	-------------

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
--------------------	----------------------------	--	----------

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
-----------------------	--------------------------------	--	-------------