

PLANNING AND DEVELOPMENT

**Final Plat
Applicant's Letter**

Date: Friday, March 30, 2018

To:

Property Owner: M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

Applicant: INSPIRED HOMES LLC

Email: KBOWEN@INSPIRED-HOMES.COM

Fax #: (816) 548-3301

Engineer: OLSSON ASSOCIATES, INC. (JED
BAUGHMAN)

Email: JBAUGHMAN@OLSSONASSOCIATES.COM

Fax #: (816) 587-1393

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018040

Application Type: Final Plat

Application Name: Kessler Ridge at New Longview 2nd Plat Lots 1-32

Location: 3150 SW LONGVIEW RD, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, April 17, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Planning Commission Meeting: May 08, 2018 at 05:00 PM

City Council Ordinance: June 07, 2018 at 06:15 PM

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

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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.

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 Development Services Department. 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Will the cul de sac on Merriam have a CT, or CR suffix?

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The title block for Mayor Rhoads will need to be revised concluding the Mayoral election this April.
2. Label SW Haverford Rd and include the right-of-way width.
3. Provide a small table identifying the front, rear, side yard setbacks specific to Lots 56-77 and 78-87. Also include the encroachment allowance for the porches, cantilevers, roofs, roof overhangs and for any and all building appurtenances. Listed below is the breakdown as approved by Ordinance.

For Lots 56-77 the front setbacks shall be a minimum of 20' and a maximum of 25'. Side setbacks shall be a minimum of 5'; and 15' from a side street. Rear setbacks shall be a minimum of 25'.

For Lots 78-87 the front setback shall be 20' and a maximum of 25'. Side setbacks shall be a minimum of 5'; and 12' from a side street. Rear setbacks shall be a minimum of 25'.

Porches, cantilevers, roofs, roof overhangs and any and all building appurtenances may encroach a maximum of 8' into the front building setback.

4. The developer shall be responsible for construction of a white rail fence along SW Longview Road significantly similar to other areas along SW Longview Road throughout the exterior of the development.

The fencing shall be installed prior to the issuance of a certificate of final acceptance.

5. It was noted Lots 78-87 have been reduced in depth. Staff was just curious why this adjustment was made.

6. Remove the reference to the previous platted 30-foot rear build line shown on Lots 73-77 (and Lots 78-82). The development standards allow for a minimum rear setback of 25-feet.

Is the 18' B/L and U/E required for Lot 77? The development standards for side yard for this particular lot is a minimum of 15' from a side street.

7. For additional clarification and reference provide additional U/E labels where appropriate for the fronts of lots with the additional designation.

8. The portion of SW Merriam for Lots 78-87 should be renamed to SW Merriam Court.

9. Provide a typical street dedication paragraph:

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

10. A final plat shall be approved and recorded (with the necessary copies returned to Development Services Department) prior to any building permits being issued.

11. No final plat shall be recorded by the developer until the Director of Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.520 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please make the drainage note (i.e., concerning the Master Drainage Plan) bold, like the other notes in this column. Also, please add a header with the notation "DRAINAGE NOTE".			
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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