

**PLANNING AND DEVELOPMENT**

**Final Plat  
Applicant's Letter**

**Date:** Friday, July 27, 2018

**To:**

**Applicant:** SUMMIT VIEW FARMS DEVELOPMENT Email:  
GROUP LLC Fax #: <NO FAX NUMBER>

**Engineer:** LARKIN LAMP RYNEARSON Email: DAN.MCGEE@LRA-INC.COM  
Fax #: <NO FAX NUMBER>

**Other:** KAW VALLEY ENGINEERING (MICHAEL OSBOURN) Email: MIKEO@KVENG.COM  
Fax #: <NO FAX NUMBER>

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2018122  
**Application Type:** Final Plat  
**Application Name:** SUMMIT VIEW FARMS, 2ND PLAT  
**Location:**

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, August 21, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: August 08, 2018 at 09:00 AM

Planning Commission Meeting: September 11, 2018 at 05:00 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**

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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

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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 Development Services Department at 816-969-1200.

## 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 Development Services Department. You can also find more information on the City of Lee's Summit web site at [www.cityofls.net](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

## Analysis of Final Plat:

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections

1. The proposed street network alignment is a deviation from what was previously approved during the preliminary plat process. This deviation has resulted in SW Blue Ribbon St's block length to increase to 800'. This is well over the 700' limit established by the UDO. Blocks up to 10% longer may be administratively approved if the requirements above cannot be met due to physical constraints, such as topography, drainage ways, and existing surrounding streets.

The only relief from this UDO requirement is a modification granted by the City Council during the Preliminary Development Plan process. Please update the plans to comply with the UDO requirements. If the applicant is seeking a block length that is up to 10% longer, please submit information justifying the request.

Staff understands that complying with this requirement may affect the layout of the proposed plat and as such could impact staff's comments below, i.e. addressing, access restriction notes, etc.

2. The preliminary plat showed a street, SW Johnston Ln., intersecting with SW Monarch Dr. near the intersection of the proposed unnamed cul-de-sac. The proposed plat does not show a stub for this street. Additionally, the street stubs for SW Summit View Ln. and SW Kline Ave. appear to have been realigned from what was approved on the

preliminary plat. This realignment appears as though it will create additional single tier lots. Please provide information as to the overall revised layout of lots and the road network for the subdivision as a whole.

3. The plat should be titled "Summit View Farms 2nd Plat". Please update the title throughout the plat document as needed.
4. The cul-de-sac that intersects with SW Monarch Dr. needs to be labeled with a street name.
5. Please add a 30' build line to the rear of lots 59-63 and lots 66-68.
6. Single-tier lots shall not have access to both front and rear streets. Please include a limited access note to Lots 59-63. The note should read "Lots 59-68 shall not have direct vehicular access to SW Monarch Dr."
7. Single-tier lots shall not have access to both front and rear streets. Please include a limited access note to Lots 66-68. The note should read "Lots 66-68 shall not have direct vehicular access to SW Kline Ave."
8. Please update the Mayor's signature block to read William A. Baird.
9. Please update the City signature block to reflect the correct department title as Planning & Special Projects. Additionally, please correct the director's signature block to reflect Robert G. McKay, AICP.
10. Please remove "Major Subdivision" from the plat title.
11. Please label each lot with its house number as follows:

Lot #	House #
51	3105
52	3109
53	3113
54	3117
55	3121
56	3125
57	3129
58	3133
59	3130
60	3126
61	3122
62	3118
63	3114
64	3110
65	3106
66	2316
67	2312
68	2308
69	2304
70	2300
71	2305
72	2309
73	2313
74	2317

12. Provide a copy of the CC&Rs to show that the proposed tract C will be added into the HOA and thus subject to the common area ownership & maintenance language contained therein.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Pending
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. MISSING STREET NAMES ON THE COURT/CIRCLE CUL-DE-SAC AND ON THE STUB STREET NORTH OF KLINE ON THE WEST SIDE OF PLAT.
2. NEED THE VERY SMALL DIMENSION ON THE CURVE ON MONARCH DR BETWEEN THE CENTERLINE OF THE COURT/CIRCLE CENTERLINE AND THE END OF THE CURVE.
3. CURVE ON MONARCH DR BETWEEN KLINE AVE AND THE UNNAMED STUB STREET HAS NO CURVE INFO OR DIMENSION
4. PLAT S/B NAMED "2ND PLAT" INSTEAD OF 3RD.
5. NEED ADDRESSES ON LOTS OR AN ADDRESS TABLE.
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