

**DEVELOPMENT SERVICES**

**Preliminary Plat  
Applicant's Letter**

**Date:** Monday, December 03, 2018

**To:**

**Property Owner:** HUFF CARL E & ALTHEA J

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** CONSTRUCTION ENGINEERING  
SERVICES

**Email:** LEEBODCES@GMAIL.COM

**Fax #:** (816) 463-2257

**From:** Victoria Nelson, Long Range Planner

**Re:**

**Application Number:** PL2018204

**Application Type:** Preliminary Plat

**Application Name:** WOODLAND OAKS

**Location:** 2601 NE COLBERN RD, LEES SUMMIT, MO 64086

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**Tentative Schedule**

Submit revised plans by noon on Monday, December 17, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

**Applicant Meeting:** December 04, 2018 at 09:00 AM

**Planning Commission Meeting:** January 10, 2019 at 05:00 PM

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.

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**Electronic Plans for Resubmittal**

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies - Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

## 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).

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### Analysis of Preliminary Plat:

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Planning Review</b>	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections

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1. C3. Contact info. Please add the phone number for Carl Huff under the developer information.
2. C.4.a Floodplain  
Add a note regarding the property's location relative to the 100-year floodplain. City the FIRM Panel information.
3. C.4.e Oil and Gas Wells.  
Add a note regarding the presence or absence of any active, inactive and capped oil/gas wells on the property. Please cite the source of the information. MoDNR has a database of oil and gas wells
4. C.4.h Streets
  - Correct the spelling for Lashbrook Dr. There is no "e" in the name.
  - Please fix the label for Blackwell Rd so there is no overlap between the street name and suffix.
5. C.4.i. Utility Easement  
Label the recording information for the existing water line easement on the property.
6. C.5.b Street Location  
Dimension and label the pavement width on Gull Wing and Lashbrook.
7. C.5. c Street Names  
Please add the directional prefix NE to all street names.  
Please change the suffix for Gull Wing Dr. to either Court or Circle.  
  
Change the suffix for Lashbrook to Court or Circle.
8. C.5.d Sidewalks  
Please show the width of the sidewalk.

Connect the two end point of the sidewalk on the corner of Gull wing and Lashbrook so that the sidewalk curves around, and is connected to one ADA ramp into the street.

#### 9. C.5.e Easements

Please label UE on the south and east sides of the plat.

Dimension the easement located between lots 19 and 20.

A 15' UE is needed for the stormwater line between lots 14 and 15.

Extend the UE for the stormwater lines as needed into the proposed common area tract .

#### 10. 16.250.c Single tier lots

Please make a note to restrict vehicular access from lots 6-10 on to Blackwell Rd.

Please make a note to restrict vehicular access from lots 10-12 and 20,21 along Colbern Rd.

#### 11. F. Common Property Maintenance

Please label tract A and make a note stating that maintenance and ownership of tract A belong to the HOA

#### 12. 16.270 B.1 Number of Cul-de-sacs

- Section 7.270 of the UDO limits the total number of cul-de-sac lots in a subdivision to no more than 10% of the total number of lots. The proposed development has 100% of the lots as cul-de-sac lots. A modification to the 10% maximum is required, which can only be granted by the City Council as part of a preliminary development plan application. A preliminary development application and fee shall be submitted to run simultaneously with the rezoning application.

- A preliminary development plan requires submittal of typical elevations for the proposed homes to be constructed in the subdivision.

#### 13. 16.270. B.2 Cul-de-sac turnaround

Please label the 39ft pavement radius in the cul-de-sac.

#### 14. 16.270.L. Curb radii

Please label the curb radii

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections

1. ROW should be provided along the west side of Lashbrook Dr. extending to the west property line for future street access serving the adjacent property. This ROW should be provided from the south property line to the cul-de-sac.

2. Note: In consideration of this proposed plat, number of proposed lots and existing lots served by Lashbrook Dr., a single point of access, the adjacent undeveloped R-1 property to the west would be limited to 26 lots based on current codes (maximum of 50 lots on a single access, Lashbrook Dr.).