

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, March 01, 2019

**To:**

**Applicant:** PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Fax #: <NO FAX NUMBER>

**Property Owner:** CITY OF LEE'S SUMMIT  
MISSOURI

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Fax #: (913) 577-8306

**Other:** BUSHYHEAD LLC

Email: CHRISTINE@BUSHYHEADLAW.COM

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019072

**Application Type:** Final Plat

**Application Name:** PARAGON STAR FIRST PLAT

**Location:**

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**Tentative Schedule**

Submit revised plans by noon on Monday, March 18, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: March 05, 2019 at 09:30 AM

Planning Commission Meeting: April 11, 2019 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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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 storm and traffic, shall be provided in Portable Document Format (PDF).

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
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<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	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. Provide the lot numbers and tracts within the plat title.
3. Revise the Mayor's last name to Baird.
4. Revise the department title for Ryan A. Elam to read: Development Services.
5. Plat dedication paragraph is missing the undersigned name reference.
6. When resubmitting please provide the final plat in electronic format.

7. Can the line weight defining the lot lines be darker?
8. Update the vicinity map for the accurate location.
9. Update the year in the City of Lee's Summit signature block.
10. The description paragraph seems incorrect? Please clarify.
11. Label the proposed sidewalks along Tract A. The sidewalks shall be on both sides of the roadway/tract.
12. Provide a general building setback line dedication.
13. The final plat shall not be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the Easements, Covenants, and Restrictions Agreement referenced on the plat. In addition, the approved Easements, Covenants and Restrictions Agreement shall be recorded at the time of the recording of the final plat.
14. Provide the tract width dimensions.
15. An additional dedication statement is needed dedicating any public infrastructure.
16. Provide easements that are required in conjunction with the development plan that is in review.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Show and label all public easements.
2. The north line is incorrectly labeled as the east line. Please revise.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Tract A should be subdivided into Tract A and Tract B, with one or the other assigned to the portion of View High Parkway that will have a right-of-way assigned to LSMO (and KCMO beyond the plat boundary). The portion of River Road (a private street) without right-of-way will remain in a tract. The separation of tracts at their intersection of View High Parkway and River Road should occur at or near the south end of the roundabout approach splitter island.
2. The portion of Tract A near the intersection of View High Drive and Paragon Parkway may need revisions to encompass the entire right-of-way needed for the roundabout.
3. The rights-of-ways for View High Drive (including roundabout at Paragon Parkway) and View High Parkway (including the roundabout at River Road) should be shown on the plat as easements to LSMO or KCMO, as applicable. The right-of-way width determined to be required by KCMO for View High Parkway should have a consistent width the length of View High Parkway though the roadway improvements may narrow east of River Road. This right-of-way should include the entire roundabout at River Road and the approach splitter island along River Road. The right-of-way along View High Drive should include the entire roundabout and the approach splitter island along River Road.

4. Right-of-way, whether KCMO or LSMO shown along or adjacent to the plat in association with View High Drive and View High Parkway will be maintained by the TDD per separate agreement. River Road and Paragon Parkway do not require right-of-way as public streets of the TDD.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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