

DEVELOPMENT SERVICES

**Vacation of Utility Easement
Applicant's Letter**

Date: Monday, July 08, 2019

To:

Property Owner: WOODS CHAPEL INVESTORS LLC Email:
Fax #: <NO FAX NUMBER>

Applicant: FIRST STREET DEVELOPMENT Email: CHRIS@FIRSTSTREETDEV.COM
Fax #: <NO FAX NUMBER>

Engineer: MCLAUGHLIN MUELLER, INC Email: MWILLIAMSPLS@SBCGLOBAL.NET
Fax #: <NO FAX NUMBER>

Other: BHC RHODES Email: JEFF.BARTZ@IBHC.COM or
PATRICK.JOYCE@IBHC.COM
Fax #: (913) 663-1633

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019225
Application Type: Vacation of Utility Easement
Application Name: Taco Bell Woods Chapel VOE
Location: 851 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by noon on Monday, July 22, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: July 09, 2019 at 09:00 AM
Planning Commission Meeting: August 22, 2019 at 05:00 PM
City Council Ordinance: September 03, 2019 at 06:15 PM
City Council Ordinance: September 10, 2019 at 06:15 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.

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).

Please contact Staff with any questions or concerns you may have.

Planning Commission and City Council Presentations

If a presentation is required before the Planning Commission and City Council, presentations shall be submitted (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will not be permitted. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Analysis of Vacation of Utility Easement:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	No Comments
Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Although we would support the vacation of easement along the east side, the north side may be problematic in that the City normally requires a minimum of 10 feet general utility easement along street frontage. As shown, this easement along the north side would only leave a five (5) foot general utility easement.

2. It is assumed the vacation of utility easement is being requested due to the retaining wall construction. Will all elements of the retaining wall, including any geogrid tie-backs, footings, etc. be located outside the limits of the easement?

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