

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, February 21, 2020

**To:**

**Applicant:** CITYSCAPE RESIDENTIAL

Email: RADAMS@CITYSCAPERESIDENTIAL.COM

Fax #: <NO FAX NUMBER>

**Property Owner:** DTL5 APARTMENTS LLC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM

Fax #: (913) 393-1166

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2020027

**Application Type:** Final Plat

**Application Name:** DOWNTOWN LEE'S SUMMIT APARTMENTS

**Location:** 114 SE DOUGLAS ST, LEES SUMMIT, MO 64063

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**Tentative Schedule**

Submit revised plans by noon on Monday, March 09, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: February 25, 2020 at 09:00 AM

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.

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**Electronic Plans for Re-submittal**

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
<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections

1. Please label the square feet for Lot 1.
2. Please label the address of the lot, 114 SE Douglas St.
3. Please removed the Zoning note from the plat.
4. Please show the location of all gas and oil wells on the property. In none are present please add a note stating such and cite your source of information.
5. Please show the location and width of existing and proposed sidewalks.
6. Please show the location, purpose and width of all existing and proposed easements. Existing easements shall include references to the recorded document number, including book and page if any.
7. Certificate of approval to be signed and dated by City Clerk (Trisha Fowler Arcuri), City Engineer (George M. Binger III, P.E.), Director of Development Services (Ryan A. Elam, P.E.), and County Assessor or GIS Department.
8. The City certification statement should read as fallows "This is to certify that the plat of "Downtown Lee's Summit Apartments" was submitted and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances".

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Easements along the periphery are normally required along all street frontage. If possible, the easements should be ten (10) feet in width.

2. A public easement should be dedicated for the new 3 inch water meter vault.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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