

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, March 27, 2020

**To:**

**Applicant:** CLAYTON PROPERTIES GROUP INC      Email:

**Engineer:** OLSSON ASSOCIATES      Email:

**Property Owner:** CLAYTON PROPERTIES GROUP      Email:  
INC

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2020065

**Application Type:** Final Plat

**Application Name:** OSAGE 1ST PLAT

**Location:** 2025 SW M 150 HWY, LEES SUMMIT, MO 64082  
3902 SW PRYOR RD, LEES SUMMIT, MO 64082  
2001 SW M 150 HWY, LEES SUMMIT, MO 64082  
2101 SW M 150 HWY, LEES SUMMIT, MO 64082

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, April 14, 2020 (Plans and comment response letter).

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**

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 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	Corrections
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1. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Provide for a temporary turn around in compliance with the City of LS Design and Construction Manual.

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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7. Divided subdivision entrances with medians/islands are OK but may no longer be dedicated as common area tracts (Tract D). They will just be part of the public right-of-way with maintenance agreements as necessary.

6. What is the purpose for tracts H & I? Can these be merged into tracks C & G?

5. Either the north/south or the east/west portion of SW Walsh Dr. must be renamed.

4. Please show the building setback on Tract E.

3. Please provide a copy of the required covenants. The covenants and restrictions shall conform to the common property regulations in Article 4.

2. Please label each lot with its assigns street number (see attached document for more information).

1. The minimum side yard setback for the RP-3 district is 20'. The 15' allowance is only applicable to the R-1 and RP-1 zoning districts.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Engineering plan review comments will be performed next week. As a result of that review, if changes to the plat are needed, they will need to be addressed on future versions of the plat revisions.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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2. The plat shows a 50' ROW along Pryor with 10' ROW dedication/offset near Tract D, but also shows a 40' ROW and 10' ROW dedication dimensioned from the same lines south of the former note. Check for an error between these two conflicting plat notes.

1. The plat (or separate document) for ROW dedication needs to indicate ROW's for City and MoDOT separately. ROW along M-150 and a portion of Pryor Road at the intersection of M-150 is MODOT. ROW along Pryor Road south of the intersection at M-150 and for public streets within the plat are City.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Only one small thing: Line 19 should have a bearing of S33-44-17E or N33-44-17W.