

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, August 21, 2020

To:

Applicant: WHISPERING WOODS LAND LLC

Email:

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020223

Application Type: Final Plat

Application Name: WHISPERING WOODS 2ND PLAT

Location: 2601 SW PRYOR RD, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, September 07, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: August 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.

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

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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. FYI. A total of sixty-eight (68) lots may be platted within Phase 1 and 2. However, no more than fifty (50) building permits shall be issued until such time as SW 26th Terrace is constructed between SW Pryor Rd. and SW River Run Dr. to a standard acceptable to the Fire Department, all in compliance with the Fire Code and Unified Development Ordinance regulations requiring a second point of access for developments in excess of fifty (50) single family homes.

2. Please add a note similar to the WW 1st plat indicating that Lot#'s 34-51 shall allow/have a 20' rear yard setback. This is a deviation from the standard R-1 zoning district and was approved by City Council as part of the preliminary development plan.

3. Add the Lot#'s and Tracts to the Plat title, dedications, and certification areas.

4. Label the 5-foot sidewalk on the south side of SW 27th Street. Label the 5-foot sidewalk along both sides of SW Swan Creek Rd.

5. Addressing shall be forthcoming.

6. What is the proposed driveway access for Lot# 50? The future phase moving east is to have another street running north, with homes facing SW Glen Stream Dr. on both sides.

7. Within the Tract dedication language, refer to the name of the HOA that has been established.

8. Under the City approval section please correct the following items:
-remove the reference to City Plan Commission

-remove City Council reference

-add this language and include the full plat title (including lot#'s & Tracts): This is to certify that the within plat of "... including lots "...and tracts" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri on this day....by Ordinance No._____.

-Revise the Department Title for Ryan Elam to read: Development Services

-Revise the Planning Commission Secretary to: John Lovell

9. The landscape easement dedication language seems to reference the City Engineer. Not sure that is appropriate. Please remove the reference to the City Engineer and possibly the public? May need further discussion on this item.

10. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

11. A final plat shall be approved and recorded prior to any building permits being issued.

12. Add a comment noting the location of any oil and/or gas wells, if any, based on available information. Please note where the information was referenced.

13. Provide a completed single-family compatibility form. This is part of the final plat application packet.

14. The presented Phase 2 is a deviation from the original phasing plan as approved in the preliminary development plan. Can you provide input on this change.

Also what is the status of the FEMA permits, etc.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The standard drainage note must be included with the following language: "...individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Note LNA (No Access) for Lots 51, 41, 50 and 48 to SW Swan Creek Rd. (collector).

2. Sidewalk required on one side of 27th and both sides of Swan Creek.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Bearings should be labeled on lots along tracts M and N and along streets.

