

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, October 29, 2020

To:

Property Owner: WOODLAND GLENN LLC

Email:

Applicant: ABP FUNDING LLC

Email:

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020278

Application Type: Final Plat

Application Name: Woodland Glen Block 1, Lots 1 and 2

Location: 1514 SW HEARTWOOD DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, November 24, 2020.

Planning Commission Meeting: January 14, 2021 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

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PROPOSED DEVELOPMENT.

- What is the nature of the future development of the two proposed lots? Will they be the site of detached single-family homes or attached villas? If the latter, how many dwelling units per building? This information is needed in order to assign the appropriate address or address range for each lot. The original plan for Woodland Glen showed a pair of 3-unit attached villa buildings on the subject property.
- Label the common area tract with an address of 910 SW Winthrop Dr. Addresses will be assigned to the two lots once the nature of their development is made clear.

2. TRACT NAME.

- Change the label of the common area from A to N.
- Update the plat title and all references on the document to the plat title and tract letter to reflect the change.

3. SIDEWALK EASEMENT. Add the language from the original Woodland Glen 1st Addition plat that dedicates the existing "Walk Easement".

4. ACCESS RESTRICTION. Add a note stating that no driveway access onto SW Winthrop Dr shall be allowed from Lot 1.

5. COMMON AREA.

- Revise the name of the HOA referenced in the common area dedication to read "Woodland Glen Homes Association, Inc.," which is the HOA's name of record with the State.
- Submit a copy of updated CC&Rs that incorporates the required common area language from UDO Section 4.290 for the new common area proposed to be created via this plat. This language is required to be reviewed and approved by staff prior to release of the plat for recording. Contact staff if you would like a copy of template of the referenced required language.

6. BUILDING SETBACKS. Add the note from the original Woodland Glen 1st Addition plat regarding the "SIDE & REAR SETBACKS BLOCKS 1 THRU 6". The note is found at the bottom of the original plat to the right of the legal description.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please include Walk Easement dedication language.

2. The existing sanitary sewer service line stubs do not extend to the platted residential lots. Provide private easements thru the tract for the service lines and include the appropriate easement dedication language.

The existing stubs will need to be extended to the residential lot property lines.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Note: LNA (Limit of NO Access) along SW Winthrop Dr. ROW or list LOT 1 Shall Not Access SW Wintrop Dr.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks state plane coordinates.

2. Plat has no surveyor seal/name.

3. Ownership does not match what the County has. If recently transferred by deed, please provide recorded document number.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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