

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, May 12, 2020

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Property Owner: CITY OF LEE'S SUMMIT
MISSOURI

Email:

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Other: BUSHYHEAD LLC

Email: CHRISTINE@BUSHYHEADLAW.COM

Property Owner: HAPPY VALLEY PROPERTIES LLC Email:

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019072

Application Type: Final Plat

Application Name: PARAGON STAR FIRST PLAT

Location: 1201 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Monday, May 26, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: June 25, 2020 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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Revise the department title for Ryan A. Elam to read: Development Services.
Revised as requested.
2. Revise the Planning Commission Secretary name to Carla Dial.
Revised as requested.
3. Label the proposed sidewalks along Tract A. The sidewalks shall be on both sides of the roadway/tract. Additional clarification is needed on the limits and extent of the sidewalk needed.
All proposed sidewalks have been labeled in various locations. As discussed in meeting with City of LS officials on 05-19-2020, streetscape areas between back of curb and face of building will be labeled on tract A, in lieu of sidewalks, along south line of plat.
4. Provide a general building setback line dedication. Are setback lines proposed for the lots and tracts?
As discussed in meeting with City of LS officials on 05-19-2020, the general building setback line dedication statement will be revised to establish a zero foot setback, referencing the PDP Ordinance number.
5. The standard easement language needs to be added to the easement dedication paragraph. This can be found at: https://library.municode.com/mo/lee's_summit/codes/unified_development_ordinance?nodeId=ART7SU
Added the complete easement dedication paragraph as requested.
6. Provide easements that are required in conjunction with the development plan that is in review.
All development of proposed utilities are to be located within the easements being dedicated on the plat.
7. The final plat shall not be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the Easements, Covenants, and Restrictions Agreement referenced on the

plat. In addition, the approved Easements, Covenants and Restrictions Agreement shall be recorded at the time of the recording of the final plat. **Acknowledged**

8. Provide an exhibit that shows the footprints of the proposed buildings in relationship to the lots/tracts/easements, etc. **Exhibit was provided as requested.**

9. Provide a correspondence/response letter based on staff's comments.
The text in red of this document serve as the response to the staff comments.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please provide an exhibit that only shows the plat boundary, lot/tract lines, existing easements, and proposed easements to aid in the plat review. It is very difficult to verify existing and proposed easements, and this exhibit will help determine if any of the existing easements will need to be vacated. Revisions to the plat may be required, pending review of this exhibit. **Exhibit was provided as requested.**

2. If the same type of easement, such as sanitary, is granted to multiple entities, please differentiate in labeling for clarity. **Seperate dedication paragraphs will be added for City of Lee's Summit, City of Kansas City, and Little Blue Valley Sewer District, and the labels for each easement will specify to whom the easement is dedicated to.**

3. Are easements labeled "By Plat" existing easements that were dedicated on a previous plat and "By This Plat" proposed easements being dedicated now? **The easements being dedicated per this plat are labeled as (By this Plat). The easements labeled "By Plat" have the book/page of the plat from which they were dedicated.**

4. Show and label all stream buffers and include the following language on the plat:

"In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 27 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever."

As discussed in meeting with City of LS officials on 05-19-2020, Stream Buffer lines will be showed on the plat, but the waiver process must occur first. Stream buffer has been approved and now shown on the plat

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The plat description of Tract A for all roads and omission of any ROW for View High Parkway and portions of roundabout along View High Drive is confusing. River and Paragon Pkwy are private streets. Is View High Pkwy not a future public street, or at least a portion thereof being on the KCMO street plan? If so, it (or portions thereof) should be ROW though maintained in the interim by the TDD under terms of agreement?

As discussed in meeting with City of LS officials on 05-19-2020, no portion of Tract A will be dedicated as public R/W on the plat, at this time. If additional R/W is later required, it will be be dedicated per separate document.

2. The portion of Tract A near the intersection of View High Drive and Paragon Parkway may need revisions to encompass the entire right-of-way needed for the roundabout. The existing ROWs for View High Dr., proposed roundabout design and proposed Tract A don't make a clean delineation of responsibility for the public road, private street and roundabout. Typically, ROW at a roundabout would include the approaching splitter islands.
3. As discussed in meeting with City of LS officials on 05-19-2020, no portion of Tract A will be dedicated as public R/W on the plat, at this time. If additional R/W is later required, it will be be dedicated per separate document.