

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, February 17, 2021

**To:**

**Applicant:** WHISPERING WOODS LAND LLC

**Email:**

**Engineer:** Snyder & Associates

**Email:**

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2020378

**Application Type:** Final Plat

**Application Name:** Whispering Woods Lots 29 - 33 and Tract D

**Location:** 1713 SW 27TH ST, LEES SUMMIT, MO 64082  
1717 SW 27TH ST, LEES SUMMIT, MO 64082  
1721 SW 27TH ST, LEES SUMMIT, MO 64082  
1725 SW 27TH ST, LEES SUMMIT, MO 64082  
1829 SW RIVER RUN DR, LEES SUMMIT, MO 64082  
1709 SW 27TH ST, LEES SUMMIT, MO 64082

---

**Tentative Schedule**

Submit revised plans by noon on Monday, February 22, 2021 (digital documents through the online portal).

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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

### **Analysis of Final Plat:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

---

1. Once the vacation of easement application is approved and recorded with Jackson Co., please revise the plat by removing the former easement lines.
2. FYI. The plat will not be recorded until the vacation of easement is approved and recorded through Jackson County Recorder of Deeds.
3. The address for Lot 30-A should be 1713, not 1709.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Pending
---------------------------	---------------------------------------	---	---------

---

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

---

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

---

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Pending
-------------------	---------------------------------	--	---------

---

