

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, March 30, 2021

**To:**

**Property Owner:** CITY OF LEES SUMMIT      Email:

**Applicant:** STREETS OF WEST PRYOR LLC      Email:

**Engineer:** ENGINEERING SOLUTIONS      Email: MSCHLICHT@ES-KC.COM

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2020341

**Application Type:** Minor Plat

**Application Name:** Minor Plat, Streets of West Pryor Lots 7A-7C

**Location:** 2100 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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All Planning applicaiton 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 mulit-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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Review Status:**

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**DEVELOPMENT SERVICES**

Corrections required: Resubmit one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

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

Addresses: Lot 7A (apts.)—2100 NW Lowenstein Dr./Lot 7B (townhomes)—903 NW Black Twig Cir/Lot 7C (Hotel)—901 NW Black Twig Cir. We don't want address ranges on the plat. Additional addressing will be required upon building permit issuance time-frame for the apts. and townhomes.

2. The City currently owns what will become Lots 7A and 7C. Lot 7B is currently owned by West Pryor Owners Association, Inc., and will be owned by the City in the future to implement the requested LCRA incentive if that is approved by the City Council.

3. Vacation of Right of Way document. This will be recorded by the City once it is approved by City Council.

4. Include the same definition/description that was used on the original plat for the access easement dedication.

5. Language for describing the undermined areas are forthcoming.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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**DEVELOPMENT SERVICES**

<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please provide a recorded document number showing the vacation of ROW.
2. Jackson Co shows ownership of Lot 7 as City of LS. If ownership has changed, please provide recorded document number of deed.
3. Please provide ITB/Chord direction on the first curve going in a SW direction, away from coordinate 1, and the curve after coordinate 3 needs a different ITB/chord direction going in the correct direction. On SWP original plat, it lists a SW direction, but it should be a NE direction away from coord 3, as all the other curve data goes in the correct direction.  
I cannot check proper closure without the ITBs going in the right direction.