

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, June 02, 2021

To:

Property Owner: HARDIN THOMAS &
MARTHA GAYLE

Email:

Applicant: Steve Hardin

Email: steve.hardin@gmail.com

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021174

Application Type: Minor Plat

Application Name: 2340 SE Ranson Rd.

Location: 2340 SE RANSON RD, LEES SUMMIT, MO 64082

Electronic Plans for Resubmittal

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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Required Corrections:

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

- Related to staff's comment requesting clarification of the rezoning boundary on the related rezoning application comment letter, does the applicant truly wish to plat both the 4- and 14-acre lots? If the applicant intends to rezone all 18 acres, then both lots are required to be platted. However, in platting both parcels, there may be additional implications as it relates to the required extension of public utility infrastructure (sanitary sewer, in this case). Staff will look further into this particular matter and provide direction.
- If the applicant only rezones the front 4 acres and leaves the remaining 14 acres zoned AG (Agricultural), then only the front 4 acres are required to be platted. City ordinance allows AG-zoned parcels that are 10 acres in size or greater to remain unplatted.
- If the applicant decides to only plat the front 4 acres, then the 14-acre parcel shall be removed from the drawing and the metes and bounds legal description shall be revised accordingly.

2. ADDRESSES. Label Lot 2 with the newly assigned address of 2330 SE Ranson Rd.

3. PLAT TITLE. Add the lot number(s) to the plat title to read, "Old Windburn Acres, Lots 1 & 2" if the applicant desires to plat both parcels. Or just include "Lot 1" to the plat title if the applicant decides to only plat the front 4 acres. Revise all references to the plat title on the drawing to reflect the addition of the lot numbers to the title.

4. SIDEWALKS. Add a 5' sidewalk across the street frontage of both lots. The platting of property with frontage onto an arterial street requires a minimum 5' wide sidewalk across the fronts of each platted lot. Construction of each sidewalk segment in front of a specific lot is triggered by the issuance of a building permit for construction of a home on said individual lot. There may be an opportunity to make payment in lieu of constructing the sidewalk as outlined under UDO Section 7.370.

5. CITY SIGNATURE BLOCK.

- Change the department name listed above Robert McKay's signature line to Development Services.
- Change Robert McKay's name and title to Ryan A. Elam, P.E., Director of Development Services.
- Change the County department name to Assessor Mapping.
- Change the end of the approval language above the City Clerk's signature line to read, "...pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances."

6. CROSS-ACCESS EASEMENT. It was discussed with the applicant that the new lot will need to obtain driveway access through the existing driveway serving the 18-acre parent parcel. If both lots remain

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included in the plat, then a cross-access easement allowing perpetual access to and from Lot 2 across Lot 1 shall be shown on the plat and shall be accompanied by the necessary dedication language. If the 14-acre lot is removed from the plat, then a cross-access easement shall be dedicated via separate document, recorded at the time the subject plat is recorded and a copy of the recorded easement shall be provided to the City prior to the issuance of a building permit for Lot 2.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Include a 10' Utility Easement (U/E) along all street frontage.
2. Add a note to the plat stating that sanitary sewer is not currently available to Lot 2 and, should a sanitary sewer connection to Lot 2 be required in the future, an easement across Lot 1 will need to be obtained by the owner of Lot 2.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat lacks dedication.
2. Please remove any reference to the Jackson County GIS.