

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Wednesday, June 16, 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:

DEVELOPMENT SERVICES

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. In response to the previous staff comment regarding sidewalk requirements along SE Ranson Rd, a 5' sidewalk is now shown across the length of the subject property. Is the property owner's intent to actually construct the sidewalk, or will they pursue the option of payment in lieu of construction as allowed under UDO Section 7.370? If the payment in lieu of construction is pursued and approved, the final version of the plat to be recorded will remove the sidewalk and include a plat note indicating that no sidewalk will be constructed as part of the subject plat and will reference the approval granted for payment in lieu of construction.

If payment in lieu of is either not pursued or is pursued but not approved, the 5' sidewalk shall remain shown on the plat and construction of said sidewalk shall be triggered by the issuance of a building permit for a home on the proposed Lot 1. No occupancy for the home will be allowed until such time as the sidewalk is constructed.

2. PLAT APPROVAL. Pending the response to the sidewalk comment above, the plat is approvable from the Planning side. However, final approval of the plat cannot be granted, nor can the plat be released for recording, until such time as the related rezoning application is approved by the City Council.

3. ACCESS EASEMENT.

- The easement exhibit shall include language defining the purpose of the access easement (A/E), as well as language identifying the grantor and grantee (owner of Lot 1 of Old Windburn Acres and assigns).
- The easement exhibit shall not be recorded until such time as the related plat is recorded. The recording sequence for the documents shall be as follows: 1) plat, then 2) access easement document.

4. LEGAL DESCRIPTION. The bearing direction given for the Lot 1 property line in the legal description doesn't match the direction labeled on the drawing.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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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	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat still lacks a dedication.