

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Tuesday, August 10, 2021

**To:**

**Property Owner:** SHERRARD LAWRENCE III & MARY      Email:

**Applicant:** CLAYTON PROPERTIES GROUP INC      Email:

**Engineer:** JEFFREY MEANS (OLSSON ASSOCIATES)      Email: jmeans@olssonassociates.com

**Other:** Nelson Willoughby      Email: nwilloughby@olsson.com

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2021261

**Application Type:** Final Plat

**Application Name:** OSAGE 3RD PLAT

**Location:** 2151 SW M150 HWY, LEES SUMMIT, MO 64082

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**Tentative Schedule**

Revised documents shall be uploaded to the application 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**

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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**

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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:**

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|------------------------|-----------------------------------|---|-------------|
| <b>Planning Review</b> | Shannon McGuire<br>(816) 969-1237 | Planner<br>Shannon.McGuire@cityofls.net | Corrections |
|------------------------|-----------------------------------|---|-------------|

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1. Tract "O" also has a label of tract "Q". Tract "P" also has a label of tract "R". Please check this and correct as needed. Please also update the Common Area note to reflect the correct tract identifier.

2. Please label each lot with its respect street number (see attached document).

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

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1. Regarding the detention basin note, please delete the portions of the dedication language that do not apply. For instance, if this is a homeowner's association, then delete the references to "owner", or "property owners association".

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

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

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1. There is an error on Holdbrooks Dr, as there is a label of Walsh Dr (near coordinate #6)

2. The plat states this has tracts O and P, however, near tract O there is a tract Q, and near P, there is a tract R listed.

3. Ownership at the county shows Lawrence and Mary Sherrard. If ownership has changed hands, please provide the recorded document number of the deed.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

No Comments

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