

**DEVELOPMENT SERVICES**

**Preliminary Plat  
Applicant's Letter**

**Date:** Tuesday, September 21, 2021

**To:**

**Property Owner:** COLBERN ROAD INVESTORS LLC Email:

**Applicant:** MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

**City Staff:** Scott Ready

Email: Scott.Ready@cityofls.net

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2021341

**Application Type:** Preliminary Plat

**Application Name:** Colbern Road Investments

**Location:** 900 NE COLBERN RD, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by 4pm on Monday, October 04, 2021. Revised documents shall be uploaded to the application through the online portal.

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.

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**Electronic Plans for Resubmittal**

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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

## 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).

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## Analysis of Preliminary Plat:

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. On all non-residential streets (including, but not limited to, major and minor arterials, industrial and commercial collectors, and residential collectors), sidewalks shall be required on both sides of the street. The sidewalk on the north side of Public Road #1 shall be extended around the bulb and connect to the sidewalk on the east side of Public Road #2.

2. Please label the required building setback lines from streets with dimensions.

3. Access to individual lots shall not be allowed from an arterial or collector street when access from a local or access street is available. In the absence of a local or access street, the lot shall only have access from the street with the lowest functional classification, in conformance with the Access Management Code. This requirement will have an impact on lots 1-3. Please add a note that lots 1-3 will not have direct vehicular access to the adjacent arterial/collector streets.

4. The following language or similar language shall be added to every document in which an easement is dedicated to the City of Lee's Summit: "Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted." This would not prohibit the City from agreeing to vacate the easement at a later date for no monetary consideration to the Grantor, including his heirs, assigns, and successors in interest.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The 12 inch ductile iron water main along the east side of the project should be placed immediately adjacent to right of way. As shown, it is offset by several feet, with a proposed future petroleum product line easement in between.

2. Public road #2 along the east side of the project shows a 12 inch water main to the west. This main should be replaced all the way across Colbern Rd. and connected to public road #1 running east/west.

3. Sidewalk should be extended around the knuckle at the intersection of public road #1 and #2.

4. Discharge from the pond to the northeast appears to be directed offsite by a concrete spillway. Are there any easements or agreements in place for the continuation of this discharge and spillway?

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Proposed Rice Rd. on the east side of the subject property will ultimately need to align with the drive across Colbern. (Drive across Colbern could also be relocated to align with the proposed road on the subject property, pending any agreement with the property owner.)

2. Please look at the sidewalk on the west side of the property to eliminate any conflicts with crosswalks and stop sign location.

3. Will require a median along Colbern at old Rice rd. to restrict existing street to RIRO, with a west-bound left-turn lane.

The "pork chop" island may not be necessary with the suggested median.

4. The drive connection from the library to proposed Rice rd. will need to be determined and ultimately directly across from the subject site driveway.

5. The median along Colbern, in front of the library, will need to be extended to restrict library entrance to RIRO.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Any off site road improvements need to be reviewed by the Fire Department.