



LEE'S SUMMIT

M I S S O U R I

December 7, 2021

Paul L. Roberts, Jr.
21401 E. 34th ST
Independence, MO 64057

RE: Application PL2021251 – Rush Creek Minor Plat – Payment in Lieu of Sidewalk Construction Request

Pursuant to UDO Section 7.200, an application for a Minor Plat has been received. Minor plats are allowed in limited circumstances which typically do not involve situations where new public improvements would be needed to serve a subdivision. A minor plat that creates new lots is not in the nature of a new subdivision that requires public improvements. Minor plats are processed as an administrative action, and there is no authority in the UDO for City staff to impose new public improvement requirements upon approval of a minor plat. In situations where public improvements are required for the development to be properly served by infrastructure, the Final Plat process is utilized.

This particular Minor Plat creates a single lot in an existing developed area. The lot is served by adequate infrastructure and a Minor Plat is allowed to be processed.

No additional sidewalk or payment in lieu of are required for this project.

Yours Truly,

Ryan A. Elam, P.E.
Director of Development Services