

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, December 10, 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: PL2021457

Application Type: Minor Plat

Application Name: Colbern Road Investments Lot 2

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

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	Shannon McGuire	Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. Please add a note stating Lot 2 shall not have direct vehicular access to NE Colbern Rd.
2. Please location and width of the required sidewalk adjacent to NE Colbern Rd.
3. Statements dedicating all easements, streets, sidewalks, alleys and other public areas. Language shall be added to every plat in which an easement is dedicated, stating that the 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 easements herein granted.
4. The limits of the future road shall to be included within the boundaries of this minor plat as lot 3. An access easement on Lot 3 granting access to Rice Rd to Lot 2 will need to be shown.

Engineering Review	Sue Pyles, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1245	Sue.Pyles@cityofls.net	

1. Include a 10' U/E along the NE Colbern Road frontage.
2. Label the existing sidewalk along the NE Colbern Road frontage.
3. The areas shown as "NE Ikerd Road (50' Public ROW)" and "NE Lucky Road (50' Public ROW)" adjacent to Lot 2 on the submitted minor plat drawing are to be dedicated as public ROW in the future. This area of future ROW must be included within this plat as an Access Easement at this time. Access Easement dedication language must be included and the area within the access easement noted that it will be dedicated as public ROW in the future. This access easement may be included within Lot 2 or as a separate lot within this minor plat. Either is acceptable to the City.
4. Please Note: Dedication of the ROW mentioned above will be required prior to approval of any subsequent plats within this development.

GIS Review	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

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1. Please relabel point of beginning as "point of commencement." The true POB is the SE corner of this plat. which has coordinate 3, and should be labeled as the POB.
2. Please add a bearing and distance from the newly established point of commencement to the POB and add to the legal description.
3. Planning has already addressed the future street issues, but the County will want to see those modifications as well.

Traffic Review

Brad Cooley

Approved with
Conditions

Brad.Cooley@cityofls.net

1. Pending planning's comments; if the portion of property anticipated for future public infrastructure (roads and sidewalk) cannot be platted as RoW with a minor plat, we will need some form of dedication text on this plat.