

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, December 28, 2021

To:

Applicant: RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

Engineer: DAVID RINNE

Email: DR@SCHLAGELASSOCIATES.COM

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Property Owner: NLV PERGOLA PARK LLC

Email: russell@nai-heartland.com

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021451

Application Type: Final Plat

Application Name: Pergola Park 5th Plat

Location: 3221 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Thursday January 13, 2021. Revised documents shall be uploaded to the application through the online portal.

Planning Commission Meeting: January 27, 2022 at 05:00 PM

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

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

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The plat dedication within the City signature section reflects the previous plat, please revise.
2. Provide the CCR's for review.
3. Addresses will be forthcoming.
4. Still need to discuss with Fire Dept. the street name change from Mary to Lumberman's Row.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please include the following note on the plat: Sidewalks where shown on this this plat, which are required by ordinance, are the developer's responsibility and shall either be installed with the construction of the public street infrastructure as shown on this plat, or developer shall deposit a cash escrow with the City prior to the issuance of any building permits for structures on this plat, in the amount required by the Unified Development Ordinance.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Brad Cooley	Brad.Cooley@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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