

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, March 29, 2022

To:

Property Owner: NLVC LLC

Email: RUSSELL@NAI-HEARTLAND.COM

Applicant: RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

Engineer: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2022085

Application Type: Final Plat

Application Name: Lots 7B thru 7E, Tower Park Commercial - Phase 2

Location: 420 SW LONGVIEW BLVD, Unit:100, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Monday, April 11, 2022. 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

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	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Lot numbers. Following the City's naming convention for replatted property to use the existing lot number as the base for the new lot number, Lot 7B shall be renamed 7B-1. Lots 7C-7E shall be renamed 7A-1, 7A-2 and 7A-3. Please update all references to lots numbers throughout the document as needed to reflect the revised lot numbers.

2. Plat title. Please revise the plat title to read, "Tower Park, Lots 7A-1 thru 7A-3 and 7B-1".

3. Sidewalk easement. Please make a sidewalk easement comment to cover the existing 10' sidewalk.
Sidewalk Easement Note:

A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "Sidewalk Easement" or by abbreviation "S/E" on the accompanying plat.

4. Developer Information. Please show the Applicant, Box Real Estate Development, name and address.

5. Locations and features. For the review period, please show the existing building located at 450 SW Longview Blvd like you did for 420, 340, and 440. Please show the entire rear drive aisle.

6. Street name. Please show the "SW" prefix for the SW Tower Park Drive street label.

7. Building setback. Please make a comment stating there is a 0' setback line.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please provide a Utility Easement for the public storm sewer located within the plat boundary, near the SE corner of Lot 7B.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please title/dedicate the plat using the plat name first, rather than "Lots" as this helps with indexing at Jackson County. Example: TOWER PARK COMMERCIAL PHASE 2 LOTS 7B THRU 7E

2. Ownership at the county is listed as Daves Roe Bodyshop, not Box. Also, the extra 40 feet into Longview Blvd is LS ROW. If this has been vacated, please provide the recorded document number.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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