

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, April 21, 2022

To:

Property Owner: SCHOOL DISTRICT 7
REORGANIZED

Email:

Applicant: REORGANIZED SCHOOL DISTRICT NO 7 **Email:**

Engineer: OLSSON ASSOCIATES (BRIAN LADD)

Email: BLADD@OLSSONASSOCIATES.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021210

Application Type: Final Plat

Application Name: Lee's Summit School District #7 - Middle School #4, Lots 1 and 2

Location: 1001 SE BAILEY RD, LEES SUMMIT, MO 64081

Tentative Schedule

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	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
------------------------	-----------------------------------	---	--------------------------

1. TRACT A DEDICATION PARAGRAPH. The paragraph that dedicates the "Detention Area" tract (Tract A) includes language in brackets (lines 2 and 3 of the paragraph) that is unfinished/placeholder language. Revise.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Please refer to comment 4 in the previous applicant letter. The detention basin dedication language in the upper right hand corner of the plat has a series of items within brackets (i.e., covenants, conditions, restrictions, or operation manual) that is not clear. Will there be an HOA established? It was our understanding that no HOA is being established, and hence, no covenants, restrictions or conditions can exist. Please clarify by using the appropriate template.

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

Traffic Review	Brad Cooley, P.E., RSPi Brad.Cooley@cityofls.net	No Comments
-----------------------	---	-------------

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
-------------------	---------------------------------	--	-------------
