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**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, June 23, 2021

**To:**

**Property Owner:** HUNT MIDWEST REAL ESTATE      Email: kzane@huntmidwest.com  
DEV INC

**Engineer:** OLSSON ASSOCIATES                              Email:

**Applicant:** HUNT MIDWEST REAL EST DEV INC      Email: bholland@huntmidwest.com

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2021162

**Application Type:** Final Plat

**Application Name:** The Retreat at Hook Farms 2nd Plat

**Location:** 2020 SW HOOK RD, LEES SUMMIT, MO 64082

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**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

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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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

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### Analysis of Final Plat:

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Lot 179 is showing a 30' UE and a 15' UE. Lots 202 and 203 are showing a 15' BL and a 30' BL. Please check these and update as needed.
2. Please label the street name for the north/south street, SW Heartland Cir, on sheet 3/3.
3. Please correct the spelling of the Planning Commission Secretary's name, it should read Cynda A. Rader.
4. Please label each lot with its respective street number.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Stream buffer was not shown on the plat. Stream buffer language was also not provided on the plat.
2. Wouldn't it be better to place the sidewalk on the north side of Crown Dr. to allow for an easier future connection to the west? There are several driveways which may or may not be ADA-compliant, and the City's sidewalk gap program would be better able to utilize funds if the sidewalk in the Retreat at Hook Farms 2nd be placed on the north side of Crown Dr.
3. Will the CLOMR-F language be added prior to formal approval of the plat? A condition of approval of this plat during the Preliminary Plat phase was the elimination of all lots from the regulatory floodplain.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Reconsider the street name for Heartland Circle to remain Heartland Road, as an extension of the same roadway south of the Crown Dr. intersection. A consistent street name would better conform to the Street Name Policy.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please provide bearing and distance on Heartland Ct where it meets Heartland Rd (just before the curve R=200/L91.84)

2. Please provide bearings on the backs of the lots that back up to the detention pond (lots 180-187).

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

No Comments

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