

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Monday, June 27, 2022

**To:**

**Property Owner:** Consolidated Library Dist Email:  
#3

**Property Owner:** CURRY INVESTMENT Email:  
COMPANY

**Applicant:** JE DUNN CONSTRUCTION CO Email: CLS-BLMS@WOLTERSKLUWER.COM

**Engineer:** OLSSON ASSOCIATES Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022152

**Application Type:** Minor Plat

**Application Name:** Oldham Parkway Shopping Center, Lots 3 & 4

**Location:** 172 NW OLDHAM PKWY, LEES SUMMIT, MO 64081150 NW OLDHAM  
PKWY, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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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).

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- 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:**

Okay to submit the plat for City signatures. Please submit a minimum of three (3) mylars, five (5) paper copies, and one (1) digital copy following the electronic plan submittal guides as stated above. After recording the documents, return one (1) recorded mylar and one (1) recorded paper to the Development Services Department.

**Required Corrections:**

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please add the assigned address for both lots.

2. Sec. 7.280 requires sidewalks to be installed adjacent to the ROW on NW Oldham Pkwy and SW McClendon Dr. Please revise the plat so show the required sidewalk.

Payment in lieu of sidewalk installation.

1. If the property owner feels a hardship exists that reasonably precludes the construction of a sidewalk, the property owner may submit a written request to the Director of Development Services ("Director") for payment in lieu of construction of sidewalk together with such information and studies as the Director may deem necessary to consider the request. Upon filing a complete application, this request will be reviewed and approved or denied by the Director based on the following criteria:

- a. The currently adopted City Capital Improvement Plan includes public improvements in the same area which would certainly result in damage, deconstruction and/or replacement of the proposed sidewalk;
- b. The street is generally unimproved or built to an interim standard, typically characterized

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without curb and gutter unless such construction was intentional and in combination with sidewalk accommodation;

c. Practical barriers exist to the construction of sidewalk or reasonably obstruct sidewalk connectivity including significant slopes or space limited, grade separated, rail, waterway or freeway crossings;

d. Adjacent properties have been developed without sidewalk and the nearest existing sidewalk connection to the subject property exceeds 660 feet; or

e. Another jurisdiction prohibits sidewalks along their right-of-way.