

**DEVELOPMENT SERVICES**

**Preliminary Plat  
Applicant's Letter**

**Date:** Wednesday, July 06, 2022

**To:**

**Property Owner:** KELLEY PAUL L TRUSTEE

**Email:**

**Applicant:** Daniel Villanueva

**Email:** daniel.villanueva@localfoodery.com

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2022186

**Application Type:** Preliminary Plat

**Application Name:** Orchard Woods

**Location:** 1204 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, June 14, 2022. Revised documents shall be uploaded to the application through the online portal.

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.

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**Electronic Plans for Resubmittal**

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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

## Excise Tax

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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).

## Analysis of Preliminary Plat:

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| Planning Review | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | Corrections |
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1. STREET NAME. A new name shall be proposed for NE Orchard Way. There is already an existing street by the name of Orchard in the city.

### 2. SIDEWALKS.

- As a collector street, the street currently labeled as NE Orchard Way shall be required to have 5' sidewalks on both sides of the street.
- On a cul-de-sac such as NE Apple Grove Ct, the sidewalk need not extend around the bulb. The sidewalk can be terminated with a ramp at the throat of the bulb.
- Is there a reason the sidewalk along NE Piedmont Dr is located along the north side of the street rather than the south? Moving the sidewalk to the south would eliminate the need for pedestrians to cross the street from NE Apple Grove and would eliminate the need to construct two ramps for the crossing.
- With the platting of the parent property that abuts NE Lakewood Way (a collector street), a 5' sidewalk shall be constructed along the NE Lakewood Way frontage of the proposed Lot 35 and shall connect with the required sidewalk along the south side of the future collector currently labeled as NE Orchard Way.
- It appears that all sidewalks are able to be constructed within the public right-of-way. As such, there is no need for any sidewalk easement, which is only required in cases where any portion of a public sidewalk extends onto private property. Sidewalk easement language shall be removed from the drawing.
- A street name suffix (e.g. Street, Drive, Avenue, etc.) shall be added to the north-south street labeled as NE Apple Grove.

3. LOT NUMBERS. The lot at the northeast corner of NE Orchard Way and NE Apple Grove is mislabeled as Lot 54, rather than Lot 34.

4. TRACT D. Since the purpose of Tract D is strictly for the drive to serve the water tower site, could said piece not be made a part of Lot 1 with an easement covering it? Or could it be dedicated as part of the public right-of-way for the abutting collector?

5. NO BUILD AREA. Based on conversations held with the City's Water Utilities Department regarding the proximity of the development to the abutting tower site, a 30' No Build Area shall be established along the rear of Lots 1-3. Graphically show the no build area on said lots and add a note to the plat indicating that no above-grade structures/improvements (e.g. decks, sheds, etc) shall be allowed to be constructed within the no build area. Swimming pools and similar below-grade improvements will be allowed to be constructed within the no build area.

6. OIL/GAS WELLS. The plat shows the location of an abandoned gas well and an exploratory hole for a gas well on Tract C. Be aware that the setback requirement of UDO Section 8.360 shall apply for any structure from said wells.

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| <b>Engineering Review</b> | Sue Pyles, P.E.<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Corrections |
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1. The City has changed the requirements for sanitary sewer alignment. The sanitary main is now required to be located within the street, with the MH lids centered in a drive lane. Please relocate the proposed sanitary sewer and remove all sanitary easements except where the proposed alignment is outside of R/W.
2. Lot 34 is mislabeled as Lot 54.
3. Please review existing utility locations (NW & NE) as some shown don't match City records.
4. Show the existing water main and proposed water main connection point on the west side of the project.
5. Public storm sewer will end at the structure just upstream of the detention basin, so please remove the drainage easements in Tract C.
6. Please include dedication language for the Drainage Easement.
7. Remove any easements not required based on comments in this review.
8. Where is the Sidewalk Easement on the plan? If not used, please remove the dedication.
9. Please remove the parenthesis from the Drainage Note. The intent is that the portion of the note within the parenthesis is to be included only if a Master Drainage Plan (MDP) will be required. As a residential subdivision, this plan will require an MDP.
10. Please revise the Detention Facility note. Please choose the appropriate entity, property owner's association or homeowner's association.
11. Please clarify why Tract D is required. Could R/W be dedicated instead?
12. The storm sewer end section near Tract B doesn't make sense as it is right by a ridge. In addition, it doesn't make sense that there is no proposed storm sewer shown south of Lot 8. Please rethink the storm sewer layout, keeping in mind APWA Section 5601.5, which states that the storm sewer system is required when the drainage area exceeds 2 acres.
13. Stormwater Study
  - Section 2 seems to imply that the City's requirement is for the proposed peak runoff rates to be at or below the existing peak runoff rates. While this is the outcome quite often, it isn't the City's requirement. Please clarify.
  - The City requires the minimum building opening elevation (MBOE) be a minimum of 2 feet above the 100-year WSE. Please clarify the last sentence in Section 2.
  - The City has no Level of Service requirement, so while Section 6 includes this information it is not required.

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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Approved with Conditions |
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2. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

**Traffic Review**

Brad Cooley, P.E., RSPI

Corrections

Brad.Cooley@cityofls.net

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1. Please indicate sidewalk within plat boundary. Sidewalk should be included along the east side of Lakewood Way from Woods Chapel to the proposed collector, both sides of the proposed collector, and at least one side of the local roads.