

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, December 12, 2022

To:

Property Owner: HD DEVELOPMENT OF Email:
MARYLAND INC

Applicant: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Engineer: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022399

Application Type: Minor Plat

Application Name: Hamblen Plaza, Lots 2A & 3A

Location: 601 SE OLDHAM PKWY, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

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).
- 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:

DEVELOPMENT SERVICES

Corrections required: Resubmit one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. POLE SIGN. The revised minor plat shows the existing pole sign to sit within the boundaries of the proposed Lot 2A per a note on the plat. However, Lot 2A is still a separate and vacant lot that is distinct from the lot on which the actual Home Depot site is located. So it remains an off-premise sign as currently shown, which is not allowed under the City's sign ordinance.

2. ADDRESSES. Correct the labeled address on Lot 1A to change the street name from Hamblen Rd to Oldham Pkwy.

3. CROSS-ACCESS. It appears from a note on the original plat (i.e. Hamblen Plaza, Lots 1-3) that there should be an executed Reciprocal Easement Agreement governing cross-access and cross-parking. Add a note to this minor plat indicating that the Reciprocal Easement Agreement establishing cross-access and cross-parking exists. Cite the instrument number by which said agreement is recorded with the Jackson County Recorder of Deeds office. If such agreement does not exist, a cross-access easement and cross-parking easement to and from Lot 1, Lot 2A and Lot 3A shall be dedicated as part of this minor plat.

This comment was previously made but not addressed on the resubmittal.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@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. Plat does not close, it is because the distances do not add up along the west line of plat. Overall distance is listed at 589.77, but lot 2A is 351.20, lot 1A is 296.00(looks incorrect), and lot 3A is 249.00

DEVELOPMENT SERVICES

2. There is still that tract of land near coordinate 1. It says that it is part of lot 2A, but lot 2A is at the south end of the plat, nowhere near this tract. Is this a separate tract?