

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, April 04, 2023

To:

Property Owner: INDEPENDENCE SAFETY Email:
STORAGE NORTH II LLC

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

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023066

Application Type: Final Plat

Application Name: Town Centre Logistics Lot 4 & Tract A

Location: 2251 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064
2200 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm on Tuesday, April 25, 2023. Revised documents shall be uploaded to the application through the online portal.

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	Corrections
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1. LEGAL DESCRIPTION. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.
2. APPLICATION. Provide a completed and signed application and accompanying ownership affidavit.
3. PLAT TITLE.
 - With the proposed lot labeled as Lot 4, was the intent for this plat to be named "Lee's Summit Town Centre" instead of "Town Centre Logistics". If the former name was the intent, then the proposed lot number makes sense, but the tract should be renamed Tract B because Tract A already exists under an earlier Lee's Summit Town Centre plat. If the latter name is intended, then the lot number should be changed to Lot 1. Revise.
 - Revise all references to the updated plat title throughout the drawing as necessary.
4. ADDRESSES. Label the lot and tract with their respective addresses: Lot 4 - 2201 NE Town Centre Blvd; and Tract B - 2150 NE Independence Ave.
5. SIDEWALKS. Show and label (including width) existing and proposed sidewalks along the NE Town Centre Dr, NE Town Centre Blvd and NE Independence Ave street frontages.
6. BUILDING LINES. Add a 20' building line along the entire street frontage of the proposed Lot 4.
7. STREETS DEDICATION. Include the City's standard streets dedication paragraph to the plat.
8. CITY SIGNATURE BLOCK. For the Director of Development Services signature line, replace Ryan Elam's name with Josh Johnson, AICP.
9. COMMON PROPERTY. Provide a copy of CC&Rs that addresses the ownership and maintenance of the tract. The CC&Rs shall include the required language under UDO Section 4.290.

Engineering ReviewSusan Nelson, P.E.
(816) 969-1229Senior Staff Engineer
Susan.Nelson@cityofls.netCorrections

1. Please add this note to the plans with the owner and party responsible for maintenance/inspection identified.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the {property owners' association, homeowners' association} in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the {property owners' association, homeowners association, or owner, as appropriate} on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

GIS ReviewKathy Kraemer
(816) 969-1277GIS Technician
Kathy.Kraemer@cityofls.netCorrections

1. Plat coordinates are incorrect. Please revise.
2. Plat does not close. It goes wrong at the curve just before coordinate #4, where the plat line goes into the ROW on Town Centre Blvd. I suspect an incorrect radius/arc length or that the curve is NOT tangent to the previous curve. I did try to reverse the traverse starting at coord #1 and using an ITB from 2 previous nearby plats (ITB N01-38-27E) and it still doesn't close; it's way off.