

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, July 07, 2023

**To:**

**Property Owner:** NLV TOWNHOMES LLC

**Email:**

**Applicant:** RUSSELL PEARSON

**Email:** RPEARSON@BOXDEVCO.COM

**Engineer:** Julie Sellers

**Email:** jsellers@olsson.com

**Other:** O'REILLY BUILD LLC

**Email:** PAULA@OREILLYBUILD.COM

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2023074

**Application Type:** Final Plat

**Application Name:** Village at New Longview

**Location:** 451 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081

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**Tentative Schedule**

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

City Council ordinance 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**

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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 Final Plat:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PARCEL NAMING. The City's naming convention is to reserve the use of the "tract" label for only parcels to be owned and maintained as common area. As such, only the parcels currently labeled as Tract A (the private streets and alleys) and Tract Q (the amenity area) shall retain the tract label. Rename Tract Q as Tract B.

The remaining parcels currently labeled as Tract B through Tract P shall be renamed. Staff suggests renaming them Buildings 1-15 or Blocks 1-15.

2. PLAT TITLE. Revise the plat name to include the new building and tract designations previously commented upon to read, "Village at New Longview, Buildings (or Blocks) 1-15 and Tracts A & B."

Update all references to the plat title throughout the drawing to reflect the revised full plat title.

3. DEDICATION PARAGRAPH. Add a "Building Lines" dedication paragraph to the drawing and include the following dedication language: "Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line or private street/alley."

4. CITY SIGNATURE BLOCK. Replace the name of Ryan A. Elam, P.E. with Joshua Johnson, AICP for the Director of Development Services signature line on both plat sheets.

5. COMMON AREA DEDICATION. Revise the common area tract dedication paragraphs on Sheet 1 to dedicate both ownership and maintenance responsibilities of said tracts to the homeowners association.

6. ADDRESSES. Label the referenced parcels (as currently named) with their respective addresses as follows: Tract A - 400 SW Kessler Dr; Tract B - 441 SW Longview Blvd; Tract C - 440 SW Brummel Rd; Tract D - 455 SW Longview Blvd; Tract E - 450 SW Brummel Rd; Tract F - 441 SW Brummel Rd; Tract G - 440 SW Haverford Rd; Tract H - 451 SW Brummel Rd; Tract I - 450 SW Haverford Rd; Tract J - 441 SW Haverford Rd; Tract K - 440 SW Kessler Dr; Tract L - 484 SW Kessler Dr; Tract M - 468 SW Kessler Dr; Tract N - 3228 SW Longhorn Rd; Tract O - 3210 SW Longhorn Rd; Tract P - 3200 SW Longhorn Rd; and Tract Q - 460 SW Kessler Dr.

7. EASEMENTS. Each of the building footprint parcels has at least one general public general utility easement that runs through it. The boundaries of said easement(s) begins and terminates within the each parcel, but does not continue onto the abutting common area (Tract A) that contains the private street/alley and then connects to other building footprint parcels where those easements continue. Tract A isn't public right-of-way, so a defined easement needs to extend onto the common area to cover the public infrastructure that crosses the privately-owned common area.

8. SIDEWALKS.

- Show and label the existing and proposed minimum 5'-wide sidewalks along SW Kessler Dr and SW Longview Blvd.

- A sidewalk easement shall be required to be dedicated for any portion of a public sidewalk that extends onto private property. The following sidewalk easement dedication language shall be added to the plat if needed: "A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "SIDEWALK EASEMENT" or by the abbreviation "S/E" on the accompanying plat."

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. All proposed easements should be shown with the same line weight and line type. Do not scale back any proposed easements.

2. Please revise the storm easement to be a utility easement.

3. Was the public storm sewer that was removed located within a public easement? If so, show on the plans and indicate it will be vacated.

4. There are no detention facilities located within the plat boundaries. Please remove the storm water conveyance note.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@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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