

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, July 13, 2023

**To:**

**Property Owner:** WOODLAND OAKS LLC

**Email:**

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**From:** Dawn Bell, Planning Manager

**Re:**

**Application Number:** PL2021072

**Application Type:** Final Plat

**Application Name:** WOODLAND OAKS

**Location:** 2601 NE COLBERN RD, LEES SUMMIT, MO 64086  
2501 NE COLBERN RD, LEES SUMMIT, MO 64086

---

**Tentative Schedule**

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](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

---

### **Analysis of Final Plat:**

<b>Planning Review</b>	Dawn Bell (816) 969-1242	Planning Manager Dawn.Bell@cityofls.net	Corrections
------------------------	-----------------------------	--	-------------

---

2. Please submit an electronic copy of the legal description. Microsoft Word is the preferred file formats. The legal description can be emailed to the planner's e-mail address above.

3. Bearings. Please double check the bearing close to Colbern on the far northwest side of the property it does not match the PDP.

Was this checked?

5. ROW widths. Please label the ROW widths for Colbern Rd and Blackwell Pkwy.

The ROW for Blackwell is to the west of the actual road. Please label this.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

---

1. "Spillway" appears to be pointing to the emergency spillway on the southwest basin, not the spillway. Please correct.

2. Please see comments related to the ADA ramps, sidewalk, and ADA-accessible route across the newly-designed intersection at Blackwell. Revise as appropriate.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

---

2. A 44' straight truck shall be able to pass unabated through the south lane.

<b>Traffic Review</b>	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. Please label tract B
2. Please indicate all dimensions on the eastern tract along Blackwell (S02-02-08W 613.87) Need widths and distances to street edge, etc. particularly around Woodland Oak Dr.