

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, July 14, 2023

To:

Property Owner: INDEPENDENCE SAFETY
STORAGE NORTH II LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Property Owner: INDEPENDENCE SAFETY
STORAGE NORTH II LLC

Email:

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2023066

Application Type: Final Plat

Application Name: TOWN CENTRE LOGISTICS LOT 1 & TRACT A

Location: 2201 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064
2251 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064
2200 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

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:

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|------------------------|-----------------------------------|--------------------------------------------|-------------|
| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | Corrections |
|------------------------|-----------------------------------|--------------------------------------------|-------------|

2. COMMON PROPERTY.

- The CC&Rs provided do not appear to include the required common property language from UDO Section 4.290. Staff will provide a template of the required language for your use.
- Review and update the grantor and grantee on page 1 of the CC&Rs as needed.
- The legal description referenced on page 13 in the CC&Rs as Exhibit A is not for the subject property, let alone a property in Lee's Summit. Delete, as there is another Exhibit A on page 9 for the subject property.
- Similar to the comment above, the legal description referenced in the CC&Rs as Exhibit B on page 14 is not related to the subject property, let alone located in Lee's Summit. Revise.
- The year referenced in the first paragraph of the declaration of covenants (2003) on page 1 is incorrect. Revise.