

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, August 02, 2023

**To:**

**Property Owner:** NLV TOWNHOMES LLC

**Email:**

**Applicant:** RUSSELL PEARSON

**Email:** RPEARSON@BOXDEVCO.COM

**Engineer/Surveyor:** 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, August 22, 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**

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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/BLOCK INFORMATION.**

- The label for Block 3 is missing, as is the address label (440 SW Brummel Rd) and it's square footage label.
- Block 12 is mistakenly labeled as Block L. Revise.

**2. 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.

The comment above was not addressed on the resubmittal.

### **3. SIDEWALKS.**

- Label the existing and proposed public sidewalk widths along SW Kessler Dr (5') and SW Longview Blvd (10').
- Remove all private sidewalks shown internal to the site from the plat. However, make sure not to remove the 10' sidewalk along SW Longview Blvd, which is a public sidewalk on private property covered by the existing sidewalk easement called out on Sheet 2.

4. CC&Rs. Provide a copy of the CC&Rs for review to ensure that the required common area dedication language from UDO Section 4.290 is included. The final plat shall not be released for recording until such time as staff has reviewed and approved the inclusion of the common area dedication language.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments