

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, June 28, 2023

To:

Property Owner: ORR STREET LOFTS LLC

Email:

Applicant: Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

Engineer/Surveyor: Nelson Willoughby

Email: nwilloughby@olsson.com

From: Dawn Bell, Planning Manager

Re:

Application Number: PL2023142

Application Type: Final Plat

Application Name: The Village at Discovery Park (Lots 1 thru 13 inclusive and Tracts A & B)

Location:

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. RIGHT-OF-WAY.

- Label the right-of-way widths for both NE Douglas St and NE/NW Colbern Rd.
- Regarding the street name label for Colbern Rd, the line of demarcation separating the NW and NE address quadrants of the City's addressing system is located where the Tract B drive intersects with Colbern Rd. Add a NW Colbern Rd street name label west of the intersection and a NE Colbern Rd street name label east of the intersection.

2. PRIVATE STREETS. Label the proposed private street names for staff review. Because of their 90-degree change in direction, the streets along both frontages of Lot 2 shall have different names and shall not be a continuation of the east-west street name to the south of Lots 9-11.

3. SIDEWALKS. A minimum 5'-wide sidewalks shall be provided along the NE Douglas St and NE/NW Douglas St frontages.

4. EASEMENTS.

- A portion of a proposed 50' U/E on Tract A and a portion of a proposed 40' U/E on Lot 13 extend beyond the proposed plat boundaries. Because the easements extend beyond the plat limits, said portions of easements would seem to require to be dedicated by separate document or have the plat boundaries adjusted so the easements sit within the plat boundaries.
- Sufficient dimension and bearing information shall be labeled for all proposed easements to be able to define and re-create their boundaries.

5. COMMON AREAS.

- Revise the common area tract dedication language on Sheet 4 to dedicate both ownership and maintenance of said tracts to the property owners association.
- The common area tract dedication language referenced above currently dedicates the tracts to an LLC. Is this the intent as opposed to dedicating the tracts to the property owners association as required under the City's Unified Development Ordinance? If so, City Council must specifically agree to allow the dedication of common property to an

entity other than a property owners association.

- Prior to releasing for recording any final plat that creates common area, a copy of CC&Rs shall be submitted for staff review to confirm that the CC&Rs contain the required common property language spelled out under UDO Section 4.290.

6. BUILDING LINES.

- Provide a minimum 15' building line along the NE Douglas St and NE/NW Colbern Rd rights-of-way.

- Add a building line dedication paragraph to the plat.

7. ADDRESSES. Addresses for the proposed lot will be provided under separate cover once street names are submitted for staff review and approved.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Complete set of engineering plans for street, stormwater, sanitary sewer, and water lines were missing from the submittal. Final Plat applications shall include all engineering plans prior to review. The application is considered incomplete until all engineering plans have been submitted.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. There is something amiss on the curve on tract B on page 3. Everything draws perfectly until the curve leading to the other private culdesac. I drew a curve tangent to the S88-32-29E 241.7
It did not draw properly and skewed the whole private road ROW, the northeast culdesac, and the access road to the north of that culdesac.
Is it a non-tangent curve? If so, please provide ITB.

2. Near coordinate 5, what is the 8.59 feet referring to? Is it the plat corner? Is it the amt of dedicated ROW from the plat corner ? It's hard to tell exactly where that dimension arrow is pointing.

3. Ownership at the County is Orr Street Lofts LLC

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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