



September 8, 2023

Dawn Bell
Project Manager
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: The Village at Discovery Park
Olsson No. D21-04643 (Application Number PL2023142)

Dear Mrs. Bell:

We are responding to comments addressing the Final Plat Applicant's Letter dated Wednesday, June 28, 2023 and are submitting with this letter revised plans. Please find the original comments and our responses in the color red below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.442.6067.

Sincerely,
Olsson

Nelson Willoughby

Planning Review (Hector Soto)

1. RIGHT-OF-WAY. Label the right-of-way widths for both NE Douglas Street and NE/NW Colbern Road.

Regarding the street name label for Colbern Road, the line of demarcation separating the NW and NE address quadrants of the City's addressing systems is located where the Tract B drive intersects with Colbern Road.

Add a NW Colbern Rd street name label west of the intersection and a NE Colbern Rd street name label east of the intersection.

A label for right-of-way width for NE Douglas Street has been added to read NE Douglas Street (R/W Width Unknown). A label for right-of-way width for NE/NW Colbern Road has been added to read NE Colbern Road (R/W Width Unknown) west of the Tract B intersection and NW Colbern Road (R/W Width Unknown) west of the Tract B intersection. The Easterly right-of-way line of NE Douglas Street and NE / NW Colbern Road Southerly right-of-way line are beyond the plat limits and is not known at this time.

2. PRIVATE STREETS. Label the proposed private street names for staff review. Because of their 90-degree change in direction, the streets along both frontage 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.

The proposed street names are displayed on sheets 1, 2, 3 and 4 of the final plat drawing.

3. SIDEWALKS. A minimum 5-wide sidewalks shall be provided along the NE Douglas and NE/NW Douglas St (Should read NE/ NW Colbern Road) frontages.

The sidewalks are displayed on sheets 2, 3 and 4 of the plat drawing.

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 plat boundaries.

Because of 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 sits within the plat boundaries.

Sufficient dimension and bearing information shall be labeled for all proposed easements to able to define and re-create the boundaries.

There are two locations where easements extend beyond the plat boundary as displayed on sheets 2 and 3 of the plat drawing. A label has been added with the recording information left blank. These easements beyond the plat boundary have not been yet been recorded. The recording information will be added after the recording of these two offsite easements.

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 the CC&Rs shall be submitted for staff review to confirm that the CCR's contain the required common property language spelled out under UDO Section 4.290.

Discovery Park Lee's Summit, LLC will own and maintain Tract B.

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

A 15' building line is displayed on the plat drawing on sheets 2, 3 and 4. Building Line dedication language has been added to sheet 1.

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

Addresses have not yet been provided and will be included with next submittal when provided.

Engineering Review (Gene Williams)

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.

All engineering plans have now been submitted.

Traffic Review (Erin Ravol) – No Comments

GIS Review (Kathy Kraemer)

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 the culdesac.

Is it a non-tangent curve? If so, please provide ITB.

The curve on Tract B on page 3 is tangent to the Easterly line of Lot 9, also being the Westerly line of Tract B running north-south with a bearing of North 01°27'31" East and a distance of 282.79 feet.

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

The 8.59 feet was the distance of the proposed ROW of NW Colbern Road along the West property boundary on the first submittal on June 9, 2023. A change in the proposed right-of-way for NW Colbern Road has increased this distance to 11.06 feet.

3. Ownership at the County is Orr Street Loft, LLC.

A quit-claim deed recorded February 25, 2022 transferred ownership from Orr Street Loft, LLC to Discovery Park Lee's Summit, L.L.C. This quit claim deed was emailed to Dawn Bell on June 9, 2023 and was uploaded to the City portal on June 9, 2023.

Fire Review (Jim Eden) – No Comments