

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, September 19, 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. The ROW widths for both NE Douglas St and NE/NW Colbern Rd are listed as "Unknown". Staff is reaching out to our Engineering Records group for assistance for the ROW width records the City may possess.

It does appear based on our internal mapping that NE Colbern Rd has varying ROW width. Revise the ROW width label for this street as having variable width.

2. PRIVATE STREETS. Staff is following up with Fire and GIS to confirm that the proposed street names are acceptable.

3. SIDEWALKS.

- There is a gap in the 5' sidewalk along the NE Colbern Rd frontage of Lot 1. Revise.

- Remove the private sidewalks internal to the development from the plat.

4. 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 note currently only assigns maintenance responsibilities of Tracts A and B to Discovery Park Lee's Summit, LLC.

- 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.

The applicant response letter only states that Tract B will be owned and maintained by the LLC. What entity is proposed to own and maintain Tract A? Staff's recommendation is that a Property Owners Association be established for the purposed of owning and maintaining both Tracts A and B in accordance with the UDO. The concern with ownership of one or both of the common area tracts by a private entity is the future sale or transfer to a subsequent

entity that isn't identified on the plat. In contrast, establishing and assigning ownership and maintenance responsibilities to a single, known entity in the form of a POA allows for the responsible entity to remain static while allowing membership within the POA to change as property is sold, transferred and conveyed. The primary concern with common property from the City's perspective is the ability to deal with a single entity (a POA) to address maintenance issues on said common property rather than separate entities that may own separate common area tracts.

- 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.

5. ADDRESSES. Addresses will be provided separately once confirmation of acceptable street names is received from Fire and GIS.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Final Plat application is incomplete due to pending review of the public sanitary sewer and public water line plans. These plans were recently submitted and have not yet been reviewed. Comments on the engineering plans have a bearing on the Final Plat, and hence, no further review can be completed at this time.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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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. This plat seems to be missing information on dimensions and bearings:

The northern line of tract B along lot 9 must have a non-tangent curve right where Alura way meets Alura Ct. It doesn't appear tangent due to its hard stop and redirection. Please provide ITB from the cul-de-sac.

Please provide ITB on Alura Ct near coordinate 11, coming off the plat boundary.

What is the width of the private street Alura Way? Please provide all distances, especially from western plat edge.

The ROW to be dedicated near coordinates 3-5 seem off on the distances. from 3 to 5 is a total of 511.3 ft. But the distances of the lot lines add up to another number. Also the dimensions on the whole south end of plat where there is ROW dedicated do not add up to plat boundary dimensions.