



October 4, 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 Tuesday September 19, 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. 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 at the NE Colbern Rd has varying ROW width. Revise the ROW width label for this street as having variable width.

A label for right-of-way width for NE Douglas Street has been added to read NE Douglas Street (Variable R/W Width). A label for right-of-way width for NE/NW Colbern Road has been added to read NE Colbern Road (Variable R/W Width) west of the Tract B

intersection and NW Colbern Road (Variable R/W Width) west of the Tract B intersection.

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

The proposed street names have not been confirmed at the time of this submittal.

3. SIDEWALKS. There is a 5' sidewalk along the NE Colbern Rd frontage of Lot 1. Revise.

The 5' sidewalk along the NE Colbern Rd frontage of Lot 1 has been added on sheet 4.

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

The private sidewalks internal to the development from the plat has been removed.

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.

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

The common area tract dedication language reference 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 by 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.

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

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 purpose 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 POA allows for the responsibility to remain static while allowing membership within the POW to change as property is sold, transferred and conveyed. The primary concern with the 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.

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

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.

The developer's attorney is currently working on the CCR's.

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

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

Engineering Review (Gene Williams)

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.

A separate comment response letter from Engineering Review comments dated September 29, 2023 is included with this submittal.

Fire Review (Jim Eden) – No Comments

Traffic Review (Erin Ravol) – No Comments

GIS Review (Kathy Kraemer)

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 Court. It doesn't appear tangent due to its hard stop and redirections. Please provide ITB from the cul- de-sac.

The northern line of Tract B now displays the Delta and ITB of N63°30'21"E on sheets 3 and 4.

Please provide ITB on Alura Court near coordinate 11, coming of the plat boundary.

The east and west lines of Alura Court now display the Delta and ITB on sheet 2.

The west line of Alura court has an ITB of S1°06'56"E.

The east line of Alura court has an ITB of S1°51'06"E.

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

The width of Alura Way varies.

It is 106.07 feet wide from the at the Western intersection of Trailsedge Boulevard and transitions to 64.00 feet wide at eastern intersection of Trailsedge Boulevard.

Both of these dimensions have been added to sheets 3 and 4.

*Alura Way width is 64.00 feet wide from the eastern intersection of Trailedge Boulevard to the Northeast corner of Lot 7.
This dimension has been added to sheets 3 and 4.*

Alura Way width varies from the Northeast corner of Lot 7 to the Northwest corner of Lot 4.

*Alura Way width is 64.00 feet wide from the Northwest corner of Lot 4 to the transition of Alura Court.
Both of these dimensions have added to sheets 3 and 4.*

Please note the dimension for the width of Trailsedge Boulevard (55.00') south of Alura Way is displayed on the sheets 3 and 4.

Also the dimension for the width of Alura Court (50.00') North of Alura Way is displayed on sheets 3 and 4.

The ROW to be dedicated near coordinates 3-5 seem off on the distances from 3 to 5 is a total of 511.30 feet. But the distances of the lot lines add up to another lot number. Also the dimensions on the whole south end of the plat where there is ROW dedicated do not add up to plat boundary dimensions.

ROW

Please note the right-of-way dedicated for NE/NW Colbern Road has increased from the first plat submittal to the second plat submittal.

*The first plat submittal on June 9, 2023 dedicated 2,813 square feet / 0.06 acres for right-of-way.
The second plat submittal on September 8, 2023 dedicated 4,450 square feet / 0.10 for right-of-way.*

*The right-of-way extended from the Western plat boundary to the middle of Lot 5 on the first submittal and
extended from Western plat boundary to the middle of Lot 3 on the second submittal.*

Coordinates 3 to 5 (Southerly Plat Line Only – Not Southerly lot lines)

From coordinates 3 to 5 this is the Southerly plat boundary as well as the Existing Northerly right-of-way line of NW Colbern Road.

Coordinates 2 to 3 (Southerly Plat Line – Also being the Southerly Lot line for all of Lot 1 and portion of Lot 3)

Southerly Lot Lines

The Southerly lot lines for Lot 5, Lot 6, and Tract B (along Western plat boundary & between Lots 3 and 5) is the dedicated Northerly right-of-way line of NW Colbern Road

The Southerly lot line for Lot 3 is both the dedicated Northerly right-of-way line and Existing Northerly right-of-way line.

Listed below are the Southerly Lot Lines distances.

Tract B – (Westerly Plat Boundary) Radius of 2,057.99 feet & length of 122.22 feet.

Lot 6 - Radius of 2,057.00 feet & length of 2.87 feet & also radius of 2,058.00 feet and length of 136.75 feet.

Lot 5 - Radius of 2,058.00 feet & length of 409.18 feet & also bearing of N88°00'43"W & length of 409.18 feet.

Tract B (between Lots 5 and 3) bearing of N88°00'43"W & length of 99.65 feet.

Lot 3 – Dedicated Northerly right-of-way line – Bearing N88°00'43"W & Length of 28.40 feet, also bearing of N88°00'32"W & length of 145.03 feet & also bearing of N83°30'16"W, & length of 10.86 feet;

*Lot 3 – Southerly Plat Boundary - Bearing of N88°06'56"W & Length of 169.20 feet;
Lot 1 – Southerly Plat Boundary – 196.21 feet*

Coordinates 2 to 3 (N88°06'56"W, 730.85)

This Southerly plat line from Coordinates runs from the Southeast corner of Lot 1 to the Middle of Lot 5.

Listed below are the Southerly plat line distances

Lot 1- 196.21 feet

From SE corner of Lot 3 to Middle of Lot 3 – 169.20 feet

From Middle of Lot 3 to Middle of Lot 5 – 365.44 feet

Please note the 2nd submittal had a distance of 169.19 feet from the SE corner of Lot 3 to the middle of Lot 3.

This has changed to 169.20 feet. (rounding).