

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, October 30, 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

Tentative Schedule

Planning Commission Meeting: December 14, 2023 at 05:00 PM

City Council Meeting:- First Reading January 9, 2024 at 06:00 PM

City Council Second Reading 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.

Analysis of Final Plat:

Planning Review	Hector Soto Jr.	Senior Planner	Approved with Conditions
	(816) 969-1238	Hector.Soto@cityofls.net	

1. The dedication verbiage for Tract A shall be revised to exclude reference to the establishment of an easement over the entirety of Tract A for public (i.e. City of Lee's Summit) utilities. Reference shall instead be made to the private utility providers (e.g. Evergy, Spire, etc.)

Engineering Review	Sue Pyles, P.E.	Development Engineering Manager	Approved with Conditions
	(816) 969-1245	Sue.Pyles@cityofls.net	

1. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

2. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

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

Traffic Review	Erin Ralovo		No Comments
		Erin.Ravolo@cityofls.net	

GIS Review

Kathy Kraemer

GIS Technician

No Comments

(816) 969-1277

Kathy.Kraemer@cityofls.net
