

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, November 02, 2023

**To:**

**Property Owner:** TAILOR MADE EXTERIORS LLC      Email:

**Applicant:** MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

**City Staff:** Dawn Bell

Email: Dawn.Bell@cityofls.net

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2022377

**Application Type:** Final Plat

**Application Name:** Tailormade Landing

**Location:** 1600 SE HAMBLEN RD, LEES SUMMIT, MO 64081

---

**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, November 14, 2023. 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.

## Analysis of Final Plat:

<b>GIS Review</b>	Kathy Kraemer	GIS Technician	No Comments
	(816) 969-1277	Kathy.Kraemer@cityofls.net	
<b>Planning Review</b>	Shannon McGuire	Senior Planner	Corrections
	(816) 969-1237	Shannon.McGuire@cityofls.net	

1. The below comments were noted on the applicants Letters dated November 8, 2022 & October 2, 2023 and have not been addressed.

Comment #1 - Please provide a signed application and signed/notarized ownership affidavit.

Comment #7 - On all streets (major and minor arterials, industrial and commercial collectors, and residential collectors), sidewalks shall be required on both sides of the street. This includes along SE Hamblen and the required new street serving this subdivision.

Comment #8 - As a common area tract is being proposed, please provide a copy of the property owners association bylaws as evidence of the establishment of the agency for the ownership and maintenance of the common open space and all assurances of the financial and administrative ability of such agency.

2. Please label each lot/tract with its street number

- Lot 1 – 1600 SE Hamblen Rd
- Lot 2 – 1550 SE Hamblen Rd
- Tract A – 1510 SE Hamblen Rd

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	Approved with Conditions
	(816) 969-1223	Gene.Williams@cityofls.net	

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. 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.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
6. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments