

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, November 20, 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 - dates subject to change

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

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

City Council Second Reading Ordinance - January 16, 2024 at 06:00 PM

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:

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions

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.

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