

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, December 06, 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: Daniel Fernandez, Project 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

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:

Planning Review	Hector Soto Jr.	Senior Planner	No Comments
	(816) 969-1238	Hector.Soto@cityofls.net	

1. STREET NAMES.

- Based on previous correspondence from the applicant, the name of Trailsedge Blvd shall be revised to Trails Edge Blvd.
- To facilitate addressing, the entire first plat shall be considered to be in the NE address quadrant. Add a NE prefix to all street names and revise the label for the segment of Colbern Rd located west Discovery Ave from NW to NE.
- To facilitate addressing, the Fire Department prefers that the street name Alura Way be used for the entire length of the east-west private street that extends from Trails Edge Blvd to Douglas St. Based on the direction from the Fire Dept, both Alura Way and Lakeside Court shall be changed to Alura Way.
- The segment of what is currently shown as Alura Ct that extends north from the roundabout closest to Douglas St shall be an unnamed private drive/driveway since its primary purpose is to provide a minor/secondary connection to the future abutting apartment development's parking lot.

2. COMMON AREA DEDICATION PARAGRAPH.

- Add ", or assigns" to the end of the dedication paragraph to cover any future sale or transfer in ownership of the tracts to an entity different than Discovery Park, LLC.
- Revise the dedication paragraph so that both ownership and maintenance responsibilities are dedicated to the LLC. As currently written, only maintenance responsibilities are assigned.

Engineering Review	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 permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.