

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, February 29, 2024

**To:**

**Property Owner:** JEFFREY E SMITH INV CO LC      Email:

**Applicant:** Brian Kimes      Email: bkimes@jesholdings.com

**Engineer/Surveyor:** Matthew Kriete      Email: mkriete@ess-inc.com

**From:** Dawn Bell, Planning Manager

**Re:**

**Application Number:** PL2023164

**Application Type:** Final Plat

**Application Name:** Wilshire Hills - 4th Plat

**Location:** 3200 NE MANHATTAN DR, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, January 02, 2024. 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**

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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

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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.

## Voluntary Residential Development Surcharge

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In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at [www.cityofls.net](http://www.cityofls.net). (For more information please contact the Board of Education at 986-2400).

## Analysis of Final Plat:

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections

### 1. SIDEWALKS.

- Minimum 5' wide sidewalks shall be shown on both sides of NE Wilshire Drive. NE Wilshire Drive is part of the plat, so the sidewalks must be shown for the entirety of the plat boundary.

- The existing 5' sidewalk along the NE Meadowview Dr frontage of Lot 6 shall be shown and labeled. Additionally, the sidewalk along the east side of NE Wilshire Dr shall be shown to extend and connect to the existing sidewalk at the NW corner of the proposed Lot 6.

3. CITY SIGNATURE BLOCK. Signature lines for the City shall be included on each page - page 2 does not have a signature block.

5. CC&Rs. UDO section 4.290 requires that covenants and restrictions be recorded prior to the recording of the plat for any common area property. This should be submitted to the Planning Department for review to ensure conformance with the UDO prior to recording.

### 6. PLAT TITLE AND TRACT LABEL.

- The City's naming convention is to identify common area tracts with letters and lots with numbers. As such, rename Tract 1 as Tract A. There is an existing Tract B as part of Wilshire Hills 2nd Plat, but no Tract A was ever created under the 1st or 3rd Plats of Wilshire Hills. Ensure that this change is made on all plat sheets wherever applicable.

- Revise the plat title at the top of each sheet to reflect the change in tract name to Tract A.

- Revise the plat title in the certification/approval language above the City signature block to read, "Wilshire Hills 4th Plat, Lot 5, Lot 6 & Tract A". Ensure that the correction is made to the signature block language on all three plat sheets on which it is required.

- Change the references from Tract 1 to Tract A on Development Note #3 on Sheet 3. There are two such references that must be changed in this note.

- Update the lot number and tract letter references in both the dedication paragraph and the "Private Easements" paragraph on Sheet 3 to read, "Lot 5, Lot 6 & Tract A".

#### 7. ADDRESSES.

- Label the following parcels with their respective addresses: Lot 6 - 3201 NW Wilshire Dr; and Tract A - 551 NE Meadowview Dr.

- Add the "NE" address quadrant prefix to the street name for the address label on Lot 5 so it reads, 3200 NE Wilshire Dr.

8. DATES. Update the years referenced in the property owner signature block and notary block from 2023 to 2024.

<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
<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments