

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, May 07, 2024

**To:**

**Web Registered User:** Sam DePriest

Email: sdepriest@weareown.com

**Applicant:** Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

**Property Owner:** DISCOVERY PARK LEES  
SUMMIT LLC

Email:

**Engineer/Surveyor:** OWN, Inc.

Email: tfox@wearown.com

**Review Contact:** Jeff Bartz

Email: jbartz@weareown.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2024104

**Application Type:** Minor Plat

**Application Name:** DISCOVERY PARK LOT 9-1 AND LOT 14 THE VILLAGE AT DISCOVERY PARK

**Location:** 200 NE ALURA WAY, LEES SUMMIT, MO 64086

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**Electronic Plans for Resubmittal**

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All Planning applicaiton 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 mulit-page Portable Document Format (PDF).

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- 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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Review Status:**

Required Corrections:

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. CONTACT INFORMATION. Add the name and address of the developer on the plat.
2. LOT NUMBERS. The originally platted Tract A is proposed to be re-platted as Lot 14 with this application. Because the parcel houses a detention facility and is proposed to also house the development's pool amenity, the parcel must be a common area tract versus a regular lot. The parcel shall be re-titled as Tract A-1. Revise the parcel label and all references to the parcel name throughout the drawing accordingly (e.g. plat title, title block, dedication paragraph, etc.).
3. COMMON AREA DEDICATION. Add a revised version of the common area dedication paragraph from the original plat to state that Tract A-1 shall be owned and maintained by Discovery Park Lee's Summit, LLC, or assigns.
4. CITY SIGNATURE BLOCK. Replace Ryan A. Elam, P.E. with Joshua Johnson, AICP as the Director of Development Services.
5. STREETS. The labeled width dimensions of the abutting Tract B where NE Alura Way is housed calls it out as right-of-way ("R/W"). NE Alura Way is actually a private street and should be labeled as such instead of labeled as R/W, which denotes it as a public street.
6. ADDRESSES. Label the parcels with their respective addresses: Lot 9-1 -- 200 NE Alura Way; and Tract A-1 -- 2031 NE Trails Edge Blvd.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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**DEVELOPMENT SERVICES**

1. Lot 10 must remain a Tract. Please revise.

2. Private easements will be required for the private water mains. Please show throughout the plan set. Coordinate with the developer to determine if these easements will all be platted of by separate document.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please insert "DISCOVERY PARK LEES SUMMIT LLC" as the owner underneath the owner's signature line.