

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, May 29, 2024

To:

Web Registered User: Matthew J Schlicht

Email: MSCHLICHT@ES-KC.COM

Property Owner: CHOYCE LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Hector Soto Jr., Senior Planner

Re:

Application Number: PL2024120

Application Type: Final Plat

Application Name: Townhomes at Chapel Ridge 3rd Plat

Location: 4060 NE RALPH POWELL RD, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by 4pm on Tuesday, June 04, 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

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.

Voluntary Residential Development Surcharge

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. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PLAT BOUNDARY. The proposed plat takes a portion of Lot 21 of The Estates of Chapel Ridge and absorbs it into the proposed Lots 20 and 21 of The Townhomes of Chapel Ridge, 3rd Plat, but the Estates lot isn't included within the subject plat in order to adjust the boundary as shown. Revise the plat boundary and legal description to include the Estates lot in the subject plat. The Estates lot can be renamed Lot 38 of the proposed subject Townhomes plat.

2. LOT WIDTHS. The proposed Lots 21, 22 and 24-31 do not meet the minimum lot width for a 4-unit townhome that requires a minimum 140' lot width. Add a note to the lots that don't meet the 140' minimum to indicate that no more than a 3-unit townhome is allowed on said lots under their current configuration.

3. SIGNATURE BLOCK. 1) Change the name of the Director of Development Services from Ryan Elam to Joshua Johnson, AICP. 2) Cynda Rader is not longer on the Planning Commission. For the moment, just leave the Planning Commission Secretary name label blank. A name will be provided later.

4. CC&Rs. An addendum to the existing CC&Rs shall be provided that bring the new lots into the existing HOA and its ownership and maintenance responsibilities.

5. ADDRESSES. Addresses will be provided under separate cover.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Sidewalk Easement: Please remove references to Lot 9, that is from the previous plat.

2. Common Area: In the previous plat, the tract was the parking area. On this plat, Tracts E and H are larger than the parking areas. Please clarify the limits of the sidewalk easement.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please provide an ITB on 1 side of the parking pad in tract E, specifically the curve with the 39 deg radius.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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