

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Tuesday, July 02, 2024

**To:**

**Applicant:** CITY OF LEE'S SUMMIT MISSOURI      Email:

**Property Owner:** THE CITY OF LEES SUMMIT MISSOURI      Email:

**Property Owner:** CITY OF LEES SUMMIT MISSOURI      Email:

**Engineer/Surveyor:** OLSSON ASSOCIATES      Email:

**Property Owner:** CITY OF LEES SUMMIT      Email:

**From:** Shannon McGuire, Senior Planner

**Re:**

**Application Number:** PL2024081

**Application Type:** Final Plat

**Application Name:** LEE'S SUMMIT DOWNTOWN MARKET PLAZA, LOTS 1-4

**Location:** 200 SE JOHNSON ST, LEES SUMMIT, MO 64063  
208 SE JOHNSON ST, LEES SUMMIT, MO 64063  
200 SE 3RD ST, LEES SUMMIT, MO 64063  
220 SE GREEN ST, LEES SUMMIT, MO 64063  
201 SE GREEN ST, LEES SUMMIT, MO 64063  
211 SE GREEN ST, LEES SUMMIT, MO 64063  
205 SE GREEN ST, Unit:A, LEES SUMMIT, MO 64063

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## **Tentative Schedule**

Submit revised plans by 4pm on Tuesday, July 16, 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>Planning Review</b>	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label all IE's, ROW's and UE's to be vacated as "Easement vacated by Ord #. XXXX". The Ord number will be filled in prior to mylars being submitted for City signatures.

2. Please label each lot with its respective street number;

Lot 1 = 220 SE Green Street  
Lot 2 = 205 SE Green Street  
Lot 3 = 200 SE Johnson Street  
Lot 4 = 200 SE 3rd Street

3. Please show the location of any oil and/or gas well. If none are present add a note stating so and cite the source of information.

4. Since the plat consists of more than one sheet, the certifications for city approval shall be repeated on each sheet, in approximately the same location on each sheet.

5. Please update Josh Johnson's signature to reflect his correct title, "Joshua Johnson, AICP, Director of Development Services".

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. There is an Ingress/Egress Easement called out at the NE corner of Lot 1. Please add the note that it is being vacated by separate document.

2. Please show the location of the plugged abandoned water well.

3. Is an ingress/egress easement provided for Lots 2-4 to access to public rights of way via internal drives located within Lot 1? Please clarify.

<b>Traffic Review</b>	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
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<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please provide an ITB on one end of the west line of lot 4.

2. The south line of the plat does not add up.

$177.15 + 63.91 + 19.36 + 34.02 + 113.50 = 407.94$

Please revise to match. And there's no identifiable measurement on that part of lot 1, so have no idea what that measurement should be. Please make all lot dimensions clear.

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