

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, July 26, 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

## **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	Approved with Conditions
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1. The final plat documents shall not be submitted for signatures until after the recording information for the vacation of ROW and vacation of easements has been added to the plat document.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Approved with Conditions
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1. 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.
2. 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.

<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Approved with Conditions
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1. This is not a formal correction, but a request to help the JaCo GIS group: on the east line of lot 4, please indicate that the 192.05 is the LOT DIMENSION. There are 3 dimensions listed there, and it could be clearer that 192.05 is for lot 4 boundary.  
We have already noted that 192.05 in our GIS.