

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, October 09, 2024

To:

Property Owner: LSMO TUDOR APARTMENTS LLC Email:

Engineer/Surveyor: RENAISSANCE
INFRASTRUCTURE CONSULTING INC

Email: ACCOUNTING@RIC-CONSULT.COM

From: Adair Bright,

Re:

Application Number: PL2024222

Application Type: Final Plat

Application Name: Evren Apartments (Douglas and Tudor Apartments)

Location: 25 NW TUDOR RD, LEES SUMMIT, MO 64086
908 NE DOUGLAS ST, LEES SUMMIT, MO 64086
23 NE TUDOR RD, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by 4pm on Tuesday, October 01, 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	Adair Bright (816) 969-1273	Adair.Bright@cityofls.net	Corrections
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1. Label the proposed lot as Lot 1 and increase the font size of "Lot 1" and the area.
2. Remove any easements that will be vacated. The vacation of easement needs to happen prior to or concurrently with platting.
3. There is a small area where the public sidewalk in the northeast corner will be on the proposed lot. Please provide a pedestrian access easement on that portion and add associated language.
4. Provide a comment response letter.
5. Update the signature block. It should read "Josh Johnson, AICP - Director of Development Services"

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Easements:
 - There are two 24'x28' water easements shown. They don't correlate with the proposed public water main extension. Please remove or explain.
 - What is the dashed rectangle just south of the 24'x28' water easement along the west property line? Please remove or label.
 - Please reduce the proposed sanitary easement. The public sanitary sewer main extension will terminate at Lot 3.
 - Please add dedication language for the water easement.
 - There are no drainage easements, nor any need for them, on this plat. Please remove the associated dedication language.
 - Remove previously vacated easements or rights-of-way.

1. Nothing has been corrected regarding previous GIS comments. The corrections stand, and this plat is way off.