

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Wednesday, November 06, 2024

**To:**

**Property Owner:** DOUGLAS STATION  
PARTNERS LLC

**Email:**

**Web Registered User:** Matthew J Schlicht

**Email:** MSCHLICHT@ES-KC.COM

**Applicant:** ENGINEERING SOLUTIONS

**Email:** MSCHLICHT@ES-KC.COM

**Review Contact:** Matthew J Schlicht

**Email:** MSCHLICHT@ES-KC.COM

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2024269

**Application Type:** Minor Plat

**Application Name:** Douglas Station Lots 1 & 2

**Location:** 1141 NW SLOAN ST, 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).
- 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).

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Please contact Staff with any questions or concerns.

**Review Status:**

Corrections required: Resubmit one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	<b>Hector Soto Jr.</b> <b>(816) 969-1238</b>	<b>Senior Planner</b> <b>Hector.Soto@cityofls.net</b>	<b>Corrections</b>
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1. LOT LAYOUT. What is the purpose of keeping the subject property as two separate lots (albeit with adjusted lot lines from what currently exists) versus making the entire associated apartment development a single lot? Is the idea that the apartment development will be phased between the two proposed lots? If the intent is phasing, the associated FDP shows no phasing line(s) at all, nor does it show the proposed lot lines from this minor plat. The proposed lot lines need to be overlaid onto the associated FDP for review.
2. STREET NAME. This area is a transition point between the NW and NE address grid quadrant. Add a street name label for NE Sycamore St to the right of the street name label for NW Sycamore St.
3. ADDRESSES. Label the lots with their respective addresses: Lot 1 - 3 NE Sycamore St; and Lot 2 - 11 NE Sycamore St.
4. SIDEWALKS. Add and label 5' wide sidewalks along the NW/NE Sycamore St, NW Sloan St and NW Main St street frontages.
5. EASEMENTS. 1) A general utility easement shall be dedicated as part of this plat for the entire portion of the ROW that is proposed to be vacated along the west boundary of the subject property so that there is a continuous easement from the west edge of the existing 10' U/E to the new ROW boundary. 2) With the creation of two lots for the subject development, a blanket cross-access easement between Lots 1 and 2 shall be required. Add a dedication paragraph to that effect to the plat.
6. CITY SIGNATURE BLOCK. Replace Josh Johnson's name and title with the following: Aimee Nassif, AICP, Deputy Director of Development Services.

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7. ROW BOUNDARY. The property boundary configuration at the intersection of NW Main St and NW Sloan St doesn't match the boundary of the proposed ROW vacation under Appl. #PL2024-093. Which is correct? Revise the ROW vacation exhibit, associated FDP and associated minor plat as needed to reflect the correct configuration.

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<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Splitting this plat into two (2) lots will change the Final Development Plan review process significantly in terms of sanitary sewer and water line review. Why are two (2) lots being proposed? The Final Development Plan was reviewed based on one (1) lot, not two (2) lots. Correction and explanation required.

2. No other comments are provided until the above issue has been resolved.

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<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 Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please make sure all lot dimensions are on the plat. Lot 1 is missing several, and lot 2 is missing 1
2. The south line is incorrect. It should be 594.45, because 4.22 was taken for ROW on the referenced doc.
3. Please provide ITB on curve near Sloan and Main, the R=380. After N25-25-39E/22.42
4. Vacation must precede platting. Please reference the recorded vacation on the plat. As of now, it is not vacated.

