

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, November 26, 2024

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Hector Soto Jr., Senior Planner

Re:

Application Number: PL2024251

Application Type: Final Plat

Application Name: Final Plat - Oldham Village second plat

Location: 1051 SW JEFFERSON ST, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, December 10, 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. APPLICATION. Submit a completed and signed application and Ownership Authorization form. Additionally, the application fee has not yet been paid.
2. LEGAL DESCRIPTION. Provide a copy of the legal description in Word format.
3. SIDEWALKS. Darken the linework and text showing and calling out the proposed 10' sidewalks along SW Oldham Pkwy and SW Jefferson St. A minimum 5' sidewalk shall be required along SW Persels Rd. Please consult with the City Traffic Engineer to determine if a 10' wide sidewalk will be required along SW Persels Rd.
4. PROPERTY LINES. Label the distance and bearing for the south property line of Lot 14.
5. UTILITY EASEMENTS. 1) Show, label and dimension all proposed easements. None are shown on the drawing. 2) The plat includes a Sanitary Sewer Easement dedication paragraph, but no sanitary sewer easement (S.E) is shown on the drawing. Remove the dedication paragraph if no specific sanitary sewer easement will be dedicated as part of the subject plat.
6. STREETS. Label the ROW width for SW Oldham Pkwy.
7. ACCESS EASEMENTS. Show and dedicate all cross-access easements needed to serve the development on the subject plat.
8. ERRANT LINEWORK. What does the unlabeled north-south solid line that runs through Lots 12A, 13 and 14 represent?
9. COMMON AREA. 1) Submit a copy of the CC&Rs for the proposed development for review that includes the required common property language from UDO Section 4.290. The plat shall not be released for recording until such time as the CC&Rs have been submitted and reviewed by staff for compliance. 2) Revise the common area dedication note to reference Tract E instead of Tracts A-D.

10. CITY SIGNATURE BLOCK. 1) Change the name of Josh Johnson to Aimee Nassif, AICP, and the listed title to Deputy Director of Development Services. 2) The approval language and City signature lines on the drawing are those for a minor plat and shall be changed to those for a final plat. Please note that the same was mistakenly done on the associated plat for Oldham Village 1st Plat, but was overlooked on the review. Update the approval language and signature lines on both final plats.

11. EXISTING RIGHT-OF-WAY. Show, label and dimension the existing SW Jefferson St and SW Oldham Pkwy right-of-way boundaries that are proposed to be vacated and label them as "to be vacated".

12. ACCESS RESTRICTION. Add a note to the plat stating that no direct access onto M-291 Hwy shall be allowed from Lots 13-18. Add a note or symbology to each affected lot that references to the access restriction note. Please do the same for Lots 5 and 8-10 on the associated Oldham Village 1st Plat.

13. ADDRESSES. Addresses for Oldham Village 1st and 2nd Plat will be provided under separate cover.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Minimum ten (10) foot general utility easements required on all street frontage. Correction required.

2. Sanitary sewer easements were not shown. Correction required.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. Sidewalk on Jefferson is only shown to Lot 18 and not the full length of the development. Sidewalks should be built the full extent of the development.

GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Coordinates are incorrect. #1 and #2 are good, 4 and 6 are the same and actually plot at 1st plat control point 6, and the rest of these coord look like copy pasta from 1st plat.

2. A lot of this plat is in current ROW (inc Market St), whilst dedicating ROW for reconfig Oldham and Jefferson. Are there recorded documents vacating this ROW? I am not sure where MoDot owns ROW and where we own ROW based on ours or JaCo's maps, so any vacations would have to be based on ownership: JaCo/LSMO vacation and any MoDot vacations. Additionally, any new parts of roadway should be dedicated, and any parts of the plat that incorporate existing roadway to remain should have a disclaimer in the description, to the effect of "except those parts in existing roadway."

3. Line dimension inconsistent between 1st plat and second plat along the south line of the oldham stub; 155.69 vs 155.76

4. Plat does not close within 1 ft. Even when adjusting for an error (see previous correction), it's still off. Since I cannot verify any lines hitting at the coordinates (see also previous correction), I can see that after drawing from POB,

where the line should hit at coordinate 1, it actually hits at N:303378.618 E:860710.114

5. Error on north line of lot 13: 247.41 is 30ft too long
6. Please use hashmarks to identify where dimensions start and stop.
7. Please put dimension that is missing for lot 12A: north line near 155.89
8. Missing bearing and dimension south line of lot 14

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
