

**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Wednesday, December 04, 2024

**To:**

**Web Registered User:** Nicholas Miller

Email: nmiller@powellcwm.com

**Applicant:** NORTH OAK SAFETY STORAGE LLC

Email:

**Property Owner:** NORTH OAK SAFETY STORAGE LLC

Email:

**Engineer/Surveyor:** POWELL CWM INC

Email: BPOWELL@POWELLCWM.COM

**From:** Hector Soto Jr., Senior Planner

**Re:**

**Application Number:** PL2024297

**Application Type:** Final Plat

**Application Name:** Maguire Blvd Final Plat

**Location:** 2701 NE HAGAN RD, LEES SUMMIT, MO 64064  
600 NE MAGUIRE BLVD, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, December 17, 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**

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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>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. CITY SIGNATURE BLOCK. 1) Replace the approval language above the City signature lines to read as follows (including the blank lines):

"This is to certify that the within plat of "Lakewood Business Park - NE Maguire Boulevard" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Ordinance No. \_\_\_\_\_. 2) Replace the name and title of Josh Johnson, AICP, Director of Development Services with Aimee Nassif, AICP, Deputy Director of Development Services. 3) Add a signature line with name and title for both the Mayor (William A. Baird) and the Planning Commission Secretary (Terry Trafton).

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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<b>Traffic Review</b>	Erin Ralovo Erin.Ravolo@cityofls.net	Corrections
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1. The sidewalk appears to be at the back of curb and the ramps ar out in the street. If this is not the case the edge of roadway should be shown. If this is the case you will need to widen the sidewalks to 6 FT and make sure the ramps are within the curb.

<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments