

Minor Plat Applicant's Letter

Date: Friday, December 06, 2024

To:

Web Registered User: Jeffrey Bartz

Email: jbartz@weareown.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024304

Application Type: Minor Plat

Application Name: Alura Apartments at Discovery Park

Location: 2200 NE DOUGLAS ST, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

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).

Please contact Staff with any questions or concerns.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. LOT INFORMATION. 1) Label the lot as Lot 1. 2) Label the lot with its area in square feet and acres.

DEVELOPMENT SERVICES

2. **STREETS.** 1) Label the right-of-way width for NE Douglas St. If it has variable width, label it as such. 2) Show and label the centerline for NE Douglas St.

3. **EASEMENTS.** Label the width of the existing right-of-way dedicated to Central Pipe Line Co. along the south property boundary.

4. **BUILDING LINES.** Show and label a 20' building line along the entire length of the NE Douglas Street frontage.

5. **CITY SIGNATURE BLOCK.** 1) Replace the name and title of Joshua Johnson with the name and title of Aimee Nassif, AICP, Deputy Director of Development Services. 2) The plat title referenced in the approval language immediately above the City signature lines is incorrect. 3) Remove the errant lines that appear to cross out language in the approval paragraph and the notary certification located above the City signature lines.

6. **DEDICATION PARAGRAPHS.** Add the City's standard easement dedication paragraph and the standard building line dedication paragraph.

7. **ADDRESS.** Label the lot with the following address: 2200 NE Douglas St.

Engineering Review	Sue Pyles, P.E.	Development Engineering	Corrections
	(816) 969-1245	Manager Sue.Pyles@cityofls.net	

1. Include a 10' shared use path along NE Douglas Street.

2. Include a 10' utility easement along NE Douglas Street. Additional easements could be required based upon any future development plans.

Traffic Review	Erin Ralovo		No Comments
		Erin.Ravolo@cityofls.net	

Fire Review	Jim Eden	Assistant Chief	No Comments
	(816) 969-1303	Jim.Eden@cityofls.net	

DEVELOPMENT SERVICES

GIS Plat Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

1. None of the control points are labeled and the traverse table doesn't match up with distances on the dwg or the legal description
2. Above the signatures it says the plat is Discovery Park, not Alura
3. The ownership must match exactly at Jackson County. Please change ownership line from DPLS P1 LLC to DISCOVERY PARK LEES SUMMIT LLC for this plat. I realize the parcels surrounding all have DPLS but this parcel, and the other 2 to the north and northwest all have ownership spelled out as DISCOVERY PARK LEES SUMMIT LLC.