

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, December 18, 2024

To:

Engineer/Surveyor: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Property Owner: OLDHAM INVESTORS LLC Email:

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

Schedule

Planning Commission Meeting: January 09, 2025 at 05:00 PM

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.

Electronic Plans for Re-submittal

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page 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.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. APPLICATION. Submit a completed and signed application and Ownership Authorization form.
2. SIDEWALKS. A minimum 5' sidewalk shall be required along SW Persels Rd.
3. ACCESS EASEMENTS. 1) Add a note to the plat referencing the CC&Rs for dedication of cross-access easements. 2) Provide a copy of the CC&Rs for review of the cross-easement dedication language.
4. COMMON AREA - CC&RS. 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.
5. CITY SIGNATURE BLOCK. Add the name of Terry Trafton to the Planning Commission Secretary signature line.
6. EXISTING RIGHT-OF-WAY. There is an east-west segment of right-of-way that extends west of the current SW Jefferson St alignment just south of the alignment of the short segment of SW Oldham Pkwy that "T"s into M-291 Hwy. Show, label and dimension said section of right-of-way to be vacated and label it as "to be vacated".

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Plat calls out "S/E" rather than "S.E." as defined in the dedication language. In other words, no easement is defined due to the mismatch. Ensure the callout on the plat matches the dedication language. Correction required.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Plat does not close <1ft.
I can't tell exactly where it is off, but possibly that first line from POB, as the misclosure as Direction/Distance is N 88-30-5 W, 1.062 ft and looks a tad off compared to the georeferenced image, but it could be any east-west line throwing the misclosure.