
DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, December 18, 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: PL2024250

Application Type: Final Plat

Application Name: Final Plat - Oldham Village First Plat Lots 1-13 & Tracts A-D

Location: 101 SW OLDHAM PKWY, 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. UTILITY EASEMENTS. Label and dimension the east-west easement that bisects Lot 1 and extends onto Lot 3.
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. BUILDING LINES. Show, label and dimension a 20' building line along the SW Oldham Pkwy frontage of Lots 10 and 12.
5. COMMON AREA - CC&RS. 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) The common area dedication paragraph has conflicting language. One sentence states that Tracts A-D will be owned and maintained by the HOA. The next sentence states that Tract A ownership and maintenance responsibilities shall run with the ownership of Lot 1.
6. CITY SIGNATURE BLOCK. Add the name of Terry Trafton to the Planning Commission Secretary signature line.
7. 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. Tract A dedication language on the plat is ambiguous. In the first sentence, it states Tracts A through D are to be owned and maintained by the property owner's association. The next sentence states Tract A (i.e., the detention basin tract) shall be owned and maintained by the owner of Lot 1. Concise language shall be used to show who owns and maintains this tract. Correction required.
2. There are no sanitary sewer easements shown on the plat despite the fact they are needed for this project. Show the location of all exclusive sanitary sewer easements using the sanitary sewer plans as a guide. Ensure the callout matches what is shown on the dedication language (i.e., "S.E." or "SANITARY SEWER EASEMENT") Correction required.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. The sidewalk from Jefferson Street West to Lot 2 should be a 10 FT shared use path and a sidewalk connection should be shown into the adjoining neighborhood.

1. Plat still does not close. I believe the error is on the curve along lots 8, 9, 10.

First, an accurate georeference to coordinates revealed that that whole line from coord 3 to coord 2 had a dimension problem. I pulled the previous plat for these parcels, Lelands Commercial Park, and I see the radius along that curve is 1352.39, with an original length of 390.75

I added up that whole eastern curve (between coord 3 and 2) and lot dimensions don't equal overall length ($79.36 + 151.38 + 252.11 = 482.85$, not 490.71 which is 8.66 off). It definitely appeared the measurements on lot 10 weren't correct, and I was able to determine that the 79.36 dimension is more like 88.02, a difference of 8.66

When I edit that curve radius to 1352.39 (to match the previous curve) and length of 491.51 (after correcting the measurements), the plat closes.

2. Please provide distances on the northern portion of Oldham (dist=78.15) on either side of the street centerline

3. None of the curves seem right on either Jefferson or Oldham. When I draw the centerlines, the curves veer off. For example, on the east edge of Oldham, the first tangent curve $R=350/41.34$ aligns to the georeferenced image, but continuing west with $R=350/496.86$, the curve is too wide; it veers almost 14 feet off the centerline and towards that road's west ROW. If I change the radius to a smaller number and continue on, then the curve at the north ($R=550$) is also off both in curve radius (too small) and length is (~5 feet short). Jefferson is similar when drawing the centerline from the southeastern plat corner, the curve radius is too large on both of the curves, and the length is too long by over 10ft

4. Please use hashmarks to indicate where dimensions start and stop, as this plat is very busy and it is hard to determine lengths without them.

5. On the NE ROW of Oldham, there are 2 curves: $R=489$ and $R=512$. Can you please confirm if the 512 is a reverse curve to the 489 or if they both go in the same direction?