

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, January 02, 2025

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

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 the north side of SW Persels Rd.
3. 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. No immediate is required for this comment.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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