
DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Friday, January 03, 2025

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 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.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. STREETS. Label the centerline for NE Douglas St.

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2. CITY SIGNATURE BLOCK. Remove the errant line that overlaps with the following language above the City signature lines: "approved by the City of Lee's Summit, pursuant".

3. PROPERTY OWNER AND NOTARY CERTIFICATION. Update the years referenced in the property owner and notary certification paragraphs from 2024 to 2025.

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

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.

The response letter indicates that the shared use path has been added, but it has not.

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

The response letter indicates that this easement has been added, but it has not.

GIS Plat Review	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

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. Furthermore, the POB coordinates are way off when compared to using metes/bounds from the stated POC (north corner of 30-48-31) at listed coordinates.

Per plat: starting at JA-43 (coord verified per MDNR), N11-35-09E/1608.295 puts the POB at 308008.744 860613.302

but on the plat it states the POB coordinate should be 309103.676 860191.821

So this is way off.

If I use the plat's drawing showing POC as the northwest corner of NE quarter of 30-48-31 and traverse the 2 metes/bounds to get to the POB, then the coordinates listed in the table FOR THE POB are correct.

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But just eyeballing the table vs the drawing, everything seems pretty inaccurate.

Please double check ALL coordinates for accuracy and label EVERY coordinate.

2. 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.