

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, January 03, 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: 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	Corrections
------------------------	-----------------------------------	--	-------------

1. APPLICATION. Submit a completed and signed application and Ownership Authorization form.
2. 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.
3. COMMON AREA - TRACT A. A note on the plat states that ownership and maintenance of Tract A, which is the site of a stormwater detention basin, is tied to the ownership of Lot 1. It is staff's understanding that Lot 1 will be owned by the adjacent church, with future intent for parking expansion. It appears that the Tract A detention basin serves most of the lots in the subject first plat. Please clarify/confirm if the intent is for Tract A to be owned and maintained by the ownership of Lot 1 rather than the property owners association (POA) for the Oldham Village development. And if so, provide the justification for this approach.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Refer to previous applicant letter comment #1. You are showing the detention basin (i.e., Tract A) to be owned and maintained by the owner of Lot 1. Staff will not support the ownership and maintenance of this detention basin tract to an individual lot owner. It should be owned and maintained by the property owner's association. Correction required.
2. Refer to comment #2 in previous applicant letter. Sanitary sewer easements are still not shown. Refer to comment #2 in the previous applicant letter for further details. Correction required.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------	---	-------------

1. Plat still shows a 5 FT sidewalk between Jefferson and the Fieldhouse lot. This should be a 10 ft Shared Use path.
2. There should be a 10 FT shared use path across the Fieldhouse lot and connecting to the neighboring homes. Please show on the Plat.

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

1. The curve on Oldham Pkwy still isn't right. IDK if its a non-tangent curve or the radius is wrong. I can draw the west ROW lines according to the plat's dir/dim with accuracy, but the centerline and the east ROW line are off. I can try to draw from the north point of Oldham, but need an ITB on both the centrline and the eastern ROW line

2. The eastern ROW line for Oldham is not correct. When I try to draw the reversing curve near Lot 5 (512/88.97 and 488/42.24) it is way off and doesn't follow plat line. If I draw them as compound curves, it's worse. It appears that maybe all these radius/distances do not refer to lot lines. The whole western part of lot 5 is not accurate.
3. Please mark overall distance on the east ROW line of Oldham on Lot 5A and 6
4. Please use hashmarks to indicate measurement start and stop, and please remove lines and dir/dim info where they overlap (ex west lot line for lot 5 and those multiple curves).
5. Please double check the south lot line of Lot 5. It states 349.77, but it actually measures ~344.77