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**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Thursday, January 16, 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

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**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](mailto:ASMTMAPPING@JACKSONGOV.ORG) prior to the signature process.

**Analysis of Final Plat:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. COMMON AREA. See Development Engineering comment regarding conflicting references between a property owners association and homeowners association as it relates to ownership and maintenance responsibilities.

2. PRIVATE STREET/DRIVE NAMES. After additional internal discussion to assist in addressing and to help with emergency response efficiency, the City needs each of the 7-road legs to have an assigned name. Similarly, the private drive leading to the fieldhouse will also be assigned a name. The north-south leg of the 7-road shall be named SW Jefferson Xing. The east-west leg of the 7-road shall be named SW Oldham Xing. The drive leading to the fieldhouse shall be named SW Fieldhouse Xing.

3. ADDRESSES. Addresses for both the 1st and 2nd plat will be provided under separate cover.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Dedication language states the property owners association will be responsible for maintenance of common area tracts, but in the subsequent sentence, the homeowner's association is listed as the responsible party. Reconcile and correct, as there will be only one entity responsible for ongoing maintenance and ownership. Correction required.

2. A ten (10) foot sidewalk is labeled along the retaining wall and Tract A. It is not clear how this sidewalk will be able to connect to the park due to the retaining wall. Correction required.

3. A twenty (20) foot utility easement is shown bisecting Lot 1 from east to west. Since this storm line will be private, remove the utility easement. Correction required.

4. An easement along the entire west side of the subdivision is still shown, despite the storm line being private within it. Remove the easement to the extent the storm line does not conflict with the easement. Correction required.

<b>GIS Plat Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. The eastern ROW line for Oldham is STILL not correct.

The street centerline is correct this version, as I drew from the NW corner of this roadway. However, the east line is still not right...using the new ITB it goes awry about 80 ft in. It does not follow the dark ROW line...it actually follows a bit on the second line next to it.

These curves actually follow the LIGHT black line, but not the DARK BLACK ROW line. I think these are flat out not the right curve data. It needs to be for the dark black ROW line.

2. information is covered up along the east ROW line of Oldham (in the area with all the problems on lot 5). Please fix.