

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, January 24, 2025

To:

Property Owner: DISCOVERY PARK LEES SUMMIT Email:
LLC

Web Registered User: Jeffrey Bartz

Email: jbartz@weareown.com

From: Hector Soto Jr., Senior Planner

Re:

Application Number: PL2025009

Application Type: Final Plat

Application Name: Discovery Crossing

Location: 1810 NE DOUGLAS ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by 4pm on Tuesday, February 11, 2025. Revised documents shall be uploaded to the application through the online portal.

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.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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
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1. PLAT TITLE. 1) To follow the City's naming conventions, add the lot numbers and tract letters to the plat title so it reads, "Discovery Park Crossing, Lots 1-9 and Tracts A & B". Revise all references to the plat title throughout the document as necessary to reflect the full plat title. 2) The plat drawing currently references an incorrect plat title of "Discovery Park, Lot 9-1 and Tract A-1" in the plat dedication paragraph and in the approval language above the City signature block.

2. LOT LINE INFORMATION. 1) Revise the labeled dimension for the western segment of Lot 2's northern property line. It is labeled as 164.04', but scales as approximately 178'-4". 2) Label the western segment of Lot 1's northern property line. It scales as approximately 47'-6". 3) See additional property line information comments from the City's GIS Dept review contained in this letter.

3. SIDEWALKS. 1) Add a 10'-wide shared use path along the development's entire NW/NE Colbern Rd frontage. 2) As commented upon during the related Discovery Crossing rezoning and preliminary development plan application process, City ordinance requires that sidewalks be constructed along both sides off all non-residential streets. This requirement applies to the subject development's NE Douglas St frontage. But as addressed in the staff report for the Discovery Crossing rezoning and preliminary development plan application that went before the Planning Commission and City Council, staff recommends that the developer make payment in lieu of constructing the required sidewalk, as allowed under UDO Section 7.370, due to the fact that pedestrians going to/coming from the south along NE Douglas St can only cross over I-470 by using the sidewalk along the east side the NE Douglas St overpass because the overpass is not designed to accommodate a sidewalk on both sides of the bridge. See UDO Section 7.370.C for the requirements to submit a written request to the Director of Development Services for payment in lieu of construction.

4. SIDEWALK EASEMENT. A sidewalk easement shall be dedicated on the plat to cover the portions of the public sidewalk/shared use path along NW/NE Colbern Rd that will encroach onto the abutting lots due to the presence of the turn lanes. The following Sidewalk Easement dedication language shall be added to the plat: "A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "SIDEWALK EASEMENT" or by the abbreviation "S/E" on the accompanying plat."

5. STREET NAMES. 1) Correct the street name prefixes for Discovery Ave and Trails Edge Blvd from SE to NE. 2) Add a street name label of "NW Annie Way" for the private street segment west of the Trails Edge Blvd intersection. Trails Edge Blvd is the dividing line between the NW and NE addressing quadrants, so the segment of NE Annie Way east of the Trails Edge Blvd intersection is correctly labeled as currently shown.

6. RIGHT-OF-WAY. Label the right-of-way widths for NW Colbern Rd, NE Douglas St and I-470. Variable width ROW can be labeled as such.

7. BUILDING SETBACK LINES. 1) Show, label and dimension 15' front setbacks lines for all proposed lots. 2) Add the City's standard building line dedication paragraph. Staff can provide the language upon request.

8. EASEMENTS. 1) Show all proposed utility easements to be dedicated as part of the subject plat. 2) Add the City's standard easement dedication paragraph for any public utility easements proposed to be dedicated to the City. Staff can provide the language upon request.

9. COMMON AREA. 1) Revise the common area dedication paragraph to state that ownership and maintenance responsibilities of Tracts A & B are dedicated to the property owners association. 2) A copy of the CC&Rs for the development shall be provided to review for compliance with the common area requirements of UDO Section 4.290. The subject plat will not be released for recording until such time as staff reviews and approves the CC&Rs for compliance with said common area requirements.

10. CITY SIGNATURE BLOCKS. 1) The approval language above the City signature block is that of a minor plat, not a final plat. Replace said language with the City's standard approval language for a final plat. 2) Replace the name and title of Joshua Johnson, AICP with the name and title of Aimee Nassif, AICP, Deputy Director of Development Services. 3) Add a signature line for William A. Baird, Mayor. 4) Add a signature line for Terry Trafton, Planning Commission Secretary.

11. PROPERTY OWNER SIGNATURE BLOCK. Update the year listed in the property owner and notary certification paragraphs from 2024 to 2025.

12. CROSS-ACCESS. 1) Add a cross-access dedication note establishing an access easement over all of Tract A (the private streets) to ensure perpetual public access between Tract A and all of Lots 1-9. 2) An access easement shall be provided and dedicated to allow the property owners association perpetual access to Tract B across Lot 7 and/or 8.

13. ACCESS RESTRICTION. Add a note and symbology to Lots 1-5 and 9 indicating that no direct vehicular access shall be allowed from said lots onto NW/NE Colbern Rd. Also reference NE Douglas St and I-470 to the access restriction note, which already show controlled access symbology.

14. SURVEYOR'S GENERAL NOTES. 1) Remove or revise the note stating that the subject property is zoned PMIX and R-1. The property is now all zoned PMIX following approval of the related rezoning and preliminary development plan application. 2) A note is provided stating that the plat was prepared June 20, 2024. However, this date conflicts by four (4) months with the "Issued Date" of 02/23/2024 listed under the Drawing Information title block section.

15. ADDRESSES. Addresses for the proposed lots and tracts will be provided under separate cover once finalized.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Right-of-way and utility easements must be modified along Colbern Rd. to accommodate the widening for the added turn lanes and shared use path. Show and label all right-of-way and utility easements (existing and proposed) with appropriate documentation throughout the entire plat both along Colbern Rd and Douglas St.

2. The new right-of-way should extend one foot beyond the 10-foot-wide shared use path. The utility easement should extend a minimum of 10' beyond the new right-of-way.

3. Incorporate these right-of-way and utility easement additions throughout all development plan sets.

Traffic Review	Erin Ralovo	Senior Staff Engineer	Corrections
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1. 10' Shared Use path should be shown and labeled on the plat.

GIS Plat ReviewKathy Kraemer
(816) 969-1277GIS Technician
Kathy.Kraemer@cityofls.netCorrections

1. Please mark dimensions on each side of centerline for all streets.

2. Lot line between lots 6 and 1 is missing the bearing.

Lot line between Tract B and lots 7 and 8 is missing the bearing.

Lot line between lots 2 and 3 are missing bearing and dimension.

Lot line between lot 2 and Annie/private drive is missing dimension.

Also please mark the dimension of the west part of lot 1; the 273.23 is for lot 2.

3. North line of lot 2 is not 164.04 but 178.34

4. The certification near the signatures, the dedication, and the common area note all reference the wrong plat name.

5. The ownership must match exactly what is at Jackson County. One parcel has ownership as ORR STREETS LOFTS LLC and the other as DISCOVERY PARK LEES SUMMIT LLC. Neither of these are listed as owners on the plat. "DPLS P1 LLC" is referenced in the box at the top, but cannot be used on the plat because it is different from the owner of record at Jackson Co.

Fire ReviewJim Eden
(816) 969-1303Assistant Chief
Jim.Eden@cityofls.netCorrections

1. Correct the quadrants on the street names to NE.