
DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, January 29, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Grant White, Project Manager

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

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

2. PRIVATE STREET/DRIVE NAMES. After continued internal discussion regarding addressing, the drive leading to the fieldhouse (SW Fieldhouse Xing) may not be needed after all because the fieldhouse is likely to be addressed off of SW Oldham Pkwy in order to maintain consistency with addressing for the adjacent lots on the south/west side of SW Oldham Pkwy. A final determination on the need for SW Fieldhouse Xing as a named private drive will be determined once addressing is finalized.

Engineering Review

Gene Williams, P.E.
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. A ten (10) foot sidewalk easement is shown, but according to the engineering plans, it appears the area to the north of the retention basin and south of the retaining wall is too steep to install a ten (10) foot sidewalk in accordance with ADA standards. Suggest a meeting between Development Services, Parks, and the consultant. Even though the sidewalk is being deferred to the future, a concept plan showing its feasibility is required. Correction required.
2. It is unclear how the future ten (10) foot sidewalk will connect to Pleasant Lea Park to the west. Suggest a meeting between Development Services, Parks, and the consultant. Correction required.
3. Linework is vague east of Tract A in regard to the ten (10) foot sidewalk. Cleanup required.

Informational:

4. 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.
5. 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).
6. 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.
7. 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.
8. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
9. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
10. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

GIS Plat Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

No Comments
