

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Thursday, January 30, 2025

To:

Property Owner: LSMO TUDOR APARTMENTS LLC Email:

Engineer/Surveyor: Chad Porter

Email: cporter@ric-consult.com

From: Adair Bright, Senior Planner

Re:

Application Number: PL2024222

Application Type: Minor Plat

Application Name: Evren Apartments (Douglas and Tudor Apartments)

Location: 25 NW TUDOR RD, LEES SUMMIT, MO 64086
908 NE DOUGLAS ST, LEES SUMMIT, MO 64086
23 NE TUDOR RD, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by 4pm on Tuesday, October 01, 2024. 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 Minor Plat:

Planning Review	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. The build lines you are platting should match your setbacks and since modifications were approved, those are what should be shown and dimensioned and noted.
2. Signature block: Josh Johnson is not longer with the city. Update "John Johnson, AICP - Director of Development Services" to "Aimee Nassif, AICP - Interim Director of Development Services"
3. Change "FINAL PLAT" to "MINOR PLAT"
4. After consultation with Public works, it is being requested to chamfer the corner at NW Tudor Road and NW Commerce Drive so it is similar to the corner of NE Tudor and NE Douglas.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Easements:
 - There are several existing easements no longer necessary that must be vacated. Please coordinate with your engineering department to determine which are not required by this development. Keep in mind that no public easement can be located under a structure and even if no City regulated utilities require an easement there are other utilities that might. It would be the development's responsibility to deal with these utilities.
 - Please remove the proposed water easement along the west edge of the property. The proposed water line alignment has been revised.
 - There is a section of existing sidewalk within the plat boundary at the northwest corner of the plat that requires a sidewalk easement.
 - Please include dedication language for the Private Water U/E.

GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. I apologize, I missed your call on 10/11/2024; I did not receive a phone msg, but RIC is in my call record that day. The plat still does not close. The error is between coord 15 and 16 in the legal.