

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Monday, February 10, 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: Final 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 Final Plat:

Planning Review	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. I know we just had this revised, so I am sorry, and after revisions were provided we noticed that the chamfering of the NW corner will kick this into a full plat due to that little bit of right-of-way being dedicated. I checked with traffic and they are okay with either a final plat to dedicate the right-of-way or a sidewalk easement over the portion of sidewalk that will be on public property.

It would probably be easiest to return the property line to where you had it and dedicate the easement.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
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GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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