

March 28, 2025

City of Lee's Summit, MO
ATTN: Daniel Fernandez, Project Manager
220 SE Green
Lee's Summit, MO 64063

RE: PL2025009: Discovery Crossing

Own, Inc. has received your comments dated January 24, 2025 and has the following responses:

Required Corrections:

Planning Review	Hector Soto, Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
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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.

OWN Response: The plat title and dedication have been updated.

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.

OWN Response: The requested labels have been updated.

3. SIDEWALKS. 1) Add a 10'-wide shared use path along the development's entire NW/NE Colbern Rd frontage. 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..

OWN Response: This written request is in process.

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." Show and label a 20' building line along the entire length of the NE Douglas Street frontage.

OWN Response: The sidewalk easement and language has been added.

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.

OWN Response: The street names have been revised as noted.

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.

OWN Response: The rights-of-way have been labeled.

7. BUILDING SETBACK LINES. 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.

OWN Response: The building setback line and language has been added.

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.

OWN Response: The easement line and language has been added.

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.

OWN Response: The common area language has been revised.

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

OWN Response: The signature blocks have been revised.

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

OWN Response: The year has been revised.

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.

OWN Response: The cross access note and access easement language has been added.

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.

OWN Response: The access restriction language and symbology has been added.

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.

OWN Response: The notes have been revised.

Engineering Review Sue Pyles, P.E.
(816) 969-1245

Development Engineering Manager Corrections
Sue.Pyles@cityofls.net

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.

OWN Response: The right-of-way and utility easements accommodate the improvements.

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.

OWN Response: The 10' utility easement has been added as indicated.

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

OWN Response: Noted.

Traffic Review

Erin Ralovo

Erin.Ralovo@cityofls.net

1. 10' Shared Use path should be shown and labeled on the plat.

OWN Response: The shared use path and easement have been added.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim. Eden@cityofls.net

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

OWN Response: The name has been corrected.

GIS Plat Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net

No Comments

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

OWN Response: The dimensions have been added.

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

OWN Response: The missing labels have been added.

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

OWN Response: The labels have been updated accordingly.

4. 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.

OWN Response: A signature line for ORR has been added.

Please feel free to contact me with any additional questions or comments.

Sincerely,



Jeff Bartz, PE (OWN, Inc.)