

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, April 04, 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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1. Correct the quadrants on the street names to NE.

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. 1) The 10'-wide shared use path shall be extended along the development's entire NW/NE Colbern Rd frontage. 2) Label and dimension the 10'-wide shared use path.
2. SIDEWALK EASEMENT. Based on comments from our Development Engineering group, it appears that additional ROW width will be required to be dedicated as part of this plat so that the entirety of the 10'-wide shared use path resides within the ROW and thus not require the path to encroach onto private property. Following this approach, there will be no need for the dedication of a sidewalk easement and therefore needs to be removed from the plat.
3. STREET NAMES. 1) Correct the street name prefixes for Discovery Ave and Trails Edge Blvd from SE to NE. 2) Correct the quadrant prefix for the existing Colbern Rd street name label above Lot 4 from NW to NE. 3) Add a second street name label for Colbern Rd above Lot 9 that reads NW Colbern Rd. 4) Correct the street name spelling in the Access Restriction note. The correct street name spelling is "Colbern", not "Colburn".
4. BUILDING SETBACK LINES. Show, label and dimension 15' front setbacks lines for all proposed lots.
5. EASEMENTS. It doesn't appear that any utility easements are proposed to be dedicated to serve Lots 6-8. There is a call-out for an existing general utility easement along the frontage of Lots 1-5, but it isn't clear if it extends onto Lot 9. Clearly shown and call out all proposed utility easements to be dedicated as part of the subject plat.
6. COMMON AREA. 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.
7. CITY SIGNATURE BLOCKS. 1) The approval language above the City signature block is missing the last part. Revise the language so the end reads as follows: "...Lee's Summit, Missouri, this [insert a blank] day of [insert a blank], 20[insert a blank] by Ordinance No. [insert a blank]. 2) The plat name listed in the plat approval language is incomplete. It reads Discovery Crossing instead of Discovery Park Crossing. Revise. 3) Correct the spelling of the first name of the Deputy Director of Development Services. The correct spelling of her first name is Aimee. 4) A new Planning Commission Secretary was recently appointed. Replace the name of Terry Trafton with the name of Charles E. Touzinsky, III.
8. 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.

9. 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. As previously mentioned, this plat requires coordination with the City roadway project. The following comments have not been adequately addressed, please revise and resubmit.
2. 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.
3. 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 feet beyond the new right-of-way.
4. Incorporate these right-of-way and utility easement additions throughout all development plan sets. Be sure that all linework is clearly labeled to identify what is being represented.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@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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