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**DEVELOPMENT SERVICES**

**Final Plat  
Applicant's Letter**

**Date:** Friday, May 23, 2025

**To:**

**Property Owner:** CURRY INVESTMENT  
COMPANY

**Email:**

**Web Registered User:** Scott G Chrisman

**Email:** schrisman@phelpsengineering.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2025105

**Application Type:** Final Plat

**Application Name:** Oldham Parkway Shopping Center RePlat

**Location:** 176 NW OLDHAM PKWY, LEES SUMMIT, MO 64081

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**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.

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**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.

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**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](mailto:ASMTMAPPING@JACKSONGOV.ORG) prior to the signature process.

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**Review Status:**

Required Corrections:

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. **PLAT TITLE.** To follow the City's plat title naming convention for a replat, revise the plat title to simply read, "Oldham Parkway Shopping Center, Lots (X) thru (X). (See the next comment below regarding lot numbering.) Revise all references to the plat title on the drawing to reflect the revised plat title.
2. **LOT NUMBERING.** To follow the City's lot numbering convention for a replat, revise the proposed lot numbers from 1 through 5 to 3A through 3E since the proposed plat is a further subdividing of the existing Lot 3. With this revision, the plat title referenced in the previous staff comment listed above would now read, "Oldham Parkway Shopping Center, Lots (3A) thru (3E).
3. **SCALE.** The plat lists a drawing scale of 1" = 30'. However, the drawing actually scales as 1" = 60'. Revise the labeled drawing scale to reflect the correct scale.
4. **PROPERTY BOUNDARY INFORMATION.** Label the dimensions and bearings for each individual boundary line for each of the five (5) lots that comprise the subject final plat.
5. **RIGHT-OF-WAY (ROW).** Label the ROW widths for NW Oldham Pkwy, NW O'Brien Rd and SW McClendon Dr. If the ROW width varies for one or both streets, label it/them accordingly.
6. **SIDEWALK.** Label the width of the existing sidewalk along the NW O'Brien Rd frontage. It does not appear that there is an easement to cover said public sidewalk that encroaches onto private property. If no sidewalk easement already exists, then 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."
7. **EASEMENTS.** 1) The proposed plat shows a 10' U/E along the western and southern boundary of the lot currently identified as Lot 2 on the drawing. The most current plat of record for the subject property shows existing 7.5' U/Es along the western and southern boundary of the lot currently identified as Lot 2 on the proposed plat drawing. Revise the U/E widths to 7.5', unless the intent is to widen the existing U/Es to 10'. 2) The most current plat of record for the subject property shows that there two abutting easements (a 10' U/E and a 7.5' U/E) that run through the existing Lot 4 (the public library property) and onto the property currently shown as Lot 5 on the proposed plat, terminating on the west side of the intersection of NW Oldham Pkwy and SW McClendon Dr. Show and label at least the portions of said existing easements that fall within the proposed plat boundary.
8. **BUILDING SETBACK LINES.** Extend and label the 20' building line along the NW Oldham Pkwy frontage to wrap around the cover the length of the lot frontage along SW McClendon Dr.

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9. DEDICATION PARAGRAPHS. 1) To match the City's standard language, replace the first three words of the beginning of the Easement dedication paragraph to read, "An easement or license...." 2) To match the City's standard language, replace the word "designed" with "designated" in the third line of the Easement dedication language.

10. CITY SIGNATURE BLOCK. 1) The proposed plat is using a combination of minor plat and final plat approval language above the City signature lines instead of just the final plat approval language. Also, the approval language mistakenly references the title of an unrelated plat. Revise the language to the following: "This is to certify that the within plat of "(insert full plat name)" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this (provide a blank line) day of (provide a blank line for month), 20(provide a blank line for the rest of the year) by Ordinance No. (provide a blank line). 2) Replace the name and title beneath the signature line for Ryan A. Elam, P.E., Director of Development Services with the name and title of Aimee Nassif, AICP, Deputy Director of Development Services. 3) Add a signature and date lines for William A. Baird - Mayor, as well as for Charles E. Touzinsky, III - Planning Commission Secretary.

11. CROSS-ACCESS. Dedicate a blanket cross-access easement to cover the entire plat boundary.

12. PHYSICAL IMPROVEMENTS. Remove all the physical improvements (e.g. building footprints, parking lot striping, curbs, meters, etc.) from all forthcoming resubmittals and final mylars and paper copies submitted for review/approval.

13. ADDRESSES. Label the following lots (as currently identified on the proposed plat) with their respective addresses: Lot 1 - 172 NW Oldham Pkwy; Lot 2 - 180 NW Oldham Pkwy; Lot 3 - 228 NW Oldham Pkwy; Lot 4 - 194 NW Oldham Pkwy; and Lot 5 - 190 NW Oldham Pkwy.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	No Comments
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<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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**DEVELOPMENT SERVICES**

**GIS Plat Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician  
Kathy.Kraemer@cityofls.net

Corrections

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1. Please put the ITB on the non-tangent curves. I think the curve by the library is non-tangent because a tangent curve projects too far to the north, causing the plat to misclose by over 11 feet.
2. None of the lots have bearings and distances.
3. I think the county is going to have problems with how the plat is drawn. There are construction elements like water meters and sanitary manholes. None of those "plans" type items should be on a plat. It's really difficult to read the bearings and distances, and once those lot specs are on there, it's going to be worse.