

May 31, 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 April 4, 2025 and has the following responses:

Analysis of Final Plat:

Fire Review	Jim Eden, (816) 969-1238	Senior Planner Jim.Eden@cityofls.net	No Comments
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1. Correct the quadrants on the street names to NE
OWN Response: The street names have been updated where appropriate.

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

OWN Response: The shared use path has been added and labeled.

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.

OWN Response: The right-of-way has been added and dimensioned.

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".

OWN Response: This street names have been revised and corrected..

4. BUILDING SETBACK LINES. Show, label and dimension 15' front setbacks lines for all proposed lots.

OWN Response: The setback lines have been added.

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.

OWN Response: Additional easements have been added and labeled. The utility easement on Lot 9 has been labeled.

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.

OWN Response: Understood.

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.

OWN Response: The signature block has been revised.

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.t.

OWN Response: The cross-access note and access easement have been added.

9. ADDRESSES. Addresses for the proposed lots and tracts will be provided under separate cover once finalized.

OWN Response: Understood.

Engineering Review Susan Nelson, P.E.
(816) 969-1229

Senior Staff Engineer Corrections
Susan.Nelson@cityofls.net

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..

OWN Response: The plat has been revised to reflect the roadway improvements.

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

OWN Response: The right-of-way and utility easements have been modified to match the roadway plans.

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.

OWN Response: The right-of-way has been revised.

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

OWN Response: The development plans and plat have been revised.

Traffic Review

Erin Ralovo

Senior Staff Engineer

No Comments

(816) 969-1800

Erin.Ralovo@cityofls.net

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

Sincerely,



Jeff Bartz, PE (OWN, Inc.)