

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, June 10, 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:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIDEWALK EASEMENT. Remove the Sidewalk Easement dedication paragraph from the drawing since the shared use path will no longer encroach onto private property due to the dedication of additional ROW width along NE Colbern Rd.
2. 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.
3. CROSS-ACCESS. No dedication language is provided on the plat for the access easement to Tract B through Lots 7 and 8. Provide dedication language for said access easement, including the grantee of said easement since it is not for general public use.
4. ADDRESSES. Addresses for the lots and two tracts have been assigned and are available via the application portal under the title "Discovery Park Crossing Final Plat -- addresses". Add the assigned addresses to the their respective lots and tracts on the final plat drawing.

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. The new right-of-way line and the utility easements are not shown correctly.
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.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Please double check all dimensions on the new ROW near lots 5,4, and 3:

S81-48-43E 73.13 for lot 5, 10.12 for lot 4

S88-00-37E 225.89 for lot 4, 50 ft for Discovery Ave, 6.69 for lot 3

R37/26.36 for lot 3

I just want to make sure those dimensions are correct for each lot.