

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, July 09, 2025

To:

Web Registered User: Schlager & Associates, PA Email: comments@schlagerassociates.com

Review Contact: JIM LONG

Email: JL@SCHLAGELASSOCIATES.COM

Property Owner: SUMMIT HOMES

Email:

Applicant: CLAYTON PROPERTIES GROUP, INC

Email: BREANNA@SUMMITHOMESKC.COM

Engineer/Surveyor: SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

From: Ian Trefren, Planner

Re:

Application Number: PL2025155

Application Type: Final Plat

Application Name: RETREAT AT BAILEY FARMS, SECOND PLAT LOTS 135 THRU 144, 149 THRU 176
AND TRACTS C AND D

Location: 1301 SE BAILEY FARMS PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, July 29, 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	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
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1. CCR containing will be needed as tracts are being dedicated. The CCR must meet all standards of 4.290 of the UDO and include the required notes therein.

2. The Development Services department, as of Monday July 7, has a new director. Please amend the signature block to denote, "Tracy L. Albers - Director of Development Services".

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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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	Corrections
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1. State plane coordinates are not labeled

2. Missing lot dimensions on lots 164 and 176 along BF Pkwy

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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