



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-234 – FINAL PLAT – Hawthorn Ridge, 2 nd Plat, Lot 101 Thru 159
Applicant	Clayton Properties Group Inc.
Property Address	3104 SW Arboridge Dr.
Planning Commission Date Heard by	September 12, 2019 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: fall of 2016
Neighborhood meeting conducted: n/a
Newspaper notification published on: n/a
Radius notices mailed to properties within 185 feet on: n/a
Site posted notice on: n/a

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Unified Development Ordinance (UDO)	3
4. Comprehensive Plan	3
5. Analysis	4
6. Recommended Conditions of Approval	5

Attachments

Final Plat, date stamped August 19, 2019—3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group Inc./applicant
Applicant's Representative	David Price
Location of Property	3104 SW Arboridge Dr.
Size of Property	19.0 Acres
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Low-Density Residential
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
Vacant Land

Description of Applicant's Request
This application is for the final plat of <i>Hawthorn Ridge, 2nd Plat</i> . The proposed final plat consists of 59 lots on 19.0 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

2. Land Use

Description and Character of Surrounding Area

The property is located at 3104 SW Arboridge Dr. The properties on the west (future phase of Hawthorn Ridge) and south (future phase of Arborwalk) are vacant/undeveloped land. Large lot single family homes are located to the east. North of the property is Hawthorn Ridge, 1st Plat.

Adjacent Land Uses and Zoning

North:	Hawthorn Ridge 1st Plat Lots 1-100/PMIX (Planned Mixed Use District)
South:	Undeveloped Arborwalk subdivision/PMIX (Planned Mixed Use District)
East:	Large lot single-family homes/AG (Agricultural) & RLL (Residential Large Lot)
West:	Future phase of Hawthorn Ridge subdivision/PMIX (Planned Mixed Use District)

Site Characteristics

The property is an undeveloped/unplatted lot located approximately 170’ south of the intersection of SW Arboridge Dr. and SW Sugar Tree Dr. The property is a relatively clear piece of ground, similar in character to a farm field with an existing row of trees along the eastern property line. The property generally rises in elevation from the west to east.

Setbacks

Yard	Proposed	Required
Front	30’	30’
Side	7.5’	7.5’
Rear	30’	30’

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

The Comprehensive Plan shows the area as low-density residential. The final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan for providing quality development. Development such as this meets current and future demand and provides a long-term positive impact to the community.

5. Analysis

Background and History

This application is for the final plat of *Hawthorn Ridge, 2nd Plat, Lots 101-159*, located at 3104 SW Arboridge Dr. The proposed final plat consists of fifty-nine (59) lots on 19.0 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- June 19, 2003 – The City Council approved the rezoning from AG to PMIX (Appl. #2002-224) and preliminary development plan (Appl. #2002-225) for the 376-acre mixed-use Arborwalk development by Ordinance No. 5548.
- August 13, 2003 – A Development Agreement between Gale Communities and the City for the Arborwalk development was executed.
- September 23, 2003 – The Planning Commission approved the preliminary plat (Appl. #2003-208) for *Arborwalk, Lots 1-783, Blocks 1-71 and Tracts A-AAC*.
- 2004-2007 – The City Council approved final plats for *Arborwalk, 1st Plat* through *Amended Arborwalk, 9th Plat*.
- November 8, 2016 – The Planning Commission approved the preliminary plat (Appl. #PL2016-172) for *Arborwalk North* (now known as *Hawthorn Ridge*), *Lots 1-204 and Tracts A-E*.
- March 5, 2019 – The City Council approved the final plat (Appl. #PL2016-172) for *Hawthorn Ridge, 1st Plat, Lots 1-100 and Tracts A-E* by Ordinance No. 8568.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

Compatibility

The plat is for the second phase of Hawthorn Ridge, a single-family subdivision. This phase and the full build out of the proposed plat is consistent with the surrounding single-family subdivisions and the Comprehensive Plan Land Use Designations of the surrounding properties.

Adverse Impacts

The proposed plat will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

Public facilities and services will be constructed and made available as part of the plan to meet the demand for services generated by the proposed use.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.

5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
8. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
9. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 7.340.