



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-065
File Name	FINAL PLAT - Osage, 1st Plat, Lots 1-41 and Tracts A-H
Applicant	Clayton Properties Group, Inc., applicant
Planning Commission Date	January 07, 2021
Heard by	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: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Final Plat, dated December 20, 2020
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group, Inc.
Applicant's Representative	Vincent Walker/Owner Representative John Erpelding, PE/Engineer
Location of Property	Southwest corner of SW M-150 Hwy and SW Pryor Rd
Size of Property	±21.06 acres (917,234 sq. ft.)
Number of Lots	41 lots and 8 common area tracts
Density	5.1 units/acre (including common area); 8.7 units/acre (excluding common area) – 10 units/acre max allowed in RP-3
Zoning	RP-3 (Planned Residential Mixed Use District)
Comprehensive Plan Designation	Planned Mixed Use Residential Mixed-density 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
The subject property is currently vacant and is the site of the previously approved mixed density Osage residential subdivision.

Description of Applicant's Request

The final plat application is for *Osage, 1st Plat, Lots 1-41 and Tracts A-H*, consisting of 41 lots and eight common area tracts on 21.06 acres. The proposed final plat is substantially consistent with the approved preliminary development plan that also served as the preliminary plat.

2. Land Use

Description and Character of Surrounding Area

The surrounding area is a mix of single-family and undeveloped vacant properties. The properties to the north are large lot single-family homes. The properties to the east and west are undeveloped vacant parcels. To the south are large lot single-family homes. The Napa Valley single-family subdivision is located southeast of the proposed project. Grand Summit View and Arborwalk single-family subdivisions are located to the northeast.

Adjacent Land Uses and Zoning

North(across M-150 Hwy):	AG (Agricultural) and R-1 (Single-Family Residential) — large lot single-family
South:	AG (Agricultural)—large lot single-family
East	CP-2 (Planned Community Commercial/Retail) and RP-3 (Planned Residential Mixed Use) —vacant ground
West:	AG (Agricultural) and R-1 (Single-Family Residential) —vacant ground

Site Characteristics

The property is located at the southwest corner of the intersection of M-150 Hwy and SW Pryor Rd. The subject site generally slopes from the west to the east and shows the typical characteristics of a property that historically has been used for crop farming.

Special Considerations

N/A

Setbacks

Yard	Required	Proposed
Single-Family (Lots 26-41)		
Front	25'/15' corner lots	25'/15' corner lots
Side	5'	5'
Rear	20'	20'
Two-Family (Lots 16-25)		
Front	25'/15' corner lots	25'/15' corner lots
Side	5'	5'
Rear	20'	20'
Four-Family (Lots 1-15)		
Front	25'/15' corner lots	25'/15' corner lots
Side	10'	10'
Rear	30'	30'

3. Unified Development Ordinance (UDO)

Section	Description
4.120	RP-3 (Planned Residential Mixed Use District)
7.140, 7.150	Final Plats

The proposed final plat consists of 41 lots and 8 common area tracts on 21.06 acres. The proposed final plat is substantially consistent with the approved preliminary development plan, which also served as the preliminary plat.

4. Comprehensive Plan

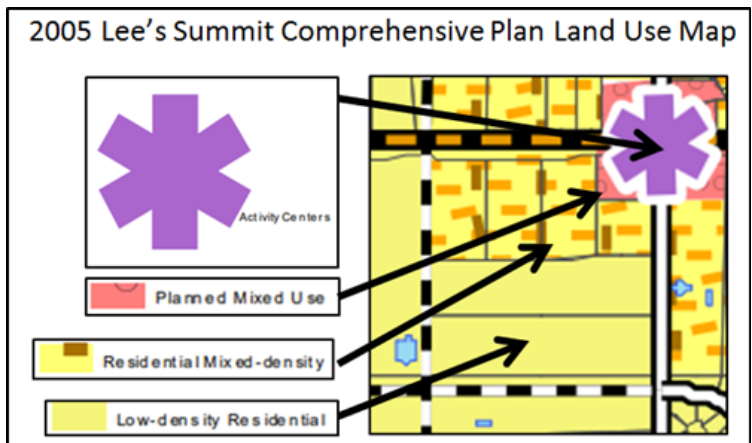
Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

Comprehensive Plan

The 2005 Lee’s Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as a mix of Planned Mixed Use, Residential Mixed-density and Low-density Residential. The intersection of SW Pryor Rd and SW M-150 Hwy is identified as an Activity Center.

The M-150 Sustainable Corridor Vision and Framework Plan identifies an Activity Center as a Mixed-use center intended to promote compatibility with adjacent uses and to concentrate higher intensity uses such as retail, office, and multi-family residential in areas where they may be readily accessed and supported by existing and future neighborhoods.

The use is generally consistent with the Comprehensive Plan; is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market.



5. Analysis

Background and History

- November 11, 1975 – The City Council approved a rezoning (Appl. #1975-003) of approximately 87 acres generally located at the southwest corner of SW M-150 Hwy and SW Pryor Rd from AG to R-1 by Ordinance #1632. The south 20 acres of the proposed Osage residential development was included in this rezoning.
- June 1, 1993—The City Council approved a rezoning (Appl. #1993-017) of 10 acres located at the southwest corner of SW M-150 Hwy and SW Pryor Rd from AG (Agricultural) to R-1 (Single-Family Residential) for the proposed Salvaggio’s Ranch final plat by Ordinance #3852. This property constitutes the northeast portion of the proposed Osage residential development.
- June 1, 1993—The City Council approved the final plat (Appl. #1993-235) of Salvaggio’s Ranch, Lots 1-3 by Ordinance #3856.
- February 5, 2019 — Appl. #PL2018-184 – Rezoning from AG and R-1 to RP-3 and Preliminary Development Plan – Proposed Allera single-family development failed to attain the minimum required affirmative votes to be approved.
- December 10, 2019 – The City Council approved a rezoning from AG & R-1 to RP-3 and a preliminary development plan (Appl. #PL2019-307) for the Osage residential subdivision by Ordinance No. 8784.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, 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 the first ordinance reading by City Council until the infrastructure requirements are met.

Compatibility

The property is located at the southwest corner of the intersection of M-150 Hwy and SW Pryor Rd. M-150 Hwy serves as gateway into Lee’s Summit.

Single-family and multi-family residential are compatible uses for the area and current zoning. Relative to existing development in the general area, the northeast corner of M-150 Hwy and SW Pryor Rd is developed as a single-family residential subdivision. Further to the northeast sits the 310-acre Arborwalk development. Arborwalk is a mixed use development that includes single-family villa lots, standard single-family lots, duplexes, tri-plexes, four-plexes and apartments. Villa lots in Arborwalk are allowed a minimum lot size of 3,675 sq. ft.

Southeast of the subject property sits the 80-acre Napa Valley development. Napa Valley has a mix of single-family villa lots, standard single-family lots and estate single-family lots. Villa lots in Napa Valley are allowed a minimum lot size of 4,950 sq. ft. The proposed 6,000 sq. ft. minimum lot size for single-family in the

proposed Osage development is 2,325 sq. ft. larger than the minimum in Arborwalk and 1,050 sq. ft. larger than the minimum in Napa Valley.

Adverse Impacts

The proposed development 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. The use is consistent with the existing nature of the subdivision.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area will be constructed as part of this phase.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and 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 site development 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 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
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. 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.

7. A Land Disturbance Permit shall be obtained from the City if groundbreaking 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.
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.