

City of Lee's Summit

Department of Planning & Codes Administration

June 5, 2015

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director
RE: **Appl. #PL2015-051 – FINAL PLAT – Kessler Ridge at New Longview, 1ST Plat, Lots 1-55 and Tracts A thru D; M-III Longview, LLC, applicant**

Commentary

This final plat application is for *Kessler Ridge at New Longview, 1st Plat, Lots 1-55 and Tracts A thru D*, located on the northeast corner of SW Longview Blvd. and SW Longview Rd. The proposed final plat consists of 55 lots and four common area tracts on 20.74 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 55 lots and 4 tracts on 20.74 acres
- 2.6 units/acre, including common area
- 3.4 units/acre, excluding common area

Subdivision-Related Public Improvements

In accordance with UDO Section 16.340, 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, an escrow secured with cash or an irrevocable letter of credit can be deposited with 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 an irrevocable letter of credit been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the requirements to be placed on a City Council agenda are met.

Recommendation

Staff recommends **APPROVAL** of the final plat.

Project Information

Proposed Use: single-family residential subdivision

Number of Lots: 55 lots and 4 common area tracts

Land Area: 20.74 acres; 16.21 acres, excluding common area

Density: 2.6 units/acre; 3.4 units/acre, excluding common area

Location: northeast corner of SW Longview Blvd. and SW Longview Rd.

Zoning: PMIX (Planned Mixed Use District)

Surrounding zoning and use:

North: PMIX (Planned Mixed-Use District) – vacant ground

South (across SW Longview Road): PMIX (Planned Mixed-Use District) – Pergola Park and Madison Park (single-family residential subdivisions), and subdivision pool; RP-1 (Planned Single-Family Residential District) – Longview Farm Villas (single-family residential subdivision)

East: R-1 (Single-Family Residential District) – Bridlewood (single-family residential subdivision)

West (across SW Longview Blvd): PMIX (Planned Mixed-Use District) – vacant ground (future phase of Kessler Ridge at New Longview), Longview Farm dairy barns and Residences at New Longview (apartments currently under construction)

Background

- October 3, 2002 – The City Council approved the rezoning (Appl. #2002-031) from AG, RP-1, RP-2, RP-3 and CP-2 to PMIX and the Conceptual Plan (Appl. #2002-032) for New Longview by Ordinance No. 5407.
- October 3, 2002 – The City Council approved the New Longview Preliminary Development Plan for the Arterial Traffic Network (Appl. #2002-081) by Ordinance No. 5408.
- September 25, 2014 – The City Council approved a partial waiver of the TIF Contract between the City of Lee's Summit and M-III Longview, LLC, authorizing the development of an additional 55 single-family housing units in the New Longview Farm area by Ordinance No. 7522. The waiver covers the subject First Plat of Kessler Ridge at New Longview.
- March 5, 2015 – The City Council approved a preliminary development plan (Appl. #PL2014-158) for Kessler Ridge at New Longview, located at the northeast corner of SW Longview Blvd. and SW Longview Rd., by Ordinance No. 7598.

Code and Ordinance Requirements to be met Following Approval

The items in the box below are specific to this subdivision and must be satisfactorily addressed in order to bring this plat into compliance with the Codes and Ordinances of the City.

Public Works

1. The 5-foot sidewalk on the north side of Kessler Drive shall be constructed by the developer at the time SW Kessler Drive is constructed.
2. 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.
3. 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.
4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
5. 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.

6. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of any building permits for the development.
7. A Land Disturbance Permit shall be obtained from the Public Works Department prior to any land disturbance activities on the site.
8. 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. A certified copy shall be submitted to the City for verification.

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9. A 5-foot sidewalk shall be shown on the plat along the north side of SW Kessler Drive.
10. Label the proposed sidewalk dimension as 5-foot along SW Longview Blvd.
11. The sidewalks adjacent to Tracts A-D shall be constructed by the developer at the time the subdivision infrastructure is installed.
12. On all sheets and within the signature block, add the initials "MMC" to the end of the City Clerk's name. The signature block shall read: Denise R. Chisum, MMC (with the existing title as shown: City Clerk).
13. The existing utility easement dedicated by Document #2005I0051393 shall be vacated prior to City Council approval of the subject final plat. However, the existing sanitary sewer line located within said easement shall be relocated prior to approval of the vacation of easement.
14. The easement line and/or dimension notation along the front of Lot 14 shall be revised to scale properly.
15. Revise the easement and build line along the front of Lot 32.
16. Add a note on Sheets 2 and 3 indicating the limits of no access to SW Kessler Dr., SW Longview Blvd, and SW Longview Rd. (as described in the dedication paragraph). Reference this note on all lots affected by this restriction.
17. Label the total right-of-way widths for SW Longview Blvd. and SW Longview Rd. Label centerlines and property lines as necessary to clearly define the limits of the right-of-way dimensions.
18. Include a summary table on Sheets 2 and 3 listing the building line standards described in the dedication paragraph on Sheet 1.
19. Sign Permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
20. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of

Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

21. A final plat shall be approved and recorded (with the necessary copies returned to Planning and Codes Administration) prior to any building permits being issued.

RGM/jmt

Attachments:

1. Final Plat, date stamped May 19, 2015 – 3 pages
2. Specification sheet for the “white rail fencing” proposed along the exterior of the development, date stamped May 19, 2015 –1 page
3. Landscape Plan, date stamped May 19, 2015 – 1 page
4. Proposed monument sign specification and site plan, date stamped May 19, 2015 – 1 page
5. Location Map