

# City of Lee's Summit

## Development Services Department

February 9, 2018

TO: Planning Commission  
PREPARED BY: Jennifer Thompson, Planner  
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager  
RE: **Appl. #PL2017-206 – FINAL PLAT – Fascination at New Longview, Lots 1A-1E & Tract A; Platform Ventures, applicant**

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### Commentary

This final plat application is for *Fascination at New Longview, Lots 1A-1E & Tract A*, located at the southeast corner of SW Fascination Drive and SW Longview Blvd. The proposed final plat consists of 5 lots and 1 tract on 7.12 acres. The proposed final plat is a replat of *Fascination at New Longview, Lots 1 and 2*.

- 5 lots and 1 tract on 7.12 acres

### 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, 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.

There are no subdivision-related public improvements required for this plat. This application will be placed on an upcoming City Council agenda for consideration.

### Recommendation

Staff recommends <b>APPROVAL</b> of the final plat.
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### Zoning and Land Use Information

<p><b>Location:</b> southeast corner of SW Fascination Drive and SW Longview Blvd.</p>
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<p><b>Zoning:</b> PMIX (Planned Mixed Use District)</p>
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<p><b>Surrounding zoning and use:</b></p>
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<p><b>North (across SW Fascination Drive):</b> PMIX (Planned Mixed Use District) – <i>New Longview Commercial District</i>; commercial uses and vacant ground</p>
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<p><b>South:</b> PMIX (Planned Mixed Use District) – <i>Fascination at New Longview, Lot 2</i>; vacant ground</p>
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<p><b>East: (across SW Kessler Drive):</b> PMIX (Planned Mixed Use District) – unplatted vacant ground and a detention pond</p>
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<p><b>West (across SW Longview Blvd):</b> PMIX (Planned Mixed Use District) – <i>Tower Park Commercial Park</i>; apartments</p>
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## Project Information

**Current Use:** vacant ground and B & B theater (under construction)

**Proposed Use:** mix of retail, office and commercial uses

**Land Area:** 7.12 acres (310,118 sq. ft.)

**Number of Lots:** 5 lots and 1 tract

## Process

**Procedure:** 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.

**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.

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.

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.

## Unified Development Ordinance

Applicable Section(s)	Description
5.240	PMIX (Planned Mixed Use District)
16.140, 16.150	Final Plats

## 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 4, 2003 – The City Council approved the preliminary development plan (Appl. #2003-062) for New Longview Tower Park, by Ordinance No. 5591.
- August 21, 2007 – The City Council approved the preliminary development plan (Appl. #2007-226) for New Longview Commercial Phase I, by Ordinance No. 6454.
- December 13, 2016 – The City Council approved the preliminary development plan (Appl. #PL2016-167) for New Longview Commercial Phase II, by Ordinance No. 8034.
- February 22, 2017 – A minor plat (Appl. #PL2017-007) for Fascination at New Longview, Lots 1 & 2 was recorded at Jackson County Recorder of Deeds, by Document #2017E0016968.

## **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.*

### **Planning**

1. A final plat shall be approved and recorded prior to any building permits being issued.
2. No final plat shall be recorded by the developer until the Director of Planning and Special Projects 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.
3. The labels for Tracts B, D, and E and the associated dashed lines shall be removed.

#### Attachments:

1. Final Plat, date stamped January 26, 2018
2. Location Map