City of Lee's Summit
Development Services Department

March 23, 2018

TO: Planning Commission

PREPARED BY: C. Shannon McGuire, Planner

CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager

RE: **Appl. #PL2018-025 – FINAL PLAT – Ash Grove, Tract A-1; East Estates Development Corp, applicant**

Commentary

This final plat application is for *Ash Grove, Tract A-1,* located at the northwest corner of NE Ash Grove Drive and NE Saint Andrews Circle. The proposed final plat consists of 1 tract on 1.81 acres. The proposed final plat combines Tract A of *The Ash Grove Second Plat* with 0.81 acres of unplated property.

- 1 tract on 1.81 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 **APPROVAL** of the final plat.

Zoning and Land Use Information

Location: 5100 NE Ash Grove Dr. - northwest corner of NE Ash Grove Drive and NE Saint Andrews Circle

Zoning: R-1 (Single-Family Residential District)

Surrounding zoning and use:

North: R-1 (Single-Family Residential District) – Ash Grove residential subdivision; single-family residential homes

South (across NE Saint Andrews Circle): R-1 (Single-Family Residential District) – Forest at St Andrews residential subdivision; single-family residential homes

East (across NE Ash Grove Dr): R-1 (Single-Family Residential District) – Ash Grove residential subdivision; single-family residential homes

West: R-1 (Single-Family Residential District) – Unplatted vacant ground

Project Information

Current Use: vacant ground, subdivision common area tract

Proposed Use: vacant ground, subdivision common area tract

Land Area: 1.81 acres (78,638 sq. ft.)

Number of Lots: 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
5.090	R-1 (Single-Family Residential District)
16.140, 16.150	Final Plats

Background

- June 10, 1986 – The City Council approved the rezoning (Appl. #835) from A to R-1 for Ash Grove by Ordinance No. 2808.

- April 14, 1988 – The City Council approved the final plat (Appl. #1987-129) for The Ash Grove Second Plat, Tract A, by Ordinance No. 2958.

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.

Attachments:
1. Final Plat, dated 3/16/2018
2. Location Map