



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-353
File Name	PRELIMINARY PLAT – The Villas of Chapel Ridge, 2 nd Plat, Lots 43-76
Applicant	Engineering Solutions, LLC
Property Address	4008 NE Independence Ave
Planning Commission Date	December 12, 2019
Heard by	Planning Commission
Analyst	Victoria Nelson
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: September 24, 2019
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

Preliminary Plat, date stamped November 12, 2019
Location Map

1. Project Data and Facts

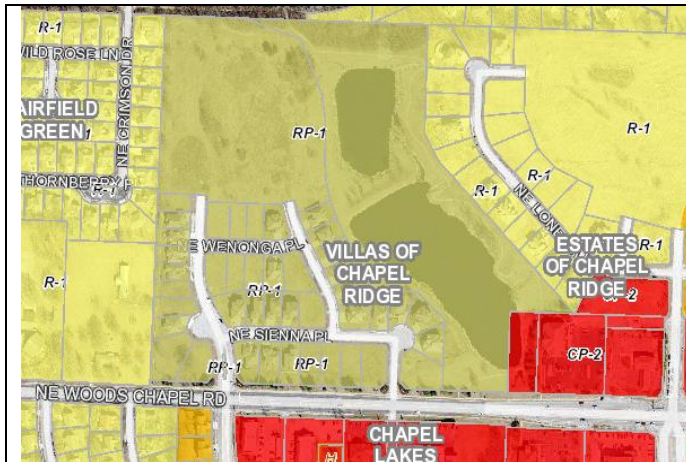
Project Data	
Applicant/Status	Engineering Solutions, LLC/Engineer
Applicant's Representative	Matt Schlicht/Engineer
Location of Property	4008 NE Independence Ave
Size of Property	±8.28 Acres
Number of Lots	34
Density	4.1 units/acre proposed; 6.0 units/acre max allowed in RP-1 (Planned Single-family Residential)
Zoning	RP-1
Comprehensive Plan Designation	Medium/High-density Residential
Procedure	The Planning Commission takes final action on the preliminary plat. The approval of the preliminary plat shall be effective for a period of two (2) years from the date of approval. If no final plat has been submitted for approval within two (2) years from the date of approval of the preliminary plat, the preliminary plat approval shall terminate and be null and void.

Current Land Use
The property was rezoned RP-1 in 2005 to serve as the second phase of The Villas of Chapel Ridge. The property has remained vacant since that time.

Description of Applicant's Request
This preliminary plat application is for the Villas of Chapel Ridge 2 nd Plat, Lots 43-76, generally located on the north side of NE Woods Chapel Rd and west of MO 291. The proposed preliminary plat consists of 34 lots on 8.28 acres.

2. Land Use

Description and Character of Surrounding Area



The property is located northeast of Tiff n Jay's, Commerce Bank, QuikTrip, and Burger King. It is northwest of the Community of Christ. The surrounding neighborhood is comprised of a mix of single-family and multi-family uses.

Adjacent Land Uses and Zoning

North:	East Lake Village and South Pointe at East Lake Village single-family residential/ R-1 (Single-family Residential)
South:	Villas of Chapel Ridge Phase I/RP-1 Commercial/CP-2 (Planned Community Commercial)
East:	Estates of Chapel Ridge single family residential/R-1 Commercial/CP-2
West:	Fairfield Green single family residential and Community of Christ/R-1

Site Characteristics	
The sites topographic layout shows that the land slopes to the pond on the east side. The primary access will be from NE Independence Avenue and a secondary access will be from NE Troon Drive.	

3. Project Proposal

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front	20' (Living area) / 25'(Garage)	25' (Living area) / 25'(Garage)
Side	5' (Building)	5' (Building) / 20' (Building from side street)
Rear	20' (Building)	20' (Building)

Structure(s) Design

Number and Proposed Use of Buildings
34 single family lots
Building Height
40'
Number of Stories
1-2

4. Unified Development Ordinance (UDO)

Section	Description
Sec. 4.100.	Planned Single-Family Residential District
Sec. 6.030.	Minimum lot size
Sec. 6.040.	Minimum principal building setbacks
Sec. 6.050.	Maximum structure heights
Sec. 7.110.	Preliminary Plats

Unified Development Ordinance

The proposed use follows Sec. 4.100 of the UDO, which “permits single-family detached dwellings at higher densities than R-1 will allow by providing more useable open space or specific amenities to be provided as a trade-off. The RP-1 District is intended to promote variations to the standard single-family environment i.e., patio homes, cluster homes and zero lot line placement all in keeping with the detached dwelling environment through the establishment of more common use green/open areas.” This development has a 12.9 acre common area with two retention pond water features plus a walking trail.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3
Community for All Ages	Housing Component Goal

Comprehensive Plan

The use is generally consistent with the recommended land use designation of Medium/High-density Residential in the Comprehensive Plan; is compatible with the existing and planned surrounding land uses; and meets the Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market. It also supports the Community for All Ages Plan Housing Component Goal of encouraging small lot development for smaller homes to add a more diversified housing stock for our residents.

6. Analysis

Background and History

This preliminary plat is for the 34-lot second phase of The Villas of Chapel Ridge. A preliminary plat was previously approved in 2005 to go along with a rezoning and preliminary development plan for the redevelopment of the 142-acre Chapel Ridge Golf Course site. The first phase of The Villas of Chapel Ridge was approved in 2006. Under the UDO, a preliminary plat for a multi-phase development becomes null and void if more than two (2) years lapse between the approval of any final plat and the submission of the next final plat. Once null and void, a new preliminary plat is required to be submitted and approved before plats

for future phases may be approved. Thirteen (13) years have lapsed since the final plat approval for the first phase of The Villas of Chapel Ridge, and thus the original preliminary plat is now null and void.

The proposed preliminary plat is substantially consistent with the original preliminary plat. The most significant difference is that the connection to NE Dick Howser Dr provided in this phase shifted east to align with the intersection of NE Brockton Dr rather than NE Medford Dr.

- December 1, 2005 – The City Council approved the preliminary plat (Appl. #2005-276) for *Chapel Ridge Mixed Use Development, Lots 1-141*
- January 12, 2006 – The City Council approved the rezoning (Appl. #2005-275) from AG to R-1 (Single-family Residential), RP-1 (Planned Single-family Residential), RP-3 (Planned Residential Mixed-Use) and CP-2 and a preliminary development plan (Appl. #2005-277) for the Chapel Ridge Mixed Use Development by Ordinance No. 6106.
- April 20, 2006 – The City Council approved the final plat (Appl. #2006-012) for *The Villas of Chapel Ridge, 1st Plat, Lots 1 thru 42 and Tracts A-1 & B-1* by Ordinance No. 6172.

Compatibility

The proposed subdivision is consistent with the existing and planned surrounding single-family subdivisions and is consistent with the first phase.



Adverse Impacts

The proposed single-family residential development will not detrimentally impact the surrounding area. The buildings are designed and located to be compatible with neighboring properties and should enhance the neighborhood.

Public Services

The proposed development shall tie into and extend existing water, sanitary sewer, stormwater and street infrastructure.

Development shall not impede the normal and orderly development of the surrounding property. The proposed development is the second and last phase of The Villas of Chapel Ridge. This will eliminate the gap amongst the surrounding properties and create a more unified connection for the neighborhoods.

This proposed second phase shall extend two existing street stubs, including a connection to NE Dick Howser Dr that will serve as a second point of access into the subdivision, creating a more fluid flow for the surrounding properties.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A sidewalk connection along both sides of NE Independence Ave to the existing sidewalk on NE Dick Howser Dr shall be completed as part of the infrastructure improvements.
2. The water main along NE Independence Ave shall be connected to the existing water main along NE Dick Howser Dr.

Standard Conditions of Approval

3. 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.
4. 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.
5. 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).

6. 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 Unified Development Ordinance (UDO). 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 Design and Construction Manual.
7. 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.
8. 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.
9. 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.
10. 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."
11. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
12. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
13. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
14. A final plat shall be approved and recorded prior to any building permits being issued.