



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2019-072
<b>File Name</b>	FINAL PLAT –Paragon Star, 1 <sup>st</sup> Plat, Lots 1-4 and Tracts A-G
<b>Applicant</b>	Paragon Star, LLC
<b>Property Address</b>	NE corner of NW View High Dr and I-470 Hwy
<b>Planning Commission Date Heard by</b>	April 8, 2021 Planning Commission and City Council
<b>Analyst</b>	Jennifer Thompson, Senior Planner
<b>Checked By</b>	Hector Soto, Jr. AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

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### 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, revised date March 4, 2021  
Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Paragon Star, LLC / Property Owner
<b>Applicant's Representative</b>	William Brown
<b>Location of Property</b>	NE corner of NW View High Dr. and I-470 Hwy
<b>Size of Property</b>	± 76.64 total acres
<b>Number of Lots</b>	4 lots and 7 common area tracts
<b>Zoning</b>	PMIX (Planned Mixed Use)
<b>Comprehensive Plan Designation</b>	Commercial (office/retail), Park/Golf Course/Nature Preserve, and as a potential TOD (transit-oriented development) location
<b>Procedure</b>	<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><b>Duration of Validity:</b> 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
<p>The site is currently vacant and under construction for the Paragon Star Soccer Complex and Paragon Star Village developments. The property is partially platted and unplatted ground. A portion of the property was originally platted in 1998 as the <i>Graham Commercial Center Lots 1-4</i>, but was never developed.</p>

Description of Applicant's Request
<p>The applicant seeks approval for <i>Paragon Star, 1<sup>st</sup> Plat, Lots 1-4 and Tracts A-G</i>. The proposed final plat consists of four (4) lots and seven (7) tracts. The subject application is related to the preliminary development plans for the Paragon Star Soccer Complex and the Paragon Star Village developments, which were approved in 2016 and 2019, respectively.</p>

## 2. Land Use

### Description and Character of Surrounding Area

The subject property is bounded to the west by large acreage residential parcels located in Kansas City; large acreage parcels to the east owned by Jackson County; I-470 to the south; and large acreage parcels to the north located in Kansas City that are under the ownership of the subject applicant.

### Adjacent Land Uses and Zoning

<b>North (across the Little Blue River):</b>	Residential and Agricultural uses / Kansas City, R-80 (Residential 80)
<b>South:</b>	Future Paragon Star Development / PMIX
<b>East:</b>	Vacant undeveloped land / AG
<b>West (across NW View High Dr.):</b>	Residential and Agricultural uses / Kansas City, R-80

### Site Characteristics

The undeveloped property sits at the northeast corner of I-470 and NW View High Dr. The site is relatively flat overall, but does have some significant topographical changes in the vicinity of the site's northwest corner. The Little Blue River meanders through the property.

### Special Considerations

The subject undeveloped property is largely comprised of wooded and unwooded wetlands and floodplain, which that required permitting through the United States Army Corps of Engineers (USACE) prior to its development.

## 3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

The final plat is for four (4) lots and seven (7) common area tracts on 76.64 acres located at the northeast corner of I-470 and NW View High Dr. The final plat is generally consistent with the approved preliminary development plan/preliminary plat for the Paragon Star Development.

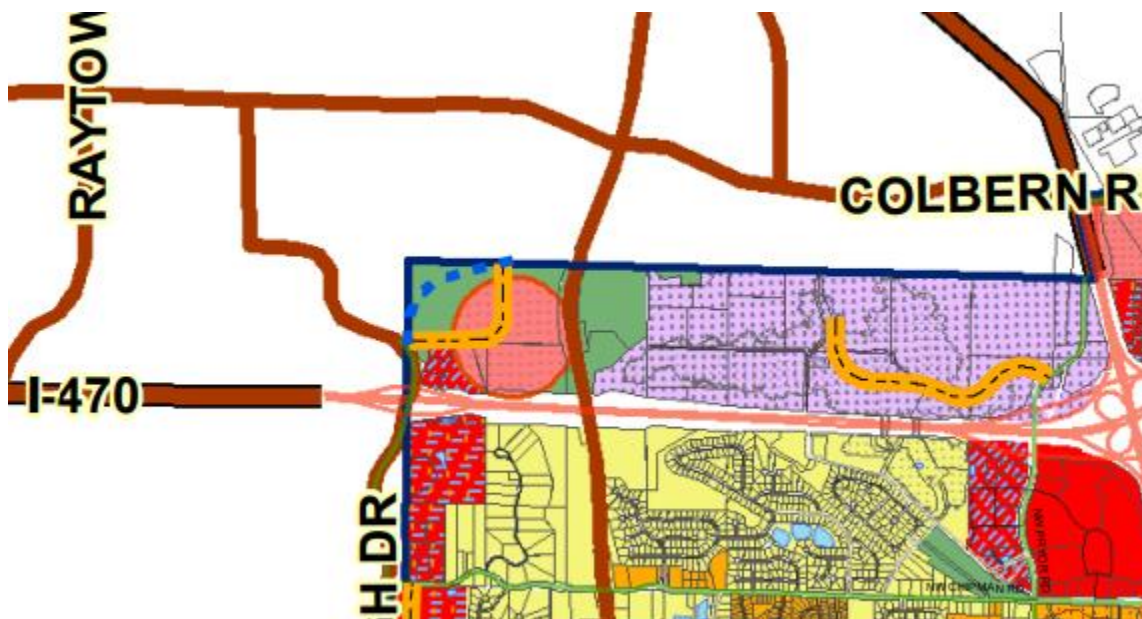
## 4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
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Economic Development	Objective 2.2 Objective 2.3
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2 Objective 3.3
Commercial Development	Objective 4.1 Objective 4.2 Objective 4.3

**Comprehensive Plan**

The Comprehensive Plan designates this area as Commercial (office/retail), Park/Golf Course/Nature Preserve, and as a potential TOD (transit-oriented development) location. The Paragon Star development as a whole is consistent with the recommended land use types identified by the Comprehensive Plan for the area. The development is a mix of sport fields, vertical mixed-use, apartments, retail, office, and hotels.



**5. Analysis**

**Background and History**

The applicant seeks approval for *Paragon Star, 1<sup>st</sup> Plat, Lots 1-4 and Tracts A-G*. The subject application is related to the preliminary development plans for the Paragon Star Soccer Complex and the Paragon Star Village developments, which were approved in 2016 and 2019, respectively.

- December 31, 1964 – The subject property was a portion of several properties annexed into the city of Lee’s Summit.
- September 20, 1994 – The City Council approved a rezoning (Appl. #1994-002) from District AG (Agricultural) to District C-1P (General Commercial, Planned) by Ord. #4045.
- October 20, 1998 – The City Council approved a final plat (Appl. #1995-172) of *Graham Commercial Center* by Ord. #4693. The plat was recorded at the Jackson County Recorder of Deeds Office by Instrument #1998I0084255 on October 23, 1998.
- November 1, 2001 – The Unified Development Ordinance (UDO) became effective and changed District C-1P to District CP-2 (Planned Community Commercial).
- October 6, 2016 – The City Council approved a rezoning for approximately 120 acres, from AG and CP-2 to PMIX and a preliminary development plan (PL#2016-135), for Paragon Star by Ord. #7987.
- June 18, 2019 – The City Council approved a preliminary development plan (PL#2019-071) for Paragon Star Village by Ord. #8644.
- November 12, 2020 – A final development plan (PL#2019-407) for Paragon Star Soccer Complex was approved administratively.
- November 18, 2020 – A final development plan (PL#2019-306) for Paragon Star Village was approved administratively.
- December 7, 2020 – A final development plan (PL#2020-363) for Paragon Star Hub building was submitted for review. The application is presently pending approvals.

### **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 Paragon Star Soccer Complex and mixed-use development is consistent with the land uses identified in the Comprehensive Plan. The subject property is bounded to the west by large acreage residential parcels located in Kansas City; large acreage parcels to the east owned by Jackson County; I-470 to the south; and large acreage parcels to the north located in Kansas City that are under the ownership of the subject applicant.

**Adverse Impacts**

The proposed development will not detrimentally impact the development of the surrounding area. This plat is related to the overall Paragon Star development.

**Public Services**

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

NW View High Drive is the only public street providing direct access to this plat. Access to Lots 2 and 3 and possibly Lot 4 is provided by private roads within the plat. The proposed and future interchange will have sufficient capacity to accommodate the development of this site.

**Recommendation**

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

**6. Recommended Conditions of Approval**

**Standard Conditions of Approval**

1. Revise Sheet 2, Tract A-G Note, for Tract G, such that the ownership and maintenance of Tract G is not specifically assigned to the City of Lee's Summit, but rather owned and maintained consistent with applicable rights-of-ways contiguous to the View High Drive right-of-way.
2. Revise Sheet 2, the plat title is referenced incorrectly within the title area and the certification area.
3. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
4. 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).
5. Certain aspects of the development will be further reviewed for any associated Final Development Plan phases of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
6. The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document. The plat shall not be released for recording until such time as the CC&Rs are reviewed by City staff for the required common area content.
7. A final plat shall be approved and recorded (with the appropriate number of copies of the recorded plat returned to the Development Services Department) prior to any building permits being issued.