

# City of Lee's Summit

## Development Services Department

April 7, 2017

TO: Planning Commission  
FROM: Robert G. McKay, AICP, Director of Planning & Special Projects *RMG For RAM*  
RE: **Appl. #PL2017-034 – FINAL PLAT – Aldersgate Methodist Church, Lots 3-5 and Tract A; Engineering Solutions, LLC, applicant**

### Commentary

This final plat application is for *Aldersgate Methodist Church, Lots 3-5 and Tract A*, located on the north side of SW M-150 Highway, west of SW Hollywood Drive. The proposed final plat consists of 3 lots and 1 common area tract on 22.63 acres. The proposed final plat is substantially consistent with the approved preliminary development plan.

- 3 lots and 1 common area tract on 22.63 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.

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 Planning Commission action until the infrastructure requirements are met.

### Recommendation

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

### Project Information

**Proposed Use:** apartment complex, bank (existing) and church (existing)

**Number of Lots:** 3 lots and 1 common area tracts

**Land Area:** 2.77 acres—Lot 3 (bank)  
8.32 acres—Lot 4 (church)  
11.14 acres—Lot 5 (apartment complex)  
+ 0.40 acres—Tract A (common area)

**22.63 acres; 22.23 acres, excluding common area**

**Density:** 21.79 units/acre—Lot 5 (Residences at Echelon Apartments)

**Location:** north of SW M-150 Hwy., west of SW Hollywood Drive

**Zoning:** PMIX (Planned Mixed Use)

**Surrounding zoning and use:**

**North:** AG (Agricultural)—vacant undeveloped large lot

**South (across SW M-150 Hwy.):** CP-2 (Planned Community Commercial)—bank and daycare

**East (across SW Hollywood Dr.):** AG and CP-2—vacant undeveloped property and Summit Crest Plaza retail strip center and Wal-Mart

**West:** AG—Trailridge Elementary and Summit Lakes Middle Schools

## Background

- March 3, 1997 – The City Council approved the final development plan (Appl. #1997-108) for Aldersgate Methodist Church located at 350 SW M-150 Hwy.
- July 3, 1997 – The minor plat *Aldersgate Methodist Church, Lot 1* (Appl. #1997-209) was recorded at the Jackson County Recorder of Deeds office by Instrument #1997I0040577.
- October 7, 1997 – The City Council approved the final development plan (Appl. #1997-109) for BC National Bank (now Arvest Bank) located at 360 SW M-150 Hwy.
- October 14, 1997 – The City Council approved a rezoning (Appl. #1997-056) from District A (Agricultural, now AG) to District CB (Controlled Business, now CP-1) for property located at 360 SW M-150 Hwy. by Ord. #4523.
- November 12, 1997 – The minor plat *Resurvey of Lot 1, Aldersgate Methodist Church* (Appl. #1997-210) was recorded at the Jackson County Recorder of Deeds office by Instrument #1997I0070604.
- November 1, 2001 – The Unified Development Ordinance (UDO) became effective and changed District CB to District CP-1 (Planned Neighborhood Commercial).
- March 27, 2012 – The Planning Commission adopted the Comprehensive Plan for the M-150 Sustainable Development Corridor.
- October 3, 2016 – The City Council approved a rezoning, from AG and CP-1 to PMIX, and preliminary development plan (Appl. #PL2016-149) for land located at the northwest corner of SW M-150 Hwy. and SW Hollywood Dr., for The Residences at Echelon.

## 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.*

### Engineering

1. 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.
2. 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).
3. 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.

4. A Land Disturbance Permit shall be obtained from the Development Services Department if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the final development plan/engineering plans.
5. 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 & Construction Manual.

#### **Fire**

6. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

#### **Planning**

7. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
8. 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.
9. A final plat shall be approved and recorded (with the necessary copies returned to the Development Services Department) prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.

RGM/cs

#### **Attachments:**

1. Final Plat, date stamped April 6, 2017 – 1 page
2. Location Map