

# City of Lee's Summit

## Development Services Department

June 8, 2018

TO: Planning Commission  
PREPARED BY: Jennifer Thompson, Planner  
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager  
RE: **Appl. #PL2018-040 – FINAL PLAT – Kessler Ridge at New Longview, 2<sup>nd</sup> Plat, Lots 56-87 and Tracts E thru G; Inspired Homes, LLC, applicant**

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### Commentary

This final plat application is for *Kessler Ridge at New Longview, 2<sup>nd</sup> Plat, Lots 56-87 and Tract E thru G*, located at the northeast corner of SW Longview Blvd. and SW Longview Rd. The proposed final plat consists of 32 lots and three common area tracts on 11.55 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

In accordance with the approved preliminary development plan, white rail fencing and landscaping will be installed along SW Longview Rd. as a continuation of this same feature that is present along the adjacent Bridlewood and Longview Farm subdivisions.

- 32 lots and 3 tracts on 11.55 acres
- 2.77 units/acre, including common area
- 3.02 units/acre, excluding common area

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

<p><b>Location:</b> NE corner of SW Longview Blvd. and SW Longview Rd.</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:</b> PMIX (Planned Mixed-Use District)—Kessler Ridge at New Longview (single family residential subdivision)</p>
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**South (across SW Longview Road):** PMIX (Planned Mixed-Use District)—Pergola Park and Madison Park (single family residential subdivisions), and subdivision pool; RP-1 (Planned Single-Family Residential District)—Longview Farm Villas (single family residential subdivision)

**East:** PMIX (Planned Mixed Use District)—Kessler Ridge at New Longview (single family residential subdivision)

**West (across SW Longview Blvd):** PMIX (Planned Mixed Use District)—Longview Farm dairy barns and Residences at New Longview (apartment development)

## Project Information

**Current Use:** undeveloped property with three vacant historic homes

**Proposed Use:** single-family residential subdivision

**Land Area:** 11.55 acres (503,118 sq. ft.)

**Number of Lots:** 32 lots

**Number of Tracts:** 3 tracts

## 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 25, 2014 – The City Council approved a partial waiver of the TIF Contract between the City of Lee’s Summit and M-III Longview, LLC, authorizing the development of

an additional 55 single-family housing units in the New Longview Farm area by Ordinance No. 7522. The waiver covers the first plat of Kessler Ridge at New Longview.

- March 5, 2015 – The City Council approved a preliminary development plan (Appl. #PL2014-158) for Kessler Ridge at New Longview, located at the northeast corner of SW Longview Blvd. and SW Longview Rd., by Ordinance No. 7598.
- November 17, 2016 – The City Council approved a final plat (Appl. #PL2015-051) for *Kessler Ridge at New Longview, 1<sup>st</sup> Plat, Lots 1-55 and Tracts A thru D*, by Ordinance No. 8016. The Plat was recorded at Jackson County Recorder's Office by Document #2016E0123272.
- January 18, 2018 – The City Council approved a preliminary development plan (Appl. #PL2017-144) for Kessler Ridge at New Longview, 2<sup>nd</sup> Plat, Lots 56-87, and Tracts E-G by Ordinance No. 8324.

### **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. 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.
3. 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).
4. 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.
5. 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.
6. 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 Engineering Plans.

#### **Planning**

7. A final plat shall be approved and recorded prior to any building permits being issued.
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. 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.
10. Addressing shall be labeled prior to recording of the plat.
11. Prior to the issuance of a building permit the white rail fencing and landscape buffering shall be installed along SW Longview Road.
12. Sidewalks along Tracts E, F, G and Lot 2 of *Kessler Ridge at New Longview Historic* (801 SW Longview Blvd) shall be constructed by the developer at the time the subdivision infrastructure is installed.
13. All ADA sidewalk ramps shall be constructed by the developer at the time the subdivision infrastructure is installed.
14. Revise the Mayor's signature block to read William A. Baird.

Attachments:

1. Final Plat, dated April 17, 2018 – 2 pages
2. Detail of the white rail fencing –1 page
3. Location Map