

# City of Lee's Summit

## Department of Planning & Codes Administration

July 22, 2016

TO: Planning Commission  
FROM: Robert G. McKay, AICP, Director *rum*  
RE: **Appl. #PL2016-119 – FINAL PLAT – Goddard School, Lot 1 and Tract A; Engineering Solutions, LLC, applicant**

### Commentary

This final plat application is for *Goddard School, Lot 1 and Tract A*, located at the southwest corner of SW Longview Road and SW Longview Park Drive. The proposed final plat consists of 1 lot and 1 common area tract on 2.21 acres.

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### Recommendation

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

### Project Information

**Proposed Use:** day care facility

**Number of Lots:** 1 lot and 1 common area tract

**Land Area:** 2.21 acres; 1.78 acres, excluding common area

**Location:** generally located at the southwest corner of SW Longview Road and SW Longview Park Drive

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

**Surrounding zoning and use:**

**North:** AG (Agriculture) – Longview Chapel

**South:** PMIX (Planned Mixed-Use District) – Longview Mansion

**East (across SW Longview Park Drive):** PMIX (Planned Mixed-Use District) – Longview Elementary and single-family residential subdivision

**West:** AG (Agriculture) – United States Army Corp of Engineers-Longview Lake Park

### 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.
- January 21, 2016 –The City Council approved the preliminary development plan (Appl. #PL2015-132) for a day care facility on land located at 1000 SW Longview Park Drive by Ordinance No. 7802.

- April 15, 2016 - A final development plan (Appl. #PL2016-079) was submitted for an 8,250 sq.ft. day care facility. The application is currently under review.

### **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.*

#### **Public Works**

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. A Land Disturbance Permit shall be obtained from the City prior to any land disturbance activities on the property.
4. 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. A certified copy shall be submitted to the City for verification.
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 and 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 and Codes Administration**

7. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. 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 Codes Administration 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 Planning and Codes Administration) prior to any building permits being issued.
10. Add "Final Plat" above the plat title.

RGM/jmt

Attachments:

1. Final Plat, date stamped July 12, 2016 – 1 page
2. Location Map