



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

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## Development Services Staff Report

<b>File Number</b>	PL2020-127 – FINAL PLAT – The Townhomes of Chapel Ridge 2nd Plat, Lots 9-19 & Tracts A-D
<b>Applicant</b>	Engineering Solutions, LLC
<b>Property Address</b>	4060 NE Ralph Powell Road
<b>Planning Commission Date</b>	June 25, 2020
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Victoria Nelson, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent 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, date stamped April 10, 2020—1 page  
Drainage Study

Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Engineering Solutions, LLC/Engineer
<b>Applicant's Representative</b>	Matt Schlicht
<b>Location of Property</b>	4060 NE Ralph Powell Rd
<b>Size of Property</b>	6.80 Acres
<b>Number of Lots</b>	11
<b>Density</b>	6.5 units/acre proposed 10.0 units/acre max allowed in RP-3
<b>Zoning</b>	RP-3 (Planned Residential Mixed Use District)
<b>Comprehensive Plan Designation</b>	Medium/High-Density Residential and Commercial (Office/Retail)
<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
The subject project area is approximately 6.80 acres comprised of eleven (11) undeveloped lots.

Description of Applicant's Request
This application is for <i>The Townhomes of Chapel Ridge-2<sup>nd</sup> Plat, Lots 9-19 and Tracts A-D</i> . The proposed final plat consists of eleven (11) lots on 6.80 acres. The proposed final plat is consistent with the preliminary development plan.

## 2. Land Use

### Description and Character of Surrounding Area

The proposed site is located northeast of *The Estates of Chapel Ridge 1st Plat* and the central portion of *The Townhomes of Chapel Ridge*. To the west of the proposed location, there is a mixture of single-family homes and undeveloped land. There is a single-family home and commercial properties to the south and vacant land to the north and east.

### Adjacent Land Uses and Zoning

<b>North:</b>	RP-3 (Planned Residential Mixed Use District) – Single-family homes
<b>South</b>	R-1 (Single-Family Residential District) – Single-family homes
<b>East</b>	RP-3 (Planned Residential Mixed Use District) – Single-family homes
<b>West:</b>	R-1 (Single-Family Residential District) – Single-family homes

### Site Characteristics

The property consists of eleven (11) lots totaling 6.80 acres located northeast of *The Estates of Chapel Ridge 1st Plat* and the central portion of *The Townhomes of Chapel Ridge*. The area is currently vacant and slopes to the west.

### Setbacks

Yard	Required	Proposed
Front	20' (Building) 25' (Garage)	30'
Side	5'+ (Single-family) 10' + (Multi-family)	5'+ (Single-family) 10' + (Multi-family)
Rear	20' (Single-family) 30' (Multi-family)	20' (Single-family) 30' (Multi-family)

## 3. Unified Development Ordinance (UDO)

Section	Description
4.120	RP-3 (Planned Residential Mixed Use District)
7.140, 7.150	Final Plats

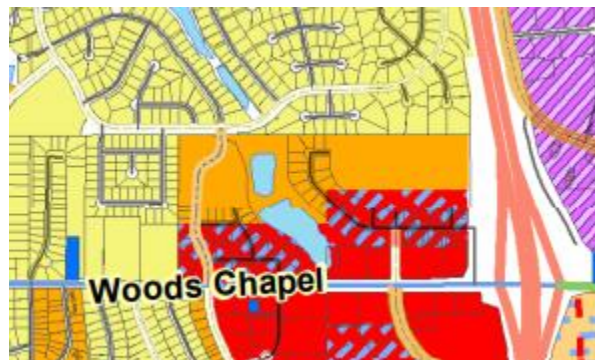
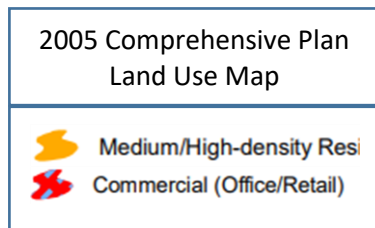
This final plat is for eleven (11) lots on approximately 6.80 acres in the Townhomes of Chapel Ridge subdivision. The proposed final plat is consistent with the preliminary development plan.

## 4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1                      Objective 1.4 Objective 1.3
Residential Development	Objective 3.1                      Objective 3.3 Objective 3.2
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.



**5. Analysis**

**Background and History**

- December 1, 2005 – The Planning Commission 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. #2006-010) for The Estates of Chapel Ridge, 1st Plat, Lots 1 thru 23 by Ordinance No. 6170. The City Council also approved the

final plat (Appl. #2006-011) for The Townhomes of Chapel Ridge, 1st Plat, Lots 1 thru 8 by Ordinance No. 6171.

- January 14th, 2020 – The City Council approved the rezoning from R-1 to RP-3 and preliminary development plan (2019–353) for The Estates of Chapel Ridge, Lots 23-31 and The Townhomes of Chapel Ridge, Lots 9-30 & Tracts A-F by Ordinance No. 8790.

### **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 proposal for this continuation of the subdivision’s phased development is in accordance with the existing zoning and compatible with surrounding single-family and multi-family homes. The surrounding housing types include single family and four-plex homes with a mixture of housing styles.

### **Adverse Impacts**

The proposed four-plex townhomes 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 will not impede the normal and orderly development and improvement of the surrounding property. The majority of the subject property is a continuation of the subdivision’s phased development that has remained vacant. The proposed development will tie into the existing public waterline.

The proposed planned residential mixed use will not result in a measurable traffic impact on the adjacent streets since the area was intended to have mixed use development and was zoned RP-3 (planned residential mixed use). The project will require the expansion of NE Chapel Ridge Place and new construction of NE Algonquin Street.

### **Recommendation**

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

## **6. Recommended Conditions of Approval**

### **Standard Conditions of Approval**

1. A final plat shall be approved and recorded prior to any building permits being issued.
2. 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.
3. 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.
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 infrastructure permits or the start of construction (excluding land disturbance permit).
5. 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.
6. 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.
7. 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.
8. 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.
9. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 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 4.300 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.