



# LEE'S SUMMIT

## M I S S O U R I

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April 27, 2018

To: Mayor and Members of City Council

From: Ryan Elam, Director of Development Services

**RE: Hawthorne Ridge Development Agreement timeline and information**

Mayor Baird and Members of the City Council,

The following is a timeline and other associated information for the Hawthorne Ridge Development. This information is being provided to answer questions regarding the Hawthorne Ridge Development Agreement.

- The original approval for the area was associated with the preliminary development plan for Arborwalk approved on June 19, 2003.
- Due to a time lapse of more than 2 years, before submitting a final plat, a new preliminary plat was required.
  - Originally named Arborwalk North, it was approved by the Planning Commission on November 8, 2016
  - A Traffic Impact Analysis dated November 3, 2016 was provided with the application, and the following was determined:
    - The new preliminary plat is substantially the same as the original layout approved in 2003
    - The Developer and City Traffic Engineer concurred with the validity of the prior study performed with the original Arborwalk PDP and that was subsequently used as the resource for road improvement requirements as outlined in the Development Agreement.
- The first phase – Hawthorne Ridge 1<sup>st</sup> plat (under the name Arborwalk North, 1<sup>st</sup> plat), was approved on April 25, 2017 by the Planning Commission.
  - The final approval of the Plat is on hold until infrastructure is constructed.

- Currently, the onsite street and stormwater have been released for them to begin grading of the site.
- The sanitary plans have been approved but permits cannot be released until all of the offsite easements have been recorded and provided to the City.
  - City council approved staff to enter into condemnation proceedings to obtain these easements on December 8, 2016.
  - The Developer has secured most of the easements and has indicated that they have verbal agreements to secure the remaining.

To provide further clarification, the following documents are attached:

PL2016-172 Staff Report – Staff report associated with the Preliminary Plat for Arborwalk North

2016-11-03 TIA – Traffic Impact Analysis

2016-10-18 Traffic Letter – Engineer’s letter concerning traffic associated with the Preliminary Plat

2016-10-18 Variance Request – Engineer’s letter requesting a variance to portions of the Access Management Code