

# City of Lee's Summit

## Department of Planning & Codes Administration

May 23, 2014

TO: Planning Commission  
FROM: Robert G. McKay, AICP, Director  
RE: **Appl. #PL2014-034 – FINAL PLAT – Park Ridge, 5<sup>th</sup> Plat, Lots 244 thru 289 and Tracts A5 thru F5; ACH Development, LLC, applicant**

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### Commentary

This final plat is for an additional 46 lots and 6 common area tracts on 21.89 acres for *Park Ridge, 5<sup>th</sup> Plat*. The proposed development is a standard single-family residential development compatible with the other Park Ridge plats. The proposed final plat is substantially consistent with the approved preliminary plat. The density is lower than the R-1 (Single-family Residential) district maximum.

An ordinance accepting this final plat will be scheduled for City Council after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements.

- 46 lots and 6 tracts on 21.89 acres
- 2.1 units per acre including common area (overall density)
- 2.7 units per acre excluding common area (overall density)
- 4.0 units per acre – maximum allowable density in R-1 (single-family residential)

### Recommendation

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

### Project Information

**Proposed Use:** single-family residential

**Land Area:** 21.89 total acres

**Number of Lots:** 46

**Density:** 2.1 units/acre, including common area  
2.7 units/acre, excluding common area

**Location:** eastern city limit boundary, north of Woods Chapel Road

**Zoning:** R-1, Residential Single Family

**Surrounding zoning and use:**

**North:** AG and unincorporated Jackson County– vacant ground

**South:** R-1 – Park Ridge subdivision

**East:** Unincorporated Jackson County, vacant ground, Blue Springs Lake and Lake Jacomo

**West:** R-1 – Park Ridge subdivision

## Background

- July 14, 2005 – The preliminary plat (Appl. #2005-138) for *Park Ridge, Lots 1-347* was approved by the City Council.
- July 28, 2005 – The City Council approved the rezoning (Appl. #2005-119) from AG to R-1 and RP-1 and the preliminary development plan for Park Ridge by Ordinance No. 6001.
- January 5, 2006 – The Annexation and Development Agreement between ACH Development, LLC and the City of Lee’s Summit for 19.94 acres was approved by the City Council by Ordinance No. 6103.
- January 5, 2006 – The Annexation and Development Agreement between P&L Management, LLC and the City of Lee’s Summit for 18.36 acres adjacent to Park Ridge and fronting on Woods Chapel Road was approved by the City Council by Ordinance No. 6104.
- October 24, 2006 – The Planning Commission approved the preliminary plat (Appl. #2006-198 for *Park Ridge, Lots 348-410 and Tract H*. Approval for the preliminary plat expired on October 24, 2008.
- April 23, 2013 – The preliminary plat (Appl. #2013-002) for *Park Ridge, Lots 206-381, Tracts A-I* was approved by the Planning Commission.
- November 7, 2013--The final plat (Appl. #2013-059) for *Park Ridge, 3<sup>rd</sup> Plat, Lots 206-217 and Tract A3* was approved by Ordinance No. 7389.
- November 7, 2013--The final plat (Appl. #2013-060) for *Park Ridge, 4<sup>th</sup> Plat, Lots 218-243 and Tract A4 & B4* was approved by Ordinance No. 7390.

## 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 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 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 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 Design and Construction Manual.
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 the approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance).

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 Public Works Department prior to any ground breaking activities which are scheduled before or after Engineering Plan approval.
7. 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.

**Planning and Codes Administration**

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 5.520 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 5.510 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 prior to any building permits being issued. All subdivision related public improvements must be completed 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/jmt

Attachments:

1. Final Plat, date stamped May 6, 2014, (3 pages)
2. Location Map