

# City of Lee's Summit

## Development Services Department

May 17, 2019

TO: Planning Commission  
PREPARED BY: Hector Soto, Jr., AICP, Planning Manager  
CHECKED BY: Kent D. Monter, P.E., Development Engineering Manager  
RE: **Appl. #PL2019-112 – FINAL PLAT – The Trails of Park Ridge, 4<sup>th</sup> Plat, Lots 70 thru 114 & Block 2; Engineering Solutions, LLC, applicant**

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### Commentary

This application for final plat is for an additional 45 single-family residential lots and one (1) block for future attached townhomes in the *Trails of Park Ridge* subdivision. The proposed final plat is consistent with the approved preliminary plat. The proposed density is lower than the maximum for the RP-3 (Planned Residential Mixed Use) district.

- 45 lots plus one (1) block on 17.7 acres
- 2.6 units per acre
- 10.0 units per acre – maximum allowable density in RP-3 (Planned Residential Mixed Use)

### Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, 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 **APPROVAL** of the final plat.

### Zoning and Land Use Information

**Location:** south side of Woods Chapel Road, across from the Park Ridge Subdivision

**Zoning:** RP-3 (Planned Residential Mixed Use)

**Surrounding zoning and use:**

**North (across NE Woods Chapel Rd):** R-1 – single-family residential

**South:** AG (Agricultural) – Lake Jacomo

**East:** AG – Lake Jacomo

**West:** RP-3 – single-family residential and attached townhomes (The Trails of Park Ridge)

## Project Information

**Current Use:** vacant ground

**Proposed Use:** single-family residential and attached townhomes

**Land Area:** 17.7 acres (770,911 sq. ft.)

**Number of Lots:** 45 plus one (1) block

## 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
4.120	RP-3 (Planned Residential Mixed Use)
7.140, 7.150	Final Plats

## Background

- July 14, 2005 – The Planning Commission approved the preliminary plat (Appl. #2005-091) for *Savanna Woods, Lots 1-86 and Tracts A-C*, subject to rezoning to R-1.
- July 28, 2005 – The City Council approved the rezoning (Appl. #2005-090) from AG to R-1 for *Savanna Woods*, by Ord. #6000.
- December 8, 2005 – The City Council approved the final plat (Appl. #2005-339) for *Savanna Woods, 1<sup>st</sup> Plat, Lots 1-44*, by Ord. #6087. When the applicant took the signed plat to the Recorder's office it was discovered that there was an error in the legal description. The City Council subsequently approved Ord. #6389 on May 3, 2007, which amended Ord. #6087 by correcting the legal description. The corrected final plat was recorded at the Jackson County Recorder of Deeds Office on April 19, 2007, by Instrument #2007E0052047.
- July 10, 2007 – The Planning Commission approved the preliminary plat (Appl. #2007-098) for *Trails of Park Ridge, Blocks 1-8 and Tracts A-E*, subject to rezoning to RP-3. The preliminary plat encompassed the entire boundaries of, and superseded, the previously approved preliminary plat for *Savanna Woods*.
- September 6, 2007 – The City Council approved the rezoning (Appl. #2007-096) from R-1 to RP-3 and the preliminary development plan (Appl. #2007-097) for *Trails of Park Ridge* by Ord. #6472.

- November 8, 2007 – The City Council approved the final plat (Appl. #2007-196) for *Trails of Park Ridge, 1<sup>st</sup> Plat, Blocks 1-7 & Tracts A-1 thru C-1*, by Ord. #6527. The final plat was recorded at the Jackson County Recorder of Deeds Office on February 5, 2008, by instrument #2008E0013143.
- September 24, 2013 – The Planning Commission approved the preliminary plat (Appl. #PL2013-102) for *Trails of Park Ridge, Blocks 1A, 2C, 3C, Lots 1-114 and Tracts D-H*.
- November 19, 2015 – The City Council approved the final plat (Appl. #PL2015-109) for *The Trails of Park Ridge, 3<sup>rd</sup> Plat, Lots 58 thru 69* by Ord. #7748.

## **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 a manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. 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 Final Development Plan/Engineering Plans.

### **Planning**

7. An application for a street name change for NE Woodcrest Dr to NE Parkwood Dr shall be filed and approved prior to the approval of the final plat.
8. Label the building line along the north side of Lot 114.
9. Add additional arrows to clearly define the limits of the 30' drainage easement that runs along the west side of Lots 72-80 and 97.
10. A final plat shall be approved and recorded prior to any building permits being issued.

Attachments:

1. Final Plat, date stamped April 19, 2019 – 2 pages
2. Location Map