



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2018-214 – FINAL PLAT – Woodside Ridge, 1st Plat, Lots 1-143 and Tracts A-H
Applicant	Clayton Properties Group, Inc.
Property Address	2030 NW O'Brien Rd
Planning Commission Date Heard by	July 23, 2020 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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, dated July 1, 2020 – 6 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group, Inc./ Developer
Applicant's Representative	Vincent Walker/Owner Representative
Location of Property	2030 NW O'Brien RD
Size of Property	±76.99 Acres (3,353,806 sq. ft.)
Number of Lots	143 lots and 8 common area tracts
Density	1.86 units/acre
Zoning	RP-3 (Planned Residential Mixed Use District)
Comprehensive Plan Designation	Mix Use – John Knox Village
Procedure	<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>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.</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 property is currently being developed into the previously approved Woodside Ridge residential subdivision.

Description of Applicant's Request
The applicant is seeking approval of a final plat consisting of 143 lots and 8 common area tracts.

2. Land Use

Description and Character of Surrounding Area

The surrounding property is currently being developed into the previously approved Woodside Ridge residential subdivision. The development is surrounded by residential uses in various zoning districts. The properties to the west and south are single family homes zoned R-1. The properties to the north and east (across NW Pryor Rd) are both owned by John Knox Village and are zoned RP-3 and PMIX, respectively.

Adjacent Land Uses and Zoning

North:	RP-3 (Planned Residential Mixed Use District) – John Knox Village
South:	R-1 (Single-Family Residential District) – Sterling Hills
East (across NE Pryor Rd):	PMIX (Planned Mixed Use District) – John Knox Village
West:	R-1 (Single-Family Residential District) – Sterling Hills and Forests of Brookridge Estates

Site Characteristics

The subject property has two existing ponds with heavily treed areas, and significant topographical changes across the property.

Special Considerations

N/A

Setbacks

Yard	
Front	20' Bldg. and 25' Garage
Side	5'
Rear	20'; and 10' – Lots 34-36, 43 and 44 (modification granted by City Counsel)

3. Unified Development Ordinance (UDO)

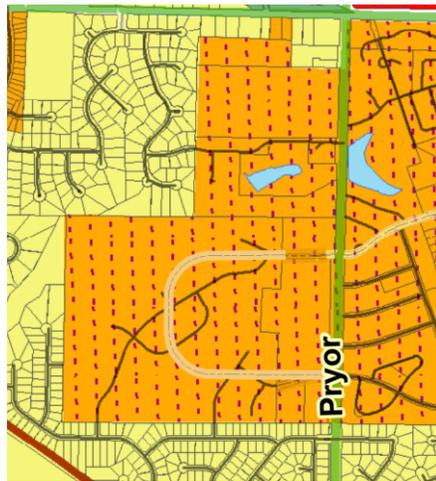
Section	Description
4.120	RP-3 (Planned Residential Mixed Use District)
7.140, 7.150	Final Plats

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

Comprehensive Plan

The single-family residential use is consistent with the Mix Use – John Knox Village land use recommended by the Comprehensive Plan for the area. Surrounding the subject site on the north, south and east side are single-family residential developments.



5. Analysis

Background and History

The proposed plat is substantially consistent with the approved preliminary development plan that acted as the preliminary plat.

- July 13, 1976 – City Council approved a rezoning (Application #1975-016) of approximately 58 acres from AG to RP-3 and PRO for a mixed-use residential development and nursing home for John Knox Village by Ordinance No. 1692.
- December 7, 2006 – The City Council approved the rezoning (Appl. #2006-184) from RP-3 to PMIX and the preliminary development plan (Appl. #2006-184) for Villas at John Knox Village by Ordinance No. 6305.
- February 19, 2007 – A final development plan (Appl. #2006-284 for Forest Lake Information Center located at 2001 NW Forest Lake Dr. was approved.
- April 18, 2007 – A minor plat (Appl. #2007-012) for *Forest Lake at Kohn Knox Village, 1st Plat* was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292.

- September 20, 2018 - The City Council approved the preliminary development plan (Appl. PL2018-103) for Woodside Ridge by Ordinance No. 8470.
- January 14, 2020 - The City Council approved the preliminary development plan (Appl. PL2019-351) for Woodside Ridge Subdivision Pool by Ordinance No. 8792(a).

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.

Compatibility

The proposed single-family residential lots and common area tracts are compatible with the existing single-family lots and common area tracts in the neighboring subdivisions.

Adverse Impacts

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The use is consistent with the existing nature of the subdivision.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

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 the 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 Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
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 restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
7. 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 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
8. A final plat shall be approved and recorded prior to any building permits being issued.