



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-320
File Name	FINAL PLAT – Paragon Star, 2 nd Plat, Lots 9, 10, 14, 16 and 20
Applicant	Paragon Star, LLC
Property Address	NE corner of NW View High Dr and I-470 Hwy
Planning Commission Date Heard by	April 8, 2021 Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr. AICP, Planning Manager Kent D. 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, revision date March 4, 2021
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Paragon Star, LLC / Property Owner
Applicant's Representative	William Brown
Location of Property	NE corner of NW View High Dr. and I-470 Hwy
Size of Property	± 7.95 total acres
Number of Lots	5 lots
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Commercial (office/retail), Park/Golf Course/Nature Preserve, and as a potential TOD (transit-oriented development) location
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
<p>The site is currently vacant and under construction for the Paragon Star Soccer Complex and Paragon Star Village developments. The property is partially platted and unplatted ground. A portion of the property was originally platted in 1998 as the <i>Graham Commercial Center Lots 1-4</i>, but was never developed.</p>

Description of Applicant's Request
<p>The applicant seeks approval for <i>Paragon Star, 2nd Plat, Lots 9, 10, 14, 16 and 20</i>. The proposed final plat consists of five (5) lots. The subject application is related to the preliminary development plans for the Paragon Star Soccer Complex and the Paragon Star Village developments, which were approved in 2016 and 2019, respectively.</p>

2. Land Use

Description and Character of Surrounding Area

The subject property is bounded to the west by large acreage residential parcels located in Kansas City; large acreage parcels to the east owned by Jackson County; I-470 to the south; and large acreage parcels to the north located in Kansas City that are under the ownership of the subject applicant.

Adjacent Land Uses and Zoning

North:	Future Paragon Star Development / PMIX
South (across I-470 Hwy):	Vacant undeveloped land and single-family residences in the <i>Cedar Creek</i> subdivision / AG and R-1
East:	Vacant undeveloped land / AG
West (across NW View High Dr.):	Residential and Agricultural uses / Kansas City, R-80

Site Characteristics

The undeveloped property sits at the northeast corner of I-470 and NW View High Dr. The site is relatively flat overall, but does have some significant topographical changes in the vicinity of the site's northwest corner. The Little Blue River meanders through the property.

Special Considerations

The subject undeveloped property is largely comprised of wooded and unwooded wetlands and floodplain, which required permitting through the United States Army Corps of Engineers (USACE) prior to its development.

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

The final plat is for five (5) lots on 7.95 acres located at the northeast corner of I-470 and NW View High Dr. The final plat is generally consistent with the approved preliminary development plan/preliminary plat for the Paragon Star development.

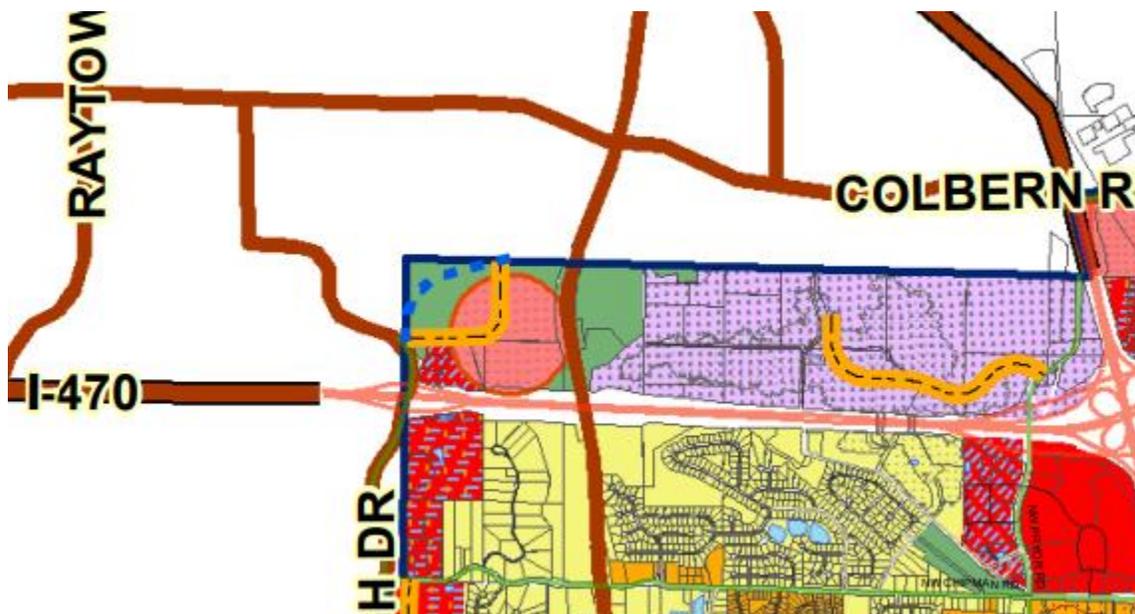
4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
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Economic Development	Objective 2.2 Objective 2.3
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2 Objective 3.3
Commercial Development	Objective 4.1 Objective 4.2 Objective 4.3

Comprehensive Plan

The Comprehensive Plan designates this area as Commercial (office/retail), Park/Golf Course/Nature Preserve, and as a potential TOD (transit-oriented development) location. The Paragon Star Development as a whole is consistent with the recommended land use types identified by the Comprehensive Plan for the area. The development is a mix of sport fields, vertical mixed-use, apartments, retail, office, and hotels.



5. Analysis

Background and History

The applicant seeks approval for *Paragon Star, 2nd Plat, Lots 9, 10, 14, 16, and 20*. The subject application is related to the preliminary development plans for the Paragon Star Soccer Complex and the Paragon Star Village developments, which were approved in 2016 and 2019, respectively.

- December 31, 1964 – The subject property was a portion of several properties annexed into the City of Lee’s Summit.
- September 20, 1994 – The City Council approved a rezoning (Appl. #1994-002) from District AG (Agricultural) to District C-1P (General Commercial, Planned) by Ord. #4045.
- October 20, 1998 – The City Council approved a final plat (Appl. #1995-172) of *Graham Commercial Center* by Ord. #4693. The plat was recorded at the Jackson County Recorder of Deeds Office by Instrument #1998I0084255 on October 23, 1998.
- November 1, 2001 – The Unified Development Ordinance (UDO) became effective and changed District C-1P to District CP-2 (Planned Community Commercial).
- October 6, 2016 – The City Council approved a rezoning for approximately 120 acres, from AG and CP-2 to PMIX and a preliminary development plan (PL#2016-135), for Paragon Star by Ord. #7987.
- June 18, 2019 – The City Council approved a preliminary development plan (PL#2019-071) for Paragon Star Village by Ord. #8644.
- November 12, 2020 – A final development plan (PL#2019-407) for Paragon Star Soccer Complex was approved administratively.
- November 18, 2020 – A final development plan (PL#2019-306) for Paragon Star Village was approved administratively.
- December 7, 2020 – A final development plan (PL#2020-363) for Paragon Star Hub building was submitted for review. The application is presently pending approvals.

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 Paragon Star Soccer Complex and mixed-use development is consistent with the land uses identified in the Comprehensive Plan. The subject property is bounded to the west by large acreage residential parcels located in Kansas City; large acreage parcels to the east owned by Jackson County; I-470 to the south; and large acreage parcels to the north located in Kansas City that are under the ownership of the subject applicant.

Adverse Impacts

The proposed development will not detrimentally impact the development of the surrounding area. This plat is related to the overall Paragon Star development.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements necessary to serve the proposed plat will be constructed to serve the development.

NW View High Drive is the only public street providing access to this plat. Access to the individual lots is provided by private roads within the plat. The proposed street network and future interchange will have sufficient capacity to accommodate the development of this site.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. 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 site development permits or the start of construction (excluding land disturbance permit).
3. Certain aspects of the development will be further reviewed for any associated Final Development Plan phases of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
4. The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document. The plat shall not be released for recording until such time as the CC&Rs are reviewed by City staff for the required common area content.
5. A final plat shall be approved and recorded (with the appropriate number of copies of the recorded plat returned to the Development Services Department) prior to any building permits being issued.