

Legislation Text

File #: 2018-2149, **Version:** 1

Status update of The Grove at Lee's Summit development

Issue/Request:

At the June 13,2018 CEDC meeting, a status update was requested regarding The Grove project.

On 8/14/2017, a land disturbance permit was issued to begin clearing the land

The Final Plat was recommended for approval by Planning Commission on 6/13/17 and is currently on hold for City Council approval, pending the surety agreement.

The following plans are approvable and have been paid for:

Final Development Plan (FDP) for 1st 200,000 square feet - The scope of the FDP includes the private infrastructure and site related construction items for the 1st building.

Engineering plans for Street, storm and master drainage plan for the 1st plat - These plans are for the necessary public infrastructure

Public sanitary - onsite and offsite
public waterline

* The development permits associated with these plans cannot be released until the mass grading and stormwater for the entire site has been completed

The following plans are not approved:

Mass grading and stormwater for entire site (these have been resubmitted and are currently under review)

16th street widening (these have been resubmitted and are currently under review)

Building Permit (Cannot be released until the Final Plat has been recorded and the site has water and hard surface for fire protection)

A graphical depiction of the permit issuance process is attached to the packet.

Background:

On June 13, 2016, The City entered into an Agreement with Westcott Investment Group, LLC. Per the agreement (attached to this packet), the following milestones must be met:

Prior to recording the 1st plat - Surety must be provided for the minimum phase I requirements, along with a surety for all of the infastructure associated with the project.

8/15/2019 - Phase I - minimum 200,00 s.f. of gross leasable area completed

12/01/2022 - Phase II - additional 300,000 s.f. gross leasable area, in one or more buildings

12/01/2022 - All public infastructure must be complete

Ryan Elam, Director of Development Services

Recommendation: [Enter Recommendation Here]

Committee Recommendation: [Enter Committee Recommendation text Here]