

Legislation Text

File #: BILL NO. 16-111, **Version:** 1

AN ORDINANCE ACCEPTING FINAL PLAT "PARK RIDGE , 5TH PLAT, LOTS 244 THRU 289 AND TRACTS A5 THRU F5", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT

Issue/Request:

[Enter text here]

Key Issues:

This plat is for an additional 46 lots and 6 common area tracts on 21.89 acres for Park Ridge, 5th 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.

In accordance with UDO Section 16.340, 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, 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.

A Certificate of Final Acceptance has not been issued for all subdivision-related public infrastructure at this time but a letter of substantial completion will be issued once additional documents have been provided. The applicant has secured a irrevocable letter of credit for the outstanding items and it has been presented to the City.

Proposed City Council Motion:

I move for a second reading of "AN ORDINANCE ACCEPTING FINAL PLAT "PARK RIDGE, 5TH PLAT, LOTS 244 THRU 289 AND TRACTS A5 THRU F5, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI."

Second City Council Motion:

I move for adoption of "AN ORDINANCE ACCEPTING FINAL PLAT "PARK RIDGE, 5TH PLAT, LOTS 244 THRU 289 AND TRACTS A5 THRU F5, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI."

Background:

July 14, 2005 - The preliminary plat (Appl. #2005-138) for Park Ridge, Lots 1-347 was approved by City Council.
July 28, 2005 - The City Council approved the rezoning (Appl. #2005-119) from AG to R-1 and RO-1 and the preliminary development plan for Park Ridge by Ordinance No. 6001.

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-1 was approved by Planning Commission

November 7, 2013 - The final plat (Appl. #2013-060) for Park ridge, 4th Plat, Lots 218-243 and Tract A4 & B4 was approved by Ordinance No. 7390.

May 27, 2014 - The Planning Commission considered final plat Park Ridge, 5th Plat, Lots 244-289 and Tracts A5 thru F5 and rendered a report to the City Council recommending that the plat be approved.

Impact/Analysis:

[Enter text here]

Timeline:

Start: ____

Finish: ____

Other Information/Unique Characteristics:

[Enter text here]

Presenter: [Enter Presenter Here]

Recommendation:

The Planning Commission considered the final plat on May 27, 2014, and rendered a report to the City Council recommending that the plat be approved

Committee Recommendation: [Enter Committee Recommendation text Here]