

Legislation Text

File #: BILL NO. 18-188, **Version:** 1

An Ordinance approving the First Amendment to Development Agreement between Parrot Properties, Inc. and the City of Lee's Summit, Missouri for the Village at View High Development. (NOTE: First reading by City Council on November 6, 2018. Passed by unanimous vote.)

Issue/Request:

An Ordinance approving the First Amendment to Development Agreement between Parrot Properties, Inc. and the City of Lee's Summit, Missouri for the Village at View High Development.

Key Issues:

Parrot Properties, Inc., the developer of the Village at View High mixed-use development in coordination with Cityscape Residential, the developer of the Meridian at View High multi-family development (within the Village at View High development) is requesting an amendment to the existing development agreement to provide for a phased approach to allow for the release of limited building permits while the public infrastructure is completed in it's entirety under the agreement.

Staff has worked with the developer(s) to reach a "phased approach" that will satisfy all applicable City Code requirements including requirements related to emergency vehicle access for the development as the infrastructure including water service and road improvements are completed and placed into service.

Staff has provided a visual to explain the "phased approach" to allow for the limited number of building permits while the infrastructure is completed in it's entirety (see 4th attachment). The road section highlighted fully in yellow must be substantially complete to allow for release of full building permits for up to 200 units. The road section highlighted in dashed yellow must be substantially complete to allow for release full building permits for the remainder of the project. In addition to these road section improvements, water service (public and private) as well as an acceptable hard surface within the site must be in place and acceptable to the Fire Department to allow for the release of these permits through this phased approach. Staff will be available to provide this overview and answer any questions with this approach if necessary.

All parties are in agreement with the proposed amendment and staff is supporting of this request.

Proposed City Council Motion:

I move for adoption of an Ordinance approving the First Amendment to Development Agreement between Parrot Properties, Inc. and the City of Lee's Summit, Missouri for the Village at View High Development.

Background:

On November 3, 2016 the Preliminary Development Plan for the Village at View High mixed-use development was approved by Ordinance No. 8008 and a condition of approval was the execution of a development agreement for certain public improvements necessary for the development.

On December 14, 2017, the City Council approved Ordinance No. 8302 which approved the Development Agreement to provide for the construction of public improvements associated with the Village at View High mixed use development of which a component is under construction for the Meridian at View High multi-family development.

Mark Dunning, Assistant City Manager

David Bushek, Chief Counsel of Economic Development and Planning

John Bondon, Parrot Properties, Inc.

Curtis Peterson, Polsinelli Law Firm, Legal Counsel for Cityscape Residential

Recommendation:

Staff recommends approval of the First Amendment to the Development Agreement as proposed.