

Legislation Details (With Text)

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Title: Request for Extension of Preliminary Development Plan application #PL2016-135 - Paragon Star.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Paragon Star 6 month Extension, 2. UDO Section 4.320

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council - Regular Session	approved	Pass

Request for Extension of Preliminary Development Plan application #PL2016-135 - Paragon Star.

Issue/Request:

Pursuant to Section 4.320.E of the Unified Development Ordinance, Paragon Star is requesting a 6 month extension of their currently approved Preliminary Development Plan (PDP).

Key Issues:

Per the UDO, a PDP is valid if a Final Development Plan (FDP) application is submitted within 24 months of the date of the original approval. If a FDP is not submitted within 24 months, the applicant can request approval from the Governing Body for one extension not to exceed 12 months.

The Preliminary Development Plan for Paragon Star was approved by City Council on October 6, 2016 as Ordinance No. 7987.

Written correspondence from the applicant requesting the extension is attached to this packet.

Provided below is a project status update provided to staff by the Developer:

The information below is being provided for informational purposes regarding the status of planning and engineering work completed, and work near completion, which contributes toward the Final Development Plan and clearing, grubbing and mass excavation of the Property.

The following underlying planning and engineering tasks have been completed and all are necessary assessments for the planning and infrastructure engineering required in the Final Development Plan application:

- (1) Wetland Delineation and United States of America Corp of Engineers development permission,
- (2) Waters of the US Section 404 Permit and mitigation credit agreement for wetland and stream credits,
- (3) Federal Section 401 Water Quality Certification,

- (4) Concurrence from the governmental agencies of no issues of Threatened and Endangered Species,
- (5) Concurrence that there are no Bat Habitat issues, and
- (6) Completion of a Cultural Resource Survey - Finding from State Historic Preservation office (SPO) of No Historic Properties Affected (Section 106 of National Historic Preservation Act).
- (7) As recent as last Friday, September 7, 2018, the revisions reflective of the Kansas City, Missouri and Lee's Summit, Missouri Floodplain Administrators' comments were addressed and resubmitted to complete the Conditional Letter of Map Revision (CLOMR) to be submitted to Federal Emergency Management Association (FEMA) to facilitate the development work in the floodway and floodplain which is much of the land underlying the Sport Complex property.
- (8) The week of September 10th, members of the Paragon Star team will be forwarding to Jackson County, Missouri final draft revisions to the lease agreement with Jackson County, which includes the creation of an extension of the Little Blue Trace trail through the Paragon Star project site and terminating at I 470 and View High Drive; and
- (9) The Developer is in the final stages of design work for the creation of a new trail head to serve the Rock Island and Little Blue Trace Trails to include parking, restrooms, shelter, benches and seating, and bike racks.

Finally, the Notice to Proceed for the clearing, grubbing and mass excavation of the Property with the selected contractor. We want to further highlight and inform that the selection of Clarkson Construction was through a public procurement process which emulated the City's public works bidding process, comprised of 3 different bid packages, and represents an award of \$6,400,000 of work on the Property.

The Paragon Star team is proud of the tremendous efforts of our planning, engineering and construction management folks and the strong engineering footing from which are now able to move forward.

Proposed City Council Motion:

I move to grant extension of approved Preliminary Development Plan PL2016-135 for a period not to exceed 6 months.

Ryan Elam, Director of Development Services

Recommendation: Staff recommends approval of the extension.