

City of Lee's Summit

Department of Planning & Codes Administration

September 4, 2015

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director *RM*
RE: **Appl. #PL2015-102 – FINAL PLAT – Trails of Park Ridge, 2nd Plat, Lots 30-57;**
Trails of Park Ridge, LLC, applicant

Commentary

This application is for 28 additional lots in the *Trails of Park Ridge* subdivision. The proposed final plat is nearly identical to Phase 2 of the approved preliminary plat. The proposed density is lower than the maximum for the RP-3 (Planned Residential Mixed Use) district.

- 28 lots on 7.60 acres
- 3.68 units/acre
- 10 units/acre maximum permitted in RP-3

Subdivision-Related Public Improvements

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 of substantial completion, an acceptable form of financial security (i.e. escrow secured with cash, an irrevocable letter of credit, or performance bond) may be accepted by 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, nor has any acceptable form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the requirements to be placed on a City Council agenda are met.

Recommendation

Staff recommends APPROVAL of the final plat.

Project Information

<p>Proposed Use: single-family residential</p> <p>Number of Lots: 28 lots</p> <p>Land Area: 7.60 acres (330,966 square feet)</p> <p>Density: 3.68 units/acre</p> <p>Location: south side of Woods Chapel Road, across from the Park Ridge Subdivision</p> <p>Zoning: RP-3 (Planned Residential Mixed Use)</p> <p>Surrounding zoning and use:</p> <p>North: RP-3 – <i>Trails of Park Ridge</i> subdivision</p> <p>South: AG (Agricultural) – undeveloped, unplatted Jackson County parkland</p>

East: RP-3 – *Trails of Park Ridge* subdivision

West: AG – unplatted large-lot residential

Background

- July 14, 2005 – The Planning Commission approved the preliminary plat (Appl. #2005-091) for *Savanna Woods, Lots 1-86 and Tracts A-C*, subject to rezoning to R-1.
- July 28, 2005 – The City Council approved the rezoning (Appl. #2005-090) from AG to R-1 for *Savanna Woods*, by Ord. #6000.
- December 8, 2005 – The City Council approved the final plat (Appl. #2005-339) for *Savanna Woods, 1st Plat, Lots 1-44*, by Ord. #6087. When the applicant took the signed plat to the Recorder's office it was discovered that there was an error in the legal description. The City Council subsequently approved Ord. #6389 on May 3, 2007, which amended Ord. #6087 by correcting the legal description. The corrected final plat was recorded at the Jackson County Recorder of Deeds Office on April 19, 2007, by instrument #2007E0052047.
- July 10, 2007 – The Planning Commission approved the preliminary plat (Appl. #2007-098) for *Trails of Park Ridge, Blocks 1-8 and Tracts A-E*, subject to rezoning to RP-3. The preliminary plat encompassed the entire boundaries of, and superseded, the previously approved preliminary plat for *Savanna Woods*.
- September 6, 2007 – The City Council approved the rezoning (Appl. #2007-096) from R-1 to RP-3 and the preliminary development plan (Appl. #2007-097) for *Trails of Park Ridge* by Ord. #6472.
- November 8, 2007 – The City Council approved the final plat (Appl. #2007-196) for *Trails of Park Ridge, 1st Plat, Blocks 1-7 & Tracts A-1 thru C-1*, by Ord. #6527. The final plat was recorded at the Jackson County Recorder of Deeds Office on February 5, 2008, by instrument #2008E0013143.
- December 14, 2007 – The final development plan (Appl. #2007-262) for Block 3 of the *Trails of Park Ridge* development was approved by staff.
- January 31, 2008 – The final development plan (Appl. #2008-003) for Block 2 of the *Trails of Park Ridge* development was approved by staff.
- May 26, 2009 – The minor plat (Appl. #2008-119) for *Trails of Park Ridge, Block 3A, Bldgs 1-3* was recorded at the Jackson County Recorder of Deeds Office by instrument #2009E0050710.
- March 1, 2010 – The minor plat (Appl. #2009-081) for *Trails of Park Ridge, Block 3B, Building 4, and Block 2A, Building 1* was recorded at the Jackson County Recorder of Deeds Office by instrument #2010E0019116.
- May 16, 2013 – The minor plat (Appl. #PL2013-037) for *Trails of Park Ridge, Block 2B, Buildings 2 and 3* was recorded at the Jackson County Recorder of Deeds Office by instrument #2013E0050227.
- September 24, 2013 – The Planning Commission approved the preliminary plat (Appl. #PL2013-102) for *Trails of Park Ridge, Blocks 1A, 2C, 3C, Lots 1-114 and Tracts D-H*.
- November 7, 2013 – The City Council approved the final plat (Appl. #PL2013-104) for *Trails of Park Ridge, Blocks 2C, & 3C, Lots 1-29 & Tract D* by Ord. #7391. Prior to recording this final plat separate minor plats were recorded with Jackson County creating Block 2C and

3C, and thus requiring the block names on the subject final plat to be revised as Blocks 2D and 3D. On July 10, 2014, the City Council approved Ord. #7486 which amended Ord. #7391 to correct the plat title to *Trails of Park Ridge, Blocks 2D & 3D, Lots 1-29 & Tract D*. The corrected plat was recorded, by instrument #2014E0041089, at the Jackson County Recorder of Deeds Office on May 22, 2014.

- December 6, 2013 – The minor plat (Appl. #PL2013-129) for *Trails of Park Ridge, Block 2C, Building 4* was recorded at the Jackson County Recorder of Deeds Office by instrument #2013E0124180.
- June 5, 2014 – The City Council approved a vacation of easement for two easements located within Blocks 5 and 6 of The Trails of Park Ridge, 1st Plat (now Lot 19 and the proposed Lots 44, 53, 54, and 55) by Ord. #7468. This ordinance was recorded at the Jackson County Recorder of Deeds Office by instrument #2014E0057676 on July 15, 2014.
- March 10, 2014 – The minor plat (Appl. #PL2014-009) for *Trails of Park Ridge, Block 3C, Building 5* was recorded at the Jackson County Recorder of Deeds Office by instrument #2014E0018180.

Analysis of Final Plat

Access. Both the Unified Development Ordinance (UDO) and the Fire Code require a second access for subdivisions with 50 or more dwelling units. UDO Section 16.270.C.1 requires a second access for subdivisions of more than 50 single family homes, or a residential area generating more than 500 average daily trips (ADT). Section 16.270.C.6.d. requires access to a collector or arterial street for each section of a subdivision with 50 or more lots. Section D107.1 of the 2006 IFC (International Fire Code) requires developments of one- or two-family dwellings where the number of dwelling units exceeds 50 to provide a separate and approved fire access road.

Park Springs Drive currently serves as the subdivision's lone point of access. Building permits for a total of 38 dwelling units, consisting of 26 duplex/quad units and 12 single-family residences, have been issued to date. Up to 12 more dwelling units may be constructed before a second access must be provided. Engineering plans for the second access are currently under review.

Code and Ordinance Requirements to be met Following Approval

The items in the box below are specific to this subdivision and must be satisfactorily addressed in order to bring this plat into compliance with the Codes and Ordinances of the City.

Public Works

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).

4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the Public Works Department prior to any ground-breaking activities on the site.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.
8. Any cut and/or fill operations, which cause public infrastructure to exceed the maximum/minimum depths of cover shall be mitigated by relocating the infrastructure vertically and/or horizontally to meet the specifications contained within the City's Design & Construction Manual.

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9. Building permits for no more than 50 dwelling units within the subdivision shall be issued prior to the construction of a second access to the subdivision.
10. The following note shall be added to the plat: "All storm water conveyance, retention or detention facilities to be located on common property shall be owned and maintained by the property owners' association in accordance with the standards set forth in the 'Covenants, Conditions and Restrictions.' Refer to the 'Covenants, Conditions and Restrictions' associated with this development for requirements."
11. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.520 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
12. A final plat shall be approved and recorded (with the necessary copies returned to Planning and Codes Administration) prior to any building permits being issued.

RGM/cs

Attachments:

1. Final Plat, date stamped August 18, 2015—2 pages
2. Copy of preliminary plat showing phases, date stamped September 19, 2013—1 page
3. Location Map