

City of Lee's Summit

Development Services Department

January 5, 2018

TO: Planning Commission
PREPARED BY: Jennifer Thompson, Planner
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services
RE: **Appl. #PL2017-243 – FINAL PLAT – Park Ridge, 6th Plat, Lots 290-328; Engineering Solutions, LLC, applicant**

Commentary

This final plat application is for *Park Ridge, 6th Plat, Lots 290-328*, located at the eastern city limit boundary, north of Woods Chapel Road. The proposed final plat consists of 39 lots on 13.13 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 39 lots on 13.13 acres
- 2.97 units/acre

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, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any 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 infrastructure requirements are met.

Recommendation

Staff recommends APPROVAL of the final plat.

Zoning and Land Use Information

Location: North of Woods Chapel, eastern city limit boundary
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Zoning: R-1 (Single-family Residential District)
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Surrounding zoning and use:

North: R-1 (Single-family Residential District) — <i>Park Ridge, 5th Plat</i>
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South: AG (Agricultural District) – Vacant ground

East: Outside city limits – Blue Springs Lake park
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West: R-1 (Single-family Residential District) — <i>Park Ridge, 5th Plat</i>

Project Information

Current Use: Undeveloped phase of Park Ridge single-family subdivision

Proposed Use: Final phase of single-family subdivision

Land Area: 13.13 acres (571,942.8sq. ft.)

Number of Lots: 39 lots

Density: 2.97 units/acre

Process

Procedure: The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.

Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.

The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.

The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.

Unified Development Ordinance

Applicable Section(s)	Description
5.090	R-1 (Single-family Residential District)
16.140, 16.150	Final Plats

Background

- July 14, 2005 – The preliminary plat (Appl. #2005-138) for *Park Ridge, Lots 1-347* was approved by the City Council.
- July 28, 2005 – The City Council approved the rezoning (Appl. #2005-119) from AG to R-1 and RP-1 and the preliminary development plan for Park Ridge by Ordinance No. 6001.
- December 8, 2005 -- The final plat (Appl. #2005-337) for *Park Ridge, 1st Plat, Lots 1-132 and Tracts A1 thru H-1, Tracts J-1 thru N-1 and P-1 thru T-1* was approved by Ordinance No. 6086.
- January 5, 2006 – The Annexation and Development Agreement between ACH Development, LLC and the City of Lee's Summit for 19.94 acres was approved by the City Council by Ordinance No. 6103.
- 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.

- December 7, 2006 – The final plat (Appl. #2006-200) for *Park Ridge 2nd Plat, Lots 133-205 and Tracts A-2 thru C-2* was approved by Ordinance No. 6307.
- April 23, 2013 – The preliminary plat (Appl. #2013-002) for *Park Ridge, Lots 206-381 and Tracts A thru I* was approved by the Planning Commission.
- November 12, 2013--The final plat (Appl. #2013-059) for *Park Ridge, 3rd Plat, Lots 206-217 and Tract A3* was approved by Ordinance No. 7389.
- November 12, 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 19, 2016--The final plat (Appl. #2014-034) for *Park Ridge, 5th Plat, Lots 244-289 and Tracts A5 thru F5*, was approved by Ordinance No. 7888.

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.

Engineering

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 City if groundbreaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the engineering plans.
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.

Planning

8. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat

by the City Council unless security is provided in the manner set forth in UDO Section 16.340.

9. No final plat shall be recorded by the developer until the Director of Planning and Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 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 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
10. Remove the rip-rap label shown outside the plat boundary on Tract F5, of the 5th Plat.
11. Provide the rear lot dimension for Lot 316.
12. Revise the department name for Robert G. McKay to read Planning and Special Projects.

Attachments:

1. Final Plat, date stamped December 19, 2017
2. Preliminary Plat, date stamped April 3, 2013 –3 pages
3. Location Map