



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-211 – FINAL PLAT – Princeton, Lots 1 and 2
Applicant	Lee's Summit Senior Community, LLC
Property Address	1701 SE Oldham Pkwy and 1051 SE Princeton Dr.
Planning Commission Date	August 22, 2019
Heard by	Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: winter of 2019
Neighborhood meeting conducted: March 4, 2019
Newspaper notification published on: n/a
Radius notices mailed to properties within 185 feet on: n/a
Site posted notice on: n/a

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Attachments

Final Plat, date stamped July 24, 2019—1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Lee's Summit Senior Community, LLC/applicant
Applicant's Representative	Denise Heintz
Location of Property	Generally located at the southeast corner of SE Ranson Rd. and SE Oldham Pkwy.
Size of Property	12.2374 Acres
Zoning	CP-2 (Community Commercial District)
Comprehensive Plan Designation	Retail
Procedure	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

Current Land Use
Vacant Land

Description of Applicant's Request
This application is for the final plat of <i>Princeton Lots 1 and 2</i> . The proposed final plat consists of 2 lots on 12.2374 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

2. Land Use

Description and Character of Surrounding Area
The property is generally located the southeast corner of SE Ranson Rd and SE Oldham Pkwy. The property is surrounded by vacant/undeveloped land to the east and west, a hospital and senior living

facility to the north (across U.S. Highway 50), and immediately to the south is the Princeton Heights single-family residential subdivision.

Adjacent Land Uses and Zoning

North:	Across U.S. Hwy 50 – hospital and senior living facility/ CP-2
South:	<i>Princeton Heights</i> single-family residential subdivision / R-1
East:	Vacant ground, unplatted / AG
West:	Vacant ground , unplatted/ CP-2

Site Characteristics

The property is an undeveloped/unplatted lot located on the south side of SE Oldham Pkwy and east of SE Ranson Rd. along the U.S. Highway 50 corridor. The property is a relatively level piece of ground, similar in character to a farm field with an existing row of trees along the eastern property line.

Setbacks

Yard	Proposed	Required
Front	15'	15'
Side	20' (Lot1) and 10' (Lot 2)	20' (Lot 1) and 10' (Lot 2)
Rear	20'	20'

3. Unified Development Ordinance (UDO)

Section	Description
4.050	CP-2 (Community Commercial Zoning District)
7.140, 7.150	Final Plats

The final plat consists of a parcel of land that is to be platted into two (2) lots, the remaining tract to the west will remain unplatted. A senior living community has been proposed and preliminarily approved on Lot 1 consisting of three (3) interconnected buildings, totaling approximately 159,645 sq. ft. The proposed facility is an allowed use as a special use permit under the UDO and is the same proposal under the approved preliminary plat, preliminary development plan, and special use permit.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Economic Development	Objective 2.1 Objective 2.2 Objective 2.3
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.3
Commercial Development	Objective 4.1 Objective 4.2 Objective 4.3

The Comprehensive Plan shows the area as retail. Staff supports the plan. The final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan for providing quality development. Facilities such as these meets current and future demand and provides a long-term positive impact as the community ages.

5. Analysis

Background and History

This application is for the final plat of *Princeton, Lots 1 and 2*, located generally at the southeast corner of SE Ranson Rd. and SE Oldham Pkwy. The proposed final plat consists of two (2) lots on 12.2374 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 2 lots on 12.2374 acres
 - April 4, 1995 – The City Council approved a rezoning (Appl. #1995-008) from AG to C-1 (now CP-2) – on land located at the southeast corner of 50 Highway and Ranson Road, by Ordinance No. 4115. (An associated site plan was submitted for approval, however the site plan was denied; the rezoning was approved).
 - April 9, 2019 – The City Council approved a preliminary development plan (Appl. #PL2019-017), located generally at the southeast corner of SE Ranson Rd. and SE Oldham Pkwy, for the proposed Lee’s Summit Senior Living Facility, by Ordinance No. 8612.
 - April 9, 2019 – The City Council approved a special use permit (App. #PL2019-018) for the Lee’s Summit Senior Living Facility, by Ordinance No. 8613.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, 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.

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Compatibility

The proposed final plat consists of two (2) lots on 12.2374 acres, located along the U.S. Highway 50 corridor. The proposed final plat is substantially consistent with the approved preliminary plat. The proposed senior living facility, to be located on Lot 1, is compatible with the hospital and senior living uses to the north and is a natural transition to the single-family residential subdivision to the immediate south.

Adverse Impacts

The proposed plat will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

Public facilities and services will be constructed and made available as part of the plan to meet the demand for services generated by the proposed use.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

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. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).

3. 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 7.340. 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.
4. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
5. 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 or approval of the final plat. A certified copy shall be submitted to the City for verification.
6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
7. 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 7.340.
8. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, any required offsite water, sanitary and road improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office.