



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-037
File Name	FINAL PLAT – Woodland Glen, 2 nd Plat, Lots 34 thru 59 and Tracts A2 thru C2
Applicant	ABP Funding, LLC
Property Address/Location	Approximately 16 acres generally located at the intersection of SW Ward Rd and SW Winthrop Dr
Planning Commission Date Heard by	June 25, 2020 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Final Plat, dated May 18, 2020 – 2 pages
Final Stormwater Report
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	ABP Funding, LLC / Property Owner
Applicant's Representative	John Duggan
Location of Property	Approximately 16 acres at the intersection of SW Ward Rd and SW Winthrop Dr
Size of Property	±16.11 total acres
Number of Lots	26 lots and 5 common area tracts
Density	1.6 units/acre
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Medium/High-density Residential
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
The site is vacant property that has never been developed.

Description of Applicant's Request
The applicant seeks approval for <i>Woodland Glen, 2nd Plat, Lots 34 thru 59 and Tracts A2 thru C2</i> . The proposed final plat consists of 26 lots and 5 common area tract on 16.11 acres. The final plat is substantially consistent with the approved preliminary development plan. The preliminary development plan served the dual function as the preliminary plat.

2. Land Use

Description and Character of Surrounding Area

The property is generally located at the intersection of SW Ward Rd and SW Winthrop Dr. The Woodland Glen subdivision is a mixed-use residential subdivision whose existing Phase 1 development is composed of single-family residential estates and single-family residential villas.

Adjacent Land Uses and Zoning

North:	Single-family residence / PI (Planned Industrial)
South:	Future Woodland Glen single-family residential / PMIX
East:	Future Woodland Glen single-family residential / PMIX
West (across SW Ward Rd):	Single-family residential and undeveloped large acreage / R-1 (Single-family Residential)

Site Characteristics

The site is located along the western limits of the Woodland Glen subdivision property. The property generally slopes from west to east, away from SW Ward Rd toward a natural drainage area.

Special Considerations

There are no special or unique site conditions to consider.

Setbacks

Yard	Approved Woodland Glen Standards
Front	25' (Single-family Estates); 25' garage/20' living area (Twin Villas)
Side	7.5' (Single-family Estates); 5' (Twin Villas)
Rear	20' (Single-family Estates and Twin Villas)

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

The final plat is for 26 lots and 5 common area tracts on 16.11 acres at the intersection of SW Ward Rd and SW Winthrop Dr. The final plat is consistent with the approved preliminary development plan/preliminary plat.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
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Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2 Objective 3.3

Comprehensive Plan

The proposed use is consistent with the Medium/High-density Residential land use recommended by the Comprehensive Plan for the area. The majority of the lots included in Woodland Glen, 2nd Plat consist of twin villa (duplex) lots.



5. Analysis

Background and History

The proposed final plat subdivides approximately 16 acres into 26 lots and 5 common area tracts for the second phase of Woodland Glen subdivision. Of the proposed 26 lots, 22 lots will be developed with twin villas (duplexes). The remaining 4 four lots will be developed with single-family residences. The proposed plat is substantially consistent with the approved preliminary development plan.

- April 11, 2000 – The Planning Commission approved a preliminary plat (Appl. #2000-003) for *Woodland Glen, Lots 1-143*.
- May 18, 2000 – The City Council approved a rezoning (Appl. #2000-001) from R-1 (Single-family Residential) to PUD (now PMIX) and preliminary development plan (Appl. #2000-002) for Woodland Glen by Ordinance No. 4966.
- September 21, 2000 – The City Council approved the final plat (Appl. #2000-142) for *Woodland Glen, 1st Addition, Lots 1 thru 33, Blocks 1 thru 6 and Tracts A thru J* by Ordinance No. 5032.

- November 1, 2001 – The Unified Development Ordinance (UDO) went into effect. Zoning district names were retitled as part of the UDO adoption. The PUD zoning district was changed to the PMIX zoning district.
- 2003-2011 – Several minor plats for Woodland Glen were administratively approved.
- April 13, 2004 – The Planning Commission approved a preliminary plat (Appl. #2004-027) for *Woodland Glen, Block 7-14 and Tract M*, subject to the approval of the associated preliminary development plan (Appl. #2004-028). The Planning Commission also voted to recommend approval of the preliminary development plan (Appl. #2004-028) for Woodland Glen, Block 7-14 and Tract M.
- May 6, 2004 – The applicant withdrew the applications for preliminary plat (Appl. #2004-027) and preliminary development plan (Appl. #2004-028) for Woodland Glen, Block 7-14 and Tract M.
- August 3, 2005 – The approved minor plat (Appl. #2005-209) of *Woodland Glen, Block 7* was recorded with the Jackson County Recorder of Deeds office.
- July 23, 2020 – The City Council approved the rezoning from PI and PMIX to PMIX and preliminary development plan (Appl. #PL2018-101) for the western 24 acres of the Woodland Glen property by Ordinance No. 8687. The preliminary development plan also served as the preliminary plat.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, 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 the first ordinance reading by City Council until the infrastructure requirements are met.

Compatibility

The property is generally located at the intersection of SW Ward Rd and SW Winthrop Dr. The site backs up to SW Ward Rd and makes up the subdivision's western limits. The subdivision's proposed second phase is primarily composed of twin villa units that will transition in the future phases to single-family estates lots to the east and south across SW Winthrop Dr.

Adverse Impacts

The proposed development will not detrimentally impact the development of the surrounding area. This plat constitutes the second phase of the existing Woodland Glen subdivision.

The proposed development will not create excessive storm water runoff. Stormwater management for the subdivision will be handled via area stormwater system improvements and the use of detention basins.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements necessary to serve the proposed second plat will be constructed as part of this project.

Access to the site is primarily gained via SW Ward Rd by way of the existing SW Winthrop Dr and the future SW 14th St. Additionally, the proposed SW Winthrop Terr provides north-south access to the twin villa area that runs parallel to SW Ward Rd.

Recommendation

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

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. 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 associated 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 Article 3 of the Unified Development Ordinance.
5. 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.

6. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
8. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
9. The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document. The plat shall not be released for recording until such time as the CC&Rs are reviewed by City staff for the required common area content.
10. A final plat shall be approved and recorded (with the appropriate number of copies of the recorded plat returned to the Development Services Department) prior to any building permits being issued.