



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-123 – FINAL PLAT – Woodside Ridge, 2 nd Plat, Lots 144-198 and Tracts I, J & K
Applicant	Clayton Properties Group, Inc.
Property Address	2030 NW O'Brien Rd
Planning Commission Date Heard by	December 16, 2021 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent 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 June 1, 2021 – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group, Inc./ Developer
Applicant's Representative	Vincent Walker/Owner Representative
Location of Property	2030 NW O'Brien Rd
Size of Property	±34.77 Acres (1,514,368 sq. ft.)
Number of Lots	55 lots and 3 common area tracts
Density	1.58 units/acre
Zoning	RP-3 (Planned Residential Mixed-Use District)
Comprehensive Plan Designation	Residential 1
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 subject property is currently undergoing site work in preparation for development of the previously approved Woodside Ridge residential subdivision.

Description of Applicant's Request
The applicant is seeking approval of a final plat consisting of 55 lots and 3 common area tracts for the 2 nd plat of the previously approved Woodside Ridge residential subdivision.

2. Land Use

Description and Character of Surrounding Area

The development is surrounded by residential uses in various zoning districts. The properties to the north and west are single-family homes zoned R-1. The RP-3 zoned Woodside Ridge, 1st Plat borders the east and south of the subject site.

Adjacent Land Uses and Zoning

North:	R-1 (Single-Family Residential District) – Forests of Brookridge Estates
South:	R-1 (Single-Family Residential District) – Woodside Ridge 1 st Plat
East	R-1 (Single-Family Residential District) – Woodside Ridge 1 st Plat
West:	R-1 (Single-Family Residential District) – Sterling Hills

Site Characteristics

The subject property has heavily treed areas, and significant topographical changes across the property.

Special Considerations

N/A

Setbacks

Yard	
Front	20' Bldg. and 25' Garage
Side	5'
Rear	20'

3. Unified Development Ordinance (UDO)

Section	Description
4.120	RP-3 (Planned Residential Mixed-Use District)
7.140, 7.150	Final Plats

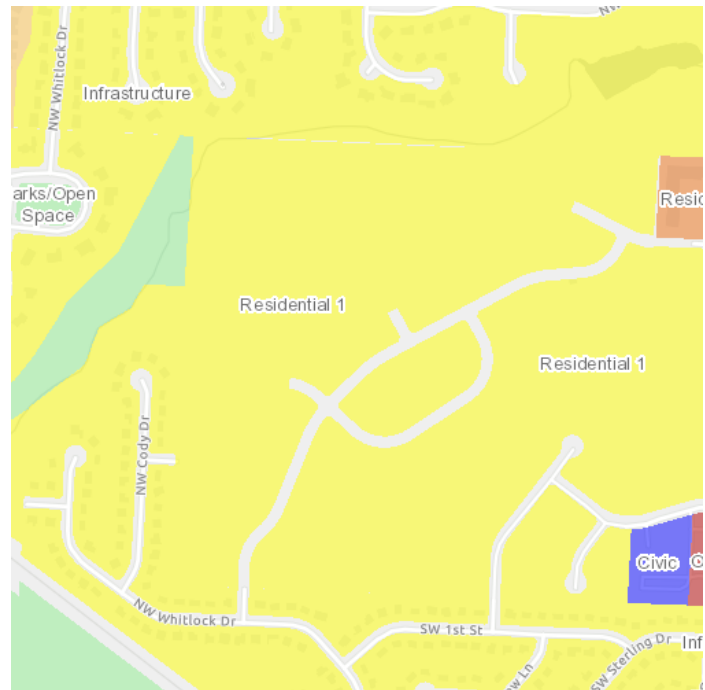
4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2. A Goal 3.2. B
Resilient Economy	Goal 3.3. A

Comprehensive Plan

The Residential 1 category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to medium and large lot single-family subdivisions.

The proposed single-family residential use is substantially consistent with the Residential 1 land use recommended by the Comprehensive Plan for the area. Surrounding the subject site on the north, south and east side are single-family residential developments.

**5. Analysis****Background and History**

The proposed plat is substantially consistent with the approved preliminary development plan that acted as the preliminary plat.

- July 13, 1976 – City Council approved a rezoning (Application #1975-016) of approximately 58 acres from AG to RP-3 and PRO for a mixed-use residential development and nursing home for John Knox Village by Ordinance No. 1692.
- December 7, 2006 – The City Council approved the rezoning (Appl. #2006-184) from RP-3 to PMIX and the preliminary development plan (Appl. #2006-184) for Villas at John Knox Village by Ordinance No. 6305.
- February 19, 2007 – A final development plan (Appl. #2006-284) for Forest Lake Information Center located at 2001 NW Forest Lake Dr. was approved.
- April 18, 2007 – A minor plat (Appl. #2007-012) for *Forest Lake at John Knox Village, 1st Plat* was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292.
- September 20, 2018 - The City Council approved the preliminary development plan (Appl. #PL2018-103) for Woodside Ridge by Ordinance No. 8470.
- January 14, 2020 - The City Council approved the preliminary development plan (Appl. #PL2019-351) for Woodside Ridge Subdivision Pool by Ordinance No. 8792(a).
- October 20, 2020 - The City Council approved the final plat (Appl. #PL2018-214) for Woodside Ridge, 1st Plat, Lots 1-143 and Tracts A-H by Ordinance No. 8988.

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 proposed single-family residential lots and common area tracts are compatible with the existing single-family lots and common area tracts in the neighboring subdivisions.

Adverse Impacts

The proposed development 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. The use is consistent with the existing nature of the subdivision.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. Prior to approval of this Final Plat, the following comments must be addressed and revisions approved by the City:
 - a. Side yard easement between lots 147 and 148 is not wide enough. Please increase to 12.5 feet on each side. Please see previous applicant letter for further details.
 - b. Stream buffer language was not present on the plat. The City provided a standard template in the original submittal in July 2020.
 - c. Easement described in comment #3 from previous applicant letter shall be recorded and referenced on the plat as described in the response to comments dated June 1, 2021. A courtesy review copy shall be submitted to City for review prior to execution and recording to ascertain that the correct template has been used. A final plat shall be approved and recorded prior to any building permits being issued.
2. 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.
3. 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.

4. 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 site development permits or the start of construction (excluding land disturbance permit).
5. 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 Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
6. 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.
7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
8. 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.
9. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
10. A final plat shall be approved and recorded prior to any building permits being issued.