



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-366
File Name	FINAL PLAT – The Ridge at Winterset Summit, Lots 1601-1605 and Tract A
Applicant	Engineering Solutions, LLC
Property Address	2550 SW 3 rd St
Planning Commission Date	January 27, 2022
Heard by	Planning Commission and City Council
Analyst	Victoria Nelson, Planner
Checked By	Hector Soto, Jr. AICP, Planning Manager 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, date November 16, 2020
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht
Location of Property	2550 SW 3 rd St
Size of Property	± 2.94 acres (excluding common area) ± 20.43 total acres (including common area)
Number of Lots	5 lots and 1 common area tract
Density	0.24 units/acre
Zoning	R-1 (Single-family Residential District)
Comprehensive Plan Designation	Civic
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 a currently vacant green space.

Description of Applicant's Request
The applicant seeks approval for the final plat of a 5-lot single-family residential subdivision plus common area on 20.43 acres.

2. Land Use

Description and Character of Surrounding Area

The property is wooded vacant ground located north of SW 3rd St between Cedar Creek Elementary School and the Winterset Park subdivision.

Adjacent Land Uses and Zoning

North:	Vacant wooded ground /R-1
East:	Single-family residential / R-1
South:	Single-family residential/ R-1
West:	Cedar Creek Elementary School/ R-1

3. Unified Development Ordinance (UDO)

Section	Description
7.140, 7.150	Final Plats
4.090	R-1 (Single-Family Residential District)

The final plat is for The Ridge at Winterset Summit, Lots 1601-1605 and Tract A with an acreage total of 20.43.

4. Analysis

Background and History

The applicant seeks approval for The Ridge at Winterset Summit, Lots 1601-1605 and Tract A. The subject application is related to the rezoning and preliminary development plan, which was approved in 2020.

- April 9, 1990 – A preliminary plat was approved by Planning Commission for *Winterset Park, Phase 1, Lot 1-43 (Appl. #1990-171)*.
- June 5, 1990 – City Council approved final plat for *Winterset Park, Lots 1-45 (Appl. #1990-172)* by Ordinance No. 3419.
- March 19, 1996 – A final development plan was approved for Lee's Summit West Elementary School (Appl. #1996-118).
- December 12, 1997 – A minor plat was approved for Cedar Creek Elementary School, Lot 1 (Appl. #1997-218).
- December 1, 2020 – The City Council approved the rezoning from AG to R-1 and preliminary development plan (Appl. #2020-219) for the 19.02 acres to be rezoned that is currently vacant and to allow for the construction of single-family homes on 3.55 acres by Ordinance No. 9013.

Compatibility

The proposed single-family subdivision is compatible to the single-family homes to the east to which this subdivision connects.

Adverse Impacts

The proposed development will not detrimentally impact the development of the surrounding area. This plat is related to the adjoining subdivision.

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 will tie into the surrounding existing public infrastructure.

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. 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.
2. The developer is required to either construct the required sidewalk improvements or provide justification and execute an agreement for “payment in lieu of construction” for the sidewalks. If an agreement is pursued, then a note shall be added to the plat noting that the required sidewalk improvements will be addressed in a separate agreement. Any agreement for “payment in lieu of sidewalk / ADA ramp construction” shall be executed between the developer and City and shall comply with the requirements of UDO Section 7.370.C. The agreement shall be executed and payment shall be made to the City prior to approval of the final plat. If an agreement is not executed, then sidewalks shall be shown on the plat, as required by the UDO and prior to recording.