



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2021-098
<b>File Name</b>	FINAL PLAT – Park Ridge, 8 <sup>th</sup> Plat, Lots 362-391
<b>Applicant</b>	Engineering Solutions, LLC
<b>Property Address</b>	1630 NE Woods Chapel Rd
<b>Planning Commission Date</b>	February 24, 2022
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Victoria Nelson, Planner
<b>Checked By</b>	Hector Soto, Jr. AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

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### 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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### Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Unified Development Ordinance (UDO)	3
4. Comprehensive Plan	3
5. Analysis	4
6. Recommended Conditions of Approval	6

### Attachments

Final Plat, resubmittal in CityView January 26, 2022  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht
Location of Property	1630 NE Woods Chapel Rd
Size of Property	± 7.18 total acres
Number of Lots	30 lots
Density	4.18 units/acre
Zoning	RP-1 (Planned Single-Family Residential 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><b>Duration of Validity:</b> 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 vacant green space that is surrounded by single-family homes.

Description of Applicant's Request
The applicant seeks approval for Park Ridge, 8 <sup>th</sup> Plat. The proposed final plat consists of 30 lots and will be the final phase of the subdivision.

## 2. Land Use

### Description and Character of Surrounding Area

The subject property is bounded by single-family homes. To the west and south is the Savannah Ridge subdivision that was first approved in 1994. To the north and east are the initial plats of the Park Ridge subdivision that were first approved in 2005.

### Adjacent Land Uses and Zoning

<b>North:</b>	Park Ridge subdivision /RP-1 and R-1 (Single-Family Residential District)
<b>East:</b>	Park Ridge subdivision /RP-1 and R-1 (Single-Family Residential District)
<b>South:</b>	Savannah Ridge subdivision/ R-1 (Single-Family Residential District)
<b>West:</b>	Savannah Ridge subdivision/ RP-1 and R-1 (Single-Family Residential District)

## 3. Unified Development Ordinance (UDO)

Section	Description
7.140, 7.150	Final Plats
4.100	RP-1 (Planned Single-family Residential)

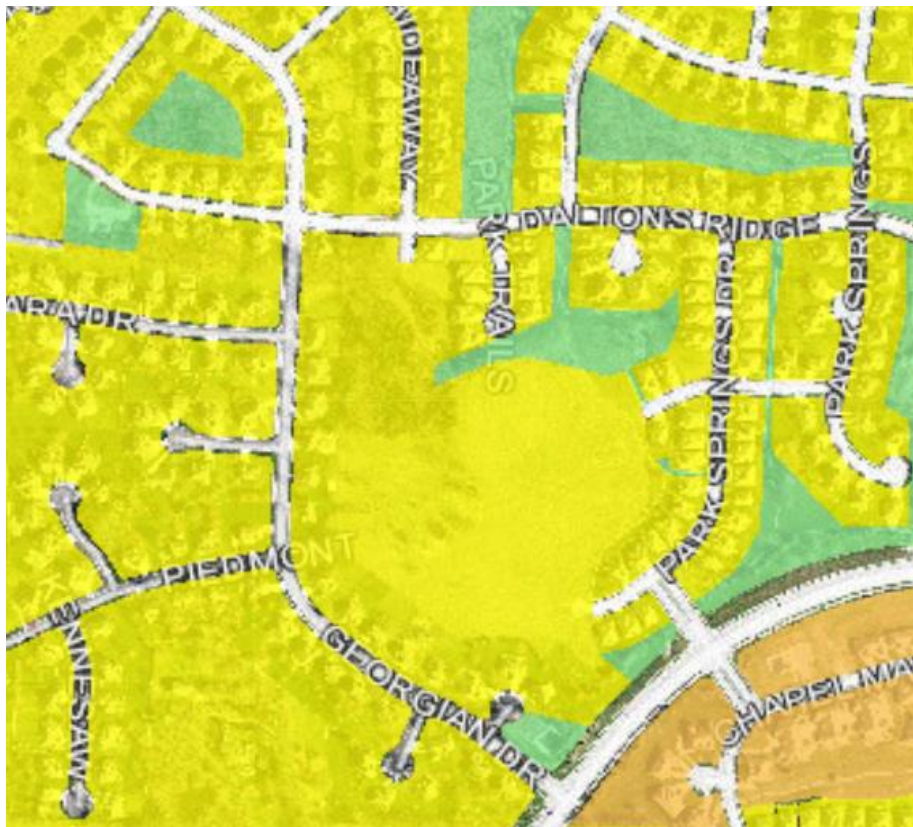
The final plat is for Park Ridge, 8<sup>th</sup> Plat, Lots 362-391 with an acreage total of 7.18 acres. The final plat is consistent with the approved preliminary plat and preliminary development plan that was approved in 2005.

## 4. Comprehensive Plan

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

### Comprehensive Plan

The area that the proposed Park Ridge, 8<sup>th</sup> plat development is planning to be constructed is in the Residential 1 category of the Comprehensive Plan. The proposed final plat is consistent with the Residential 1 land use recommended by the 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.



- Parks/Open Space
- Residential 1
- Residential 2

## 5. Analysis

### Background and History

The applicant seeks approval for Park Ridge, 8<sup>th</sup> Plat, Lots 362-391. The subject application is related to the preliminary plat and preliminary development plan, which were approved in 2005.

- July 14, 2005 – The preliminary plat (Appl. #2005-138) for *Park Ridge, Lots 1-347* was approved by the Planning Commission.
- 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 City Council approved the final plat (Appl. #2005-337) for *Park Ridge, 1<sup>st</sup> Plat, Lots 1-132 and Tracts A-1 thru H-1, Tracts J-1 thru N-1 and P-1 thru T-1* 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 City Council approved the final plat (Appl. #2006-200) for *Park Ridge 2<sup>nd</sup> Plat, Lots 133-205 and Tracts A-2 thru C-2* by Ordinance No. 6307.
- April 23, 2013 – The preliminary plat (Appl. #PL2013-002) for *Park Ridge, Lots 206-381 and Tracts A thru I* was approved by the Planning Commission.
- November 12, 2013 – The City Council approved the final plat (Appl. #PL2013-059) for *Park Ridge, 3<sup>rd</sup> Plat, Lots 206-217 and Tract A3* by Ordinance No. 7389.
- November 12, 2013 – The City Council approved the final plat (Appl. #PL2013-060) for *Park Ridge, 4<sup>th</sup> Plat, Lots 218-243 and Tract A4 & B4* was approved by Ordinance No. 7390.
- May 19, 2016 – The City Council approved the final plat (Appl. #PL2014-034) for *Park Ridge, 5<sup>th</sup> Plat, Lots 244-289 and Tracts A5 thru F5*, was approved by Ordinance No. 7888.
- September 7, 2018 – The City Council approved the final plat for *Park Ridge 6<sup>th</sup> Plat, Lots 290-328* (Appl. #PL2017-243) by Ordinance #8445.

### **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 subdivision is compatible to the surrounding homes. The construction of these homes will fill in a vacant parcel of land. The proposed single-family land use is compatible to the Residential 1 category designated by the Comprehensive Plan.

### **Adverse Impacts**

The proposed development will not detrimentally impact the development of the surrounding area. It will act as an infill to the vacant area and connecting the adjoining subdivisions to each other.

### **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 be constructed to serve the development and will be tied into the existing 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. 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 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.
3. 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.
4. 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."
5. 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.