



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-210
File Name	FINAL PLAT – Lee's Summit School District #7 – Middle School #4, Lot 1 and Tract A
Applicant	Lee's Summit R-7 School District
Property Address	1001 SE Bailey Rd
Planning Commission Date	July 14, 2022
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: January 14, 2020
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, upload date May 2, 2022
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Lee's Summit R-7 School District / Property Owner
Applicant's Representative	Kyle Gorrell
Location of Property	1001 SE Bailey Rd
Size of Property	48.0 acres (2,090,576 sq. ft.) – Lot 1 2.1 acres (91,874 sq. ft.) – Tract A ± 51.7 total acres
Number of Lots	1 plus 1 common area tract
Zoning	AG (Agricultural)
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 property is the site of East Trails Middle School, which is currently under construction.

Description of Applicant's Request
The applicant seeks approval of a final plat for one (1) lot and one (1) common area tract for the new East Trails Middle School. The proposed final plat is consistent with the approved preliminary development plan that also served as the preliminary plat.

2. Land Use

Description and Character of Surrounding Area

The subject property is bordered by the Newberry subdivision to the west; the Hawks Ridge East and Oak Hill South subdivisions to the north; and the future Bailey Farms subdivision to the east.

Adjacent Land Uses and Zoning

North (across SE Bailey Rd):	Single-family residential / R-1 (Single-family Residential)
South:	Large acreage agricultural properties / AG (Agricultural)
East:	Future Bailey Farm residential development/ R-1 and RP-2 (Planned Two-family Residential)
West:	Single-family residential / R-1

Site Characteristics

The site slopes from northwest to southeast toward a treed natural drainage area that forms the property’s eastern boundary. An existing mature tree line forms the property’s western boundary along the abutting Newberry subdivision.

Special Considerations

The proposed development is adjacent to a stream that has an associated stream buffer.

3. Project Proposal

Setbacks (Perimeter)

Yard	Required	Proposed
Front (SE Bailey Rd)	50’	50’
Side (west and east)	50’	50’
Rear (SE Cape Dr)	50’	50’

4. Unified Development Ordinance (UDO)

Section	Description
7.140,7.150	Final Plats
4.060	Zoning Districts

Unified Development Ordinance

The school that is under construction is a use permitted by right in the AG zoning district.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
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Land Use & Community Design	Promote sustainable land use to meet the needs of the future. Plan for purposeful growth, revitalization and redevelopment.
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Comprehensive Plan

The school that is under construction is consistent with the Civic land use recommended by the Ignite Comprehensive Plan for the property and is a complementary land use to the surrounding residential development.



6. Analysis

Background

The proposed final plat divides 52 acres into one (1) lot for East Trails Middle School and one (1) common area tract for a stormwater detention basin. The subject plat includes the dedication of right-of-way for the extension of SE Cape Dr from the abutting Newberry subdivision on the west and stubs it to the east where it will connect to the Bailey Farms residential development.

Compatibility

The 52-acre property is located along SE Bailey Rd adjacent to existing single-family residential development to the west and north; future residential to the east; and large acreage agricultural property to the south.

The subject property is zoned AG. The property to the west and north is zoned R-1; the property to the east is zoned R-1 and RP-2; and the property to the south is zoned AG. Schools are uses permitted by right in the AG zoning district and are also permitted by right under the adjacent R-1 and RP-2 zoning.

Adverse Impacts

The proposed development will not detrimentally impact the development of the surrounding area. The adjacent residential property to the west and north is built out. A street stub to allow for the continuation of the SE Cape Dr collector street to the east to provide future connectivity to the 88-acre Bailey Farm site and SE Ranson Rd is proposed as part of this project.

Staff does not expect the proposed school to seriously injure the appropriate use of, or detrimentally affect the neighboring property. SE Bailey Rd serves as a physical buffer to the existing residential subdivisions to the north, while the existing treeline along the abutting Newberry subdivision to the west will be protected and retained to serve as a visual and physical buffer.

Storm water management will take place onsite through the construction of a total of four (4) detention basins along the development's south and east sides, which will ultimately discharge into the adjacent stream that forms the site's eastern boundary.

Public Services

Water service to the school site on Lot 1 is provided by both a connection to an existing main along SE Bailey Rd and the extension of a water main along SE Cape Dr on the south end of the development. Sanitary sewer service is provided by a sewer main extension to the south where it connects to an existing off-site main.

Access to the site is primarily provided via SE Bailey Rd and via an extension of SE Cape Dr from the Newberry subdivision to the west. Additional access from Newberry is provided by a connection to SE 13th St. The extension of SE Cape Dr will stub to the east for the future Bailey Farms residential development.

Recommendation

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

7. Recommended Conditions of Approval

Standard Conditions of Approval

1. A 50' building line shall be shown and labeled along both the SE Bailey Rd and SE Cape Dr frontages of Lot 1.

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 certificates of occupancy.
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 site development 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 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.
5. 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.
6. All permanent off-site easements (i.e., private sanitary sewer easements), in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
7. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.