



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-245
File Name	FINAL PLAT – The Villas of Chapel Ridge, 2 nd Plat, Lots 43-74 and Tracts C-1 & D-1
Applicant	Engineering Solutions, LLC
Property Address/Location	4008 NE Independence Ave
Planning Commission Date	December 14, 2023
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

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 March 15, 2023
Location Map

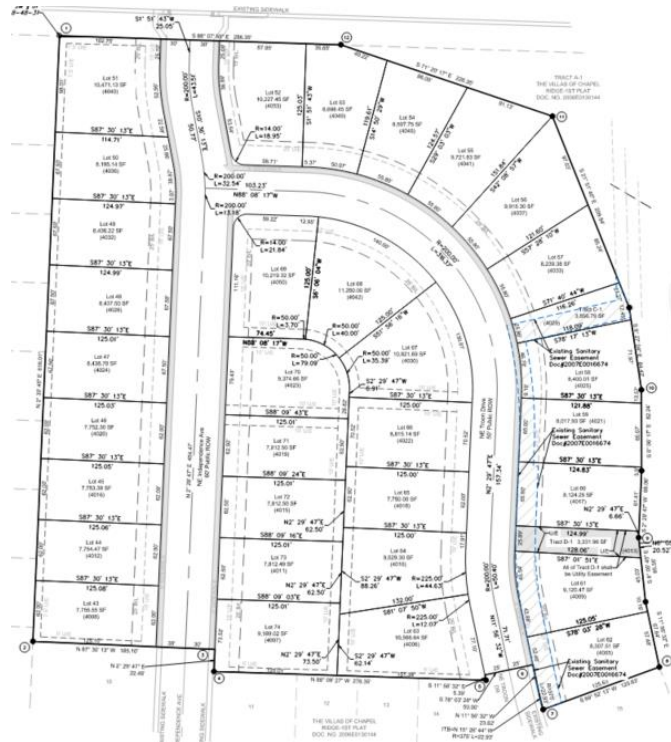
1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, P.E.
Location of Property	4008 NE Independence Ave
Size of Property	361,127 sq. ft. (±8.29 total acres)
Number of Lots	32 lots + 2 common area tracts
Zoning	RP-1 (Planned Single-family Residential District)
Comprehensive Plan Designation	Residential 2
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. 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	
	<p>The subject undeveloped 8.29-acre property constitutes the second phase of The Villas of Chapel Ridge that was approved in 2006 as part of the redevelopment of the old Chapel Ridge golf course.</p>

Description of Applicant's Request

The applicant proposes a final plat composed of 32 lots and two (2) common area tracts on 8.29 acres. The proposed final plat is consistent with the approved preliminary plat (Appl. #2005-275) and preliminary development plan (Appl. #2006-012) for The Villas of Chapel Ridge.



2. Land Use

Description and Character of Surrounding Area

The subject property sits at a transition point between commercial uses on the south side of NE Woods Chapel Rd and residential uses on the north side of NE Woods Chapel Rd, including the Lakewood residential subdivision.

Adjacent Land Uses and Zoning

North:	Single-family residential / R-1
South:	Single-family residential / RP-1
East:	Common area property / RP-1
West:	Single-family residential / R-1

Site Characteristics

The subject property is located to the north of the existing first phase of The Villas of Chapel Ridge. The existing first phase provides two stub connections to serve the subject phase. Independence Ave will be extended and provide a connection between NE Woods Chapel Rd and NE Dick Howser Dr in the

Lakewood subdivision.

Special Considerations

None

3. Unified Development Ordinance (UDO)

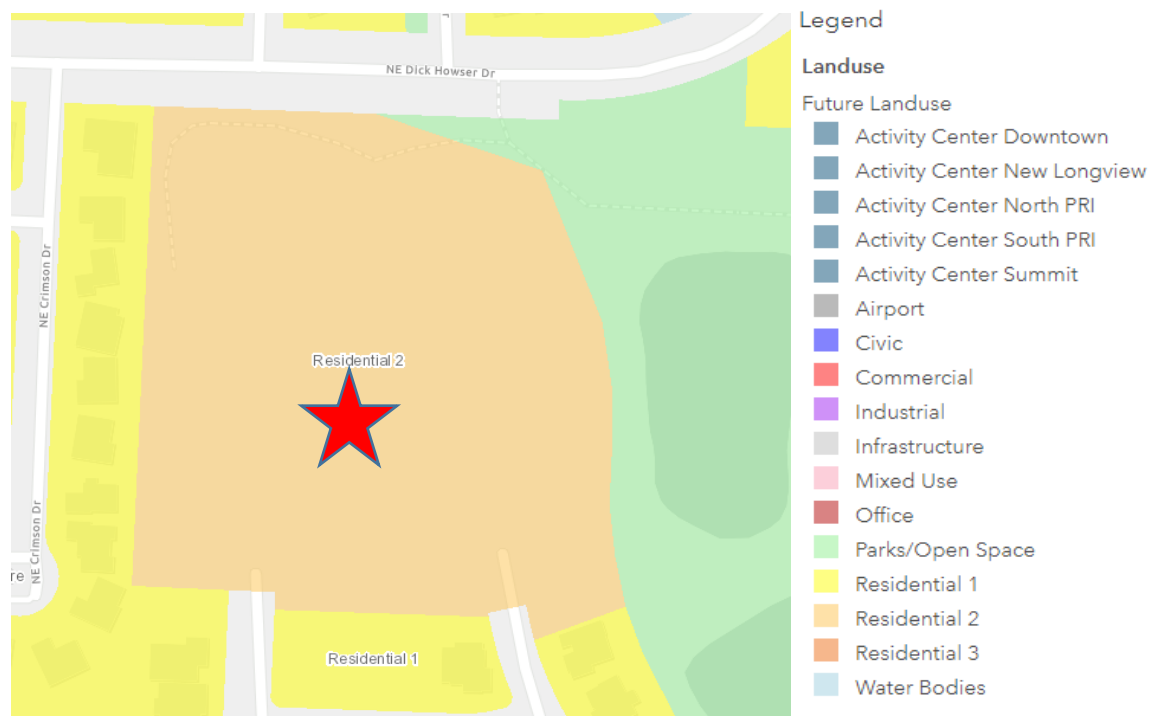
Section	Description
4.100	Zoning Districts (RP-1)
7.140, 7.150	Final Plat

The development of the subject property with single-family residences is permitted by right under the approved preliminary development plan for the larger Chapel Ridge Mixed Use Development of which The Villas of Chapel Ridge is a part.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	<p>Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.</p> <p>Objective: Increase business activity by designing mutually supportive neighborhoods.</p>
Land Use and Community Design	<p>Objective: Plan for purposeful growth, revitalization and redevelopment.</p>

The Ignite! Comprehensive Plan identifies the subject area as Residential 2. According to the Ignite! Comprehensive Plan, the Residential 2 category is primarily for single-family detached residential development on small lots (4,000 – 8,499 square feet); lots in this phase range from 7,752 – 11,250 square feet. It also allows single-family cluster development. The proposed final plat is consistent with the previously approved preliminary development plan for the development of the subject property with detached single-family residences.



5. Analysis

Background and History

- November 27, 2005 – The Planning Commission approved the preliminary plat (Appl. #2005-276) for the Chapel Ridge Mixed Use Development.
- January 6, 2006 – City Council approved a rezoning (Appl. #2005-275) and preliminary development plan (Application #2005-277) for the Chapel Ridge Mixed Use Development.
- April 20, 2006 – City Council approved the final plat (Appl. #2006-012) of *The Villas of Chapel Ridge, 1st Plat, Lots 1-42 and Tracts A-1 & B-1* by Ordinance No. 6172.

Compatibility

The proposed final plat composed of 32 lots and two (2) common area tracts is consistent with the residential component of the approved preliminary plat and preliminary development plan for Chapel Ridge Mixed Use development.

Adverse Impacts

The proposed plat is not expected to detrimentally impact the surrounding area. The plat is associated with an approved plan for the development of the subject property with single-family residences.

Infrastructure

The final 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 extended to serve the proposed development. The development will tie into the existing area street network and provide a connection between NE Woods Chapel Rd and NE Dick Howser Dr.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. Replace Ryan Elam's name as Director of Development Services with Josh Johnson, AICP.
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. 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.
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. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

11. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
12. 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.
13. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.