



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

---

## Development Services Staff Report

<b>File Number</b>	PL2023-164 – FINAL PLAT – Wilshire Hills, 4 <sup>th</sup> Plat, Lot 5, Lot 6 & Tract A
<b>Applicant</b>	JES Development Co., Inc.
<b>Location</b>	3200 NE Manhattan Dr
<b>Planning Commission Date Heard by</b>	August 8, 2024 Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

---

### Public Notification

Pre-application held: March 7, 2023  
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

---

### Table of Contents

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

### Attachments

Final Plat, dated June 21, 2024 – 3 pages  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	JES Development Co., Inc. / Developer
Applicant's Representative	Brian Kimes
Location of Property	3200 NE Manhattan Dr
Size of Property	±7.51 acres (327,136 sq. ft.)
Number of Lots	2 lots and 1 common area tract
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Residential 3 (Higher Intensity)
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. 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 composed of a vacant, large-acreage, undeveloped tract of land.

Description of Applicant's Request
The applicant proposes a final plat composed of two (2) lots and one (1) common area tract on 7.51 acres. The proposed final plat is consistent with the approved preliminary development plan (App. #2004-154 and -155) for the Wilshire Hills senior community development. The subject final plat is associated with construction of the next apartment building phase that is currently undergoing the final development plan (Appl. #PL2023-163) administrative approval process.

## 2. Land Use

### Description and Character of Surrounding Area

The subject property is located north of NE Strother Rd and 1/5-mile west of NE Ralph Powell Rd. The area serves as a transition point between the airport and industrial uses south of NE Strother Rd and residential uses north toward NE Woods Chapel Rd. To the east are multi-family and office uses. To the west is undeveloped acreage mostly encumbered by the airport's runway protection zone (RPZ).

### Adjacent Land Uses and Zoning

<b>North:</b>	Wilshire Hills development / PMIX and RP-2 (Planned Two-family Residential)
<b>South:</b>	Future Wilshire Hills development / PMIX
<b>East:</b>	Wilshire Hills development / PMIX
<b>West:</b>	Undeveloped acreage / AG (Agricultural)

### Site Characteristics

Save for an existing tree line that demarcates the property's west boundary, the site is devoid of any signification vegetation. The property slopes from west to east toward a natural drainageway that ultimately drains to Lakewood Lake.

### Special Considerations

N/A

### Setbacks

Yard	
Front	20'
Side	10'
Rear	20'

## 3. Unified Development Ordinance (UDO)

Section	Description
4.240	Zoning Districts (PMIX)
7.140, 7.150	Final Plat

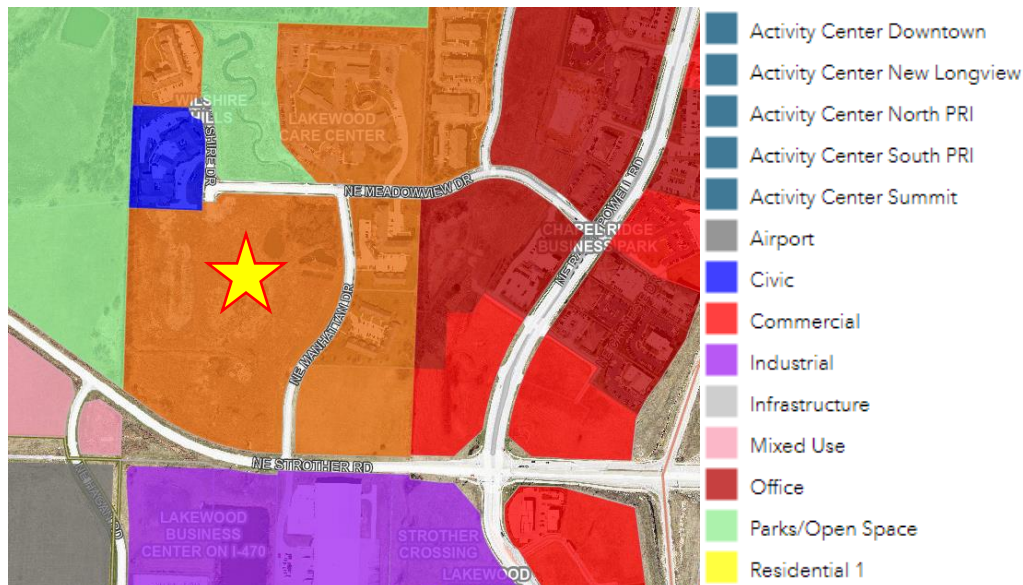
The subject site is the location of the next phase of the Wilshire Hills multi-family senior community that was approved in 2004. The multi-family senior community is a use permitted by right under the preliminary development plan approved as part of the PMIX zoning for the subject property.

## 4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2.A – Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
Facilities & Infrastructure	Goal 3.5.B – Plan and build City services and infrastructure to promote quality growth and resiliency.

### Comprehensive Plan

The multi-family residential use of the subject property is consistent with the Residential 3 (Higher Intensity) land use recommended for the area by the 2021 Ignite! Comprehensive Plan. The entire Wilshire Hills development was zoned and is being constructed as a multi-family senior community development. The development expands the available housing options for the City's senior population.



## 5. Analysis

### Background and History

- November 11, 2004 – The City Council approved a rezoning (Appl. #2004-154) from PI-1 (now PI; Planned Industrial) and RP-2 (Planned Two-family Residential) to PMIX (Planned Mixed Use) and preliminary development plan (Appl. #2004-155) for Wilshire Hills by Ordinance No. 5839. The approved preliminary development plan for Wilshire Hills included a total of 192 independent living residential units across a mix of 6-plexes and apartment buildings, as well as 254,542 sq. ft. of office/retail space. To date, only the senior living component of the development has been developed.

- December 14, 2004 – The Planning Commission approved a preliminary plat (Appl. #2004-156) for *Wilshire Hills, Lots 1-14 and Tracts A-C* on a total of 43.79 acres.
- August 16, 2005 – Staff administratively approved the minor plat (Appl. #2005-171) of *Wilshire Hills, 1<sup>st</sup> Plat, Lots 1 and 2*. The plat was recorded with the Jackson County Recorder of Deeds office by Instrument #2005-I-0055942 on July 1, 2005.
- January 10, 2012 – The Planning Commission approved a revised preliminary plat (Appl. #2011-075) for *Wilshire Hills, Lots 3-14 and Tracts A-C* on a total of 30.80 acres.
- August 16, 2012 – The City Council approved the final plat (Appl. #2012-016) of *Wilshire Hills, 2<sup>nd</sup> Plat, Lots 3, 4 & Tract B* by Ordinance No. 7221.
- January 14, 2016 – Staff administratively approved the minor plat (Appl. #PL2015-201) of *Wilshire Hills, 3<sup>rd</sup> Plat, Lot 3A*. The plat was recorded with the Jackson County Recorder of Deeds office by Instrument #2016-E-0022915 on March 17, 2016.
- July 22, 2024 – Staff administratively approved the final development plan (Appl. #PL2023-163) for Wilshire Hills Phase III. The phase consists of a 3-story, 53,580 sq. ft. independent living building with 50 dwelling units. The building will be constructed on the proposed Lot 5 of the subject Wilshire Hills, 4<sup>th</sup> Plat. Issuance of the building permit to commence construction on the building is waiting final plat approval and recording of said plat.

### **Compatibility**

The proposed lots and common area tract are compatible with the approved plan for the multi-family Wilshire Hills senior community development.

### **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 and is a continuation of the approved multi-phased Wilshire Hills senior community development.

### **Public Services**

The proposed 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 and facilitate the provision of public infrastructure for the remaining phases of the Wilshire Hills development.

### **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. 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 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).
3. 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.
4. 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.
5. 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.
6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
7. 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.
8. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
9. Prior to recording of the final plat, the following must be met:
  - a. A copy of the declaration of covenants and restrictions pertaining to common property as prepared in accordance with UDO Section 4.290 has been submitted for review and approval by the Director of Development Services and the City Attorney; and
  - b. 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; and
  - c. The approved Declaration of Covenants, Conditions and Restrictions will be recorded prior to the recording of the final plat.
10. A final plat shall be approved and recorded prior to issuance of any building permit.