



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-120
File Name	FINAL PLAT – The Townhomes at Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-I
Applicant	Engineering Solutions, LLC, applicant
Property Address	4060 NE Ralph Powell Rd
Planning Commission Date	June 12, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: November 30, 2024
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 – revision dated May 27, 2025
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, PE
Location of Property	4060 NE Ralph Powell Rd
Size of Property	Lot 20 – 0.21 acres (9,170 sq. ft.) Lot 21 – 0.25 acres (11,150 sq. ft.) Lot 22 – 0.22 acres (9,495 sq. ft.) Lot 23 – 0.20 acres (8,560 sq. ft.) Lot 24 – 0.21 acres (9,287 sq. ft.) Lot 25 – 0.22 acres (9,605 sq. ft.) Lot 26 – 0.22 acres (9,608 sq. ft.) Lot 27 – 0.29 acres (12,797 sq. ft.) Lot 28 – 0.29 acres (12,794 sq. ft.) Lot 29 – 0.41 acres (18,013 sq. ft.) Lot 30 – 0.41 acres (18,010 sq. ft.) Lot 31 – 0.43 acres (19,022 sq. ft.) Lot 32 – 0.51 acres (22,501 sq. ft.) Lot 33 – 0.58 acres (25,243 sq. ft.) Lot 34 – 0.55 acres (24,350 sq. ft.) Lot 35 – 0.43 acres (18,752 sq. ft.) Lot 36 – 0.40 acres (17,612 sq. ft.) Lot 37 – 0.40 acres (17,467 sq. ft.) Lot 38 – 0.43 acres (19,037 sq. ft.) Lot 39 – 0.49 acres (21,181 sq. ft.) Lot 40 – 0.49 acres (21,647 sq. ft.) Lot 41 – 0.33 acres (14,446 sq. ft.) Lot 42 – 0.26 acres (11,250 sq. ft.) Tract E – 0.85 acres (39,912 sq. ft.) Tract F – 0.17 acres (7,590 sq. ft.) Tract G – 0.59 acres (25,956 sq. ft.) Tract H – 0.51 acres (22,164 sq. ft.) <u>Tract I – 0.03 acres (1,677 sq. ft.)</u> ±12.24 total acres (533,259 sq. ft.)
Number of Lots	2 lots – zoned R-1 7 lots – zoned RP-1 <u>14 lots – zoned RP-3</u> 23 lots and 5 common area tracts
Density	3.39 du/acre – R-1 (4.0 du/max in R-1) 4.58 du/acre – RP-1 (6.0 du/acre max in RP-1) 7.59 du/acre – RP-3 (10.0 du/acre max in RP-3)
Zoning	R-1 (Single-family Residential District), RP-1 (Planned Single-family Residential) and RP-3 (Planned Mixed Use)

Comprehensive Plan Designation	Residential 1 and 3
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	
	<p>The subject 12.27-acre project area is composed of undeveloped residential property bordered by single-family residential to the west and four-plex townhomes to the east. The project area is part of a previously approved multi-phase, mixed-use redevelopment plan for the former Chapel Ridge Golf Course.</p>

Description of Applicant's Request

The final plat application is for *The Townhomes of Chapel Ridge, 3rd Plat, Lots 20-42 & Tracts E-1*, consisting of 23 lots and five (5) common area tracts on 12.24 acres. The 23 residential lots accommodate residential development consisting of single-family residences, duplexes, 3-unit and 4-unit townhomes. The proposed final plat is substantially consistent with the approved preliminary development plan that also served as the preliminary plat.

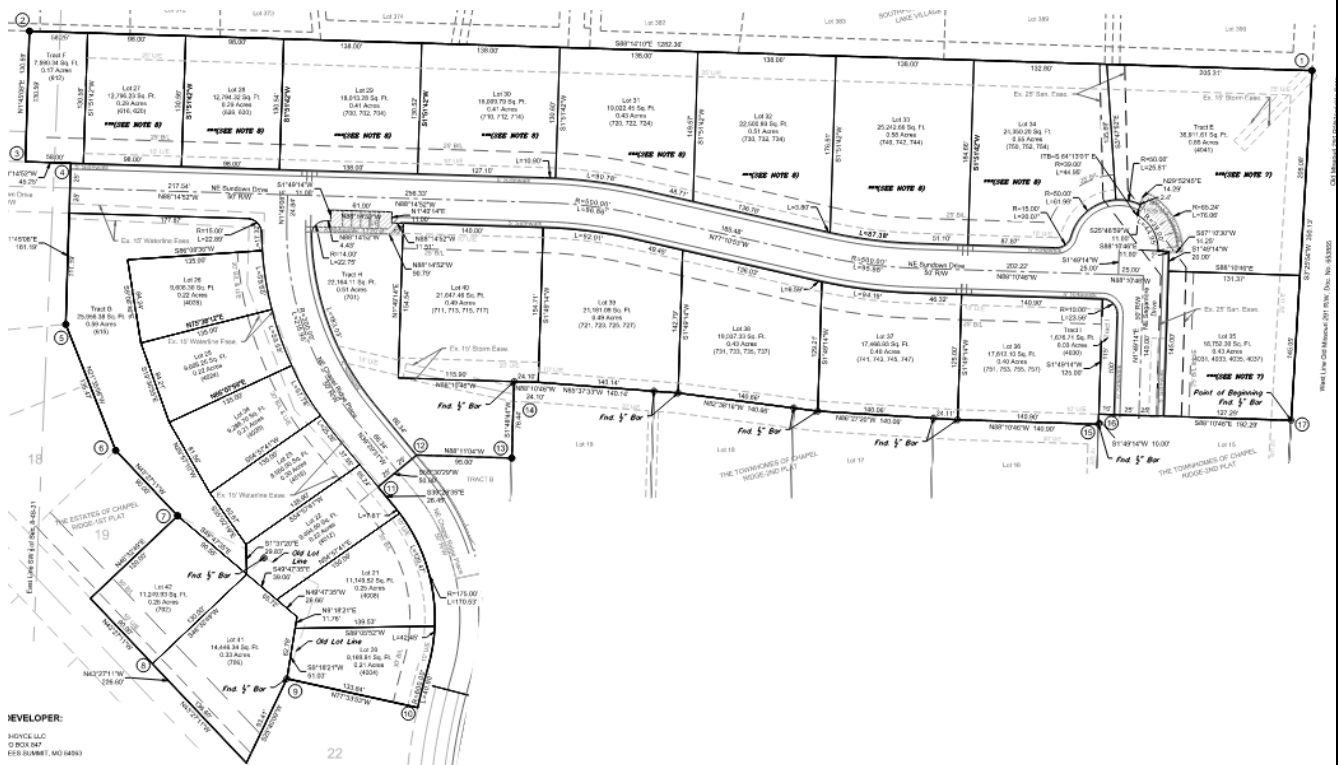


Figure 1 – Proposed final plat.

2. Land Use

Description and Character of Surrounding Area

The property area is located at a transition point between existing and future 4-plex townhomes to the east and single-family residential development to the west. To the north in the Lakewood subdivision is single-family residential. To the south is a transition from single-family residential to commercial along NE Woods Chapel Rd.

Adjacent Land Uses and Zoning

North:	Single-family residential/R-1
South:	Single-family residential/R-1; and 3- and 4-unit townhomes/RP-3
East:	Existing and future 4-unit townhomes/RP-3

West:	Single-family residential/R-1
Site Characteristics	
The subject property is composed of four (4) undeveloped, platted single-family lots and a larger unplatted area. Three street stubs directly access the subject property. NE Chapel Ridge Pl and NE Sagamore Dr stub in from the south; NE Sundown Dr stubs in from the west. The property generally slopes from southeast to northwest.	
Special Considerations	
None	

3. Unified Development Ordinance (UDO)

Section	Description
4.090, 4.100, 4.120	Zoning Districts (R-1, RP-1 and RP-3)
7.140, 7.150	Final Plats

The proposed final plat consists of 23 lots and five (5) common area tracts on 12.24 acres. The proposed final plat is substantially consistent with the approved preliminary development plan that also serves as the preliminary plat.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite Comprehensive Plan identifies Residential 2 (Medium Intensity [Missing Middle]) as the recommended future land use category for the subject property. According to the Ignite Comprehensive Plan, the Residential 2 land use designation is primarily for small lot (4,000 - 8,499 sq. ft.) detached single-family residential and medium density multi-family residential housing. The mix of single-family lots and 3- and 4-unit townhome lots created by the subject plat addresses objectives identified in the Ignite Comprehensive Plan that center around the importance of diverse and mutually supportive neighborhoods achieved through purposeful growth. The subject application offers prospective residents greater housing choice through the availability of both detached and attached residential options.

5. Analysis

Background and History

- January 12, 2006 – The City Council approved a rezoning (Appl. #2005-275) from AG (Agricultural) to R-1 (Single-family Residential), RP-1 (Planned Single-family Residential), RP-3 and CP-2 (Planned Community

Commercial) and a preliminary development plan (Appl. #2005-277) for the 104-acre Chapel Ridge Mixed Use Development by Ordinance No. 6106. The 104 acres comprised the former site of the Chapel Ridge Golf Course.

- January 14, 2020 – The City Council approved a rezoning (Appl. #PL2019-352) from R-1 and RP-3 to RP-3 and a preliminary development plan to expand the limits of the townhome area of the Chapel Ridge Mixed Use Development by Ordinance No. 8790a. The RP-3 area was expanded by 9 acres with this application.
- December 17, 2024 – The City Council approved a rezoning (Appl. #PL2024-217) from R-1 to RP-1 and RP-3 and a preliminary development plan to create additional villa-style single-family lots, duplex and 3- and 4-unit townhome lots in the Chapel Ridge Mixed Use Development by Ordinance No. 10042.

Compatibility

The subject property site is located in a residential neighborhood north of NE Woods Chapel Rd that is composed of three sub-areas originally developed with villa-style, detached single-family lots in the west; an area of estate size single-family lots in the middle; and an area of three- and four-unit attached townhomes in the east. The proposed plat will create 9 single-family lots (2 standard single-family lots + 7 villa-style single-family lots) and 14 lots that accommodate duplex and 3-/4-unit townhomes.

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 subject development will not create excessive storm water runoff for the area. Regional stormwater management is provided for the subdivision in the form of two retention ponds west of the subject project area.

Infrastructure

The development will impede the normal and orderly development and improvement of the surrounding property. Sanitary sewer service will connect to existing 8" mains that serve the existing single-family residences to the west and the existing four-plex townhomes to the east. Water service will connect to an existing 8" main located along the alignment of both the NE Sundown Dr and NE Chapel Ridge Pl street extensions that will be constructed as part of this plan. From a road infrastructure standpoint, the normal extension of the residential street network through the area will provide sufficient capacity to support continued area development.

Recommendation

With the conditions of approval below, the application meets the recommendations of the Ignite! Comprehensive Plan and 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. 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.

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. 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.
6. 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.
7. 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."
8. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
9. 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.
10. A final plat shall be approved and recorded prior to issuance of any building permits.