

# City of Lee's Summit

## Department of Planning and Codes Administration

January 8, 2016

TO: Planning Commission  
FROM: Robert G. McKay, AICP, Director *RGM*  
RE: **Application #PL2015-185 – FINAL PLAT – Madison Park, Lots 202B, 203C & Tract XX; Engineering Solutions, LLC, applicant**

### Commentary

The applicant proposes to create a common area tract and increase the size of two lots through a lot line adjustment. Both Lot 202A and Lot 203BB of *Madison Park, 1<sup>st</sup> Plat* are developed with single-family residences. Located between these two lots is Lot 203A, which is vacant. The applicant proposes to convert a portion of the vacant Lot 203A into common area Tract XX. A 5-foot sidewalk connecting the residences along SW American Royal Way to the existing sidewalk system along SW Redbuck Circle is proposed within Tract XX. A parking area for visitors also exists within this tract and will be maintained by the Property Owners' Association. The remaining portions of Lot 203A that will not be converted to common area will be absorbed by the two abutting single-family lots.

- 2 lots and 1 common area tract on 0.46 acres

### Recommendation

Staff recommends **APPROVAL** of the final plat.

### Project Information

**Proposed Use:** single-family residential and common area tract

**Zoning:** PMIX (Planned Mixed Use District)

**Number of Lots:** 2 lots and 1 common area tract

**Land Area:** 0.46 acres, including common area; 0.41 acres, excluding common area

**Location:** south of SW Longview Road along; east of SW Redbuck Circle

**Surrounding Zoning and Use:**

**North (across SW Longview Road):** PMIX (Planned Mixed Use District) – multi-family apartments

**South:** PMIX (Planned Mixed Use District) – single-family residential (*Madison Park*)

**East:** PMIX (Planned Mixed Use District) – single-family residential (*Madison Park*)

**West (across SW Redbuck Circle):** PMIX – common property and pool facilities for New Longview Community Association, Inc.

### Background

- October 3, 2002 – The City Council approved a rezoning (Appl. #2002-031) from AG, RP-1, RP-2, RP-3 and CP-2 to PMIX and the conceptual development plan (Appl. #2002-032) for New Longview by Ord. #5407.

- October 3, 2002 – The City Council approved a preliminary development plan (Appl. #2002-181) for the Arterial Traffic Network for the New Longview development by Ord. #5408.
- May 1, 2003 – The City Council approved a preliminary development plan (Appl. #2003-016) for New Longview Phase I, Pergola Park, by Ord. #5524.
- September 4, 2003 – The City Council approved a preliminary development plan (Appl. #2003-062) for New Longview Phase II, Tower Park, by Ord. #5591.
- February 10, 2004 – The Planning Commission approved a preliminary plat (Appl. #2003-293) for *Madison Park, Lots 1-74*.
- June 16, 2005 – The City Council approved the final plat *Madison Park, 1<sup>st</sup> Plat, Lots 201-273, and Tracts A-J* (Appl. #2005-158) by Ord. #5977. On July 12, 2005, the ordinance and plat were recorded at the Jackson County Recorder of Deeds Office by Instrument #2005I0059013 and #2005I0059014, respectively.
- September 1, 2006 – The minor plat (Appl. #2006-097) *Madison Park, 1<sup>st</sup> Plat, Lots 201A, 201B, and 202A* was recorded at the Jackson County Recorder of Deeds Office by Instrument #2006E0085716.
- September 1, 2006 – The minor plat (Appl. #2006-098) *Madison Park, 1<sup>st</sup> Plat, Lots 203A, 203B, and 204A* was recorded at the Jackson County Recorder of Deeds Office by Instrument #2006E0085717.
- May 29, 2013 – The minor plat (Appl. #PL2013-050) *Madison Park, Lots 203BB, 204AA and 205A* was recorded at the Jackson County Recorder of Deeds Office by Instrument #20013E0054972.

### **Code and Ordinance Requirements to be Met Following Approval**

*The items in the box below are specific to this subdivision and must be satisfactorily addressed in order to bring this plat into compliance with the Codes and Ordinances of the City.*

#### **Public Works**

1. The extraneous sanitary sewer lateral located within Tract XX must be removed prior to approval of the final plat.

#### **Planning and Development**

2. The following language shall be included in the common area dedication note: "During the period in which the developer maintains effective control of the board of the condominium or property owners' association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners' association."
3. No final plat shall be recorded by the developer until the Director of Planning and Development and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.520 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 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

4. The existing concrete pad, located in Tract XX, shall be striped for parking spaces and a "visitors parking" sign erected at the head of the space(s).
5. Remove Ordinance No. "5209" from the certification paragraph, leave this area blank to be filled-in by the City Clerk.
6. Correct the location map. The street name for the street that comprises the west boundary line of this section is "SW Longview Road" and the street that comprises the north boundary of this section is "SW 3<sup>rd</sup> Street". In addition, "Ward Road" is not in this section.
7. Add a signature block for the owner of 900 SW Redbuck Circle, Susan Zammar. Gale Homes II Inc. is the owner for what is currently 902 SW Redbuck Circle, and will become Tract XX.
8. Correct all years from "2015" to "2016".

RGM/jmt

Attachments:

1. Final Plat, date stamped December 22, 2015 – 1 page
2. Location Map