


City of Lee's Summit

Department of Planning & Codes Administration

April 10, 2015

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **Appl. #PL2015-013 – FINAL PLAT – Summit View Farms, Amended 1st Plat, Lots 1-50 and Tracts A-E; Summit View Farms Development Group, LLC, applicant**

Commentary

This application is for the final plat of *Summit View Farms, Amended 1st Plat, Lots 1-50 and Tracts A-E* located ½ mile west of Pryor Road, south of Hook Road. The proposed final plat consists of 50 lots and five common area tracts on 20.18 acres. The proposed final plat is substantially consistent with the approved preliminary plat. The proposed density is lower than the maximum for the R-1 district.

The City Council previously approved the rezoning of the subject property from AG (Agricultural) to R-1 (Single-Family Residential) on December 2, 2004, at the time the original preliminary plat went through the approval process. The original final plat of *Summit View Farms* was approved and recorded in 2006; however, no public infrastructure was constructed and therefore no building permits have been issued. The applicant now proposes a new lot and street layout for the previously platted property. This plat will supersede the original final plat approved for the subdivision in 2006, which is included as an attachment. A comparison of the final plats is provided under the Analysis section of the staff letter.

- 50 lots and 5 tracts on 20.18 acres
- 2.48 units/acre, including common area
- 2.70 units/acre, excluding common area
- 4.0 units per acre – maximum allowable density in R-1

Subdivision-Related Public Improvements

In accordance with UDO Section 16.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for all subdivision-related public infrastructure, nor has an irrevocable letter of credit been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the requirements to be placed on a City Council agenda are met.

Recommendation

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

Project Information

Proposed Use: single-family subdivision

Number of Lots: 50 lots and 5 common area tracts
Land Area: 20.18 acres; 18.55 acres, excluding common area
Density: 2.48 units/acre; 2.70 units/acre, excluding common area
Location: ½ mile west of Pryor Road, south of Hook Road
Zoning: R-1 (Single-family Residential)
Surrounding zoning and use:
North (across Hook Road): R-1 – *Monarch View* subdivision
South: R-1 – Future phase of *Summit View Farms* subdivision
East: AG (Agricultural) and R-1 – Large lot agricultural and *Pryor Meadows* subdivision
West: R-80 – Residential large lots in Kansas City

Background

- June 8, 2004 – The original preliminary plat (Appl. #2003-291) for *Summit View Farms, Lots 1-121* was approved by the Planning Commission.
- December 2, 2004 – The City Council approved the rezoning (Appl. #2003-290) from AG (Agricultural) to R-1 (Single-Family Residential) for the *Summit View Farms* development by Ord. #5847.
- December 2, 2004 – The Development Agreement between Bill Kenney and Associates and the City of Lee’s Summit for the *Summit View Farms* development was approved by the City Council by Ord. #5846.
- April 6, 2006 – The City Council approved the final plat *Summit View Farms, 1st Plat* (Appl. #2005-310) by Ord. #6159.
- April 6, 2006 – The final plat *Summit View Farms, 1st Plat* was recorded at the Jackson County Recorder of Deeds by instrument #2007E0046354. No public infrastructure was constructed and therefore no building permits were issued.
- January 27, 2015 – The Planning Commission approved the preliminary plat (Appl. #2014-162) for *Summit View Farms, Lots 1-122 and Tracts A & B*.

Analysis of Final Plat

Comparison of original and proposed plats. The table below provides a comparison of the originally approved and recorded final plat and the proposed final plat. Five additional lots are proposed with the new final plat, which results in a negligible increase in the subdivision’s overall density.

	# of Lots	Total Land Area	Density
Original Final Plat	45	20.11 acres	2.24 units/acre
Proposed Final Plat	50	20.18 acres	2.48 units/acre

Other differences between the two plats include: fewer bulbs/cul-de-sacs; straightening the alignment of the primary access road into the subdivision from Hook Road; and stubbing a

collector road into the abutting large acreage tracts to the north and south for future extension. A copy of the existing final plat and newer preliminary plat are included as attachments for comparison.

Storm Water. The proposed final plat is located within the Mouse Creek – Little Blue River watershed with a sub-drainage ridge located near the east side of the plat. This ridge divides the plat so that approximately 13.8 acres discharge to the east (to Lee’s Summit) and approximately 33.5 acres discharges to the west through the Kansas City, MO city limits to the tributary to Mouse Creek. This tributary crosses SW Hook Road and into the Monarch View subdivision retention basins. Storm water discharging to this tributary will be regulated by KCMO for compliance with their storm water management plan criteria along with providing detention to maintain pre-development / post-development discharge conditions to meet Lee’s Summit design criteria, including storm water quality regulations. In the applicant’s storm water analysis dated December 9, 2014, it has been stated that stormwater runoff from the proposed development will not adversely impact downstream developments in either Lee’s Summit or Kansas City, including the Monarch View subdivision and the Pryor Meadows subdivision.

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. 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 engineering plans and prior to the issuance of any infrastructure 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 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City’s Design and Construction Manual.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the Public Works Department.
7. 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. A certified copy shall be submitted to the City for verification.

8. 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."
9. Approval from the City of Kansas City shall be obtained for the off-site detention basin, prior to approval of the Final Plat and prior to approval of the engineering plans for the development.

Planning and Codes Administration

10. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 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 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
11. A final plat shall be approved and recorded (with the necessary copies returned to Planning and Codes Administration) prior to any building permits being issued.
12. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required road improvements recommended in the Transportation Impact Analysis Form dated January 22, 2015, with the City. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to any building permit.
13. A cooperative agreement between Kansas City and Lee's Summit for the discharge of sanitary and storm sewers into the respective Kansas City systems shall be executed prior to approval of the final plat.
14. A soils report shall be provided for those lots (lots 6-8) where the existing ponds currently exist as shown on the preliminary plat date stamped January 6, 2015. This report shall be submitted to the Department of Planning & Codes Administration prior to the issuance of a building permit for the affected lots.

RGM/cs

Attachments:

1. Transportation Impact Analysis dated January 22, 2015—2 pages
2. Traffic Memorandum: Summit View Farms, Residential Development dated November 25, 2014—9 pages
3. Proposed *Summit View Farms, Amended 1st Plat*, date stamped March 24, 2015—2 pages
4. Recorded *Summit View Farms, 1st Plat*—1 page
5. Preliminary Plat, date stamped January 6, 2015—1 page
6. Location Map