

City of Lee's Summit

Development Services Department

October 6, 2017

TO: Planning Commission
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services
PREPARED BY: Shannon McGuire, Planner
RE: **Appl. #PL2017-173 – FINAL PLAT – Mill Creek of Summit Mill, 7th Plat, Tract U; Engineering Solutions, applicant**

Commentary

This final plat application is for *Mill Creek of Summit Mill, 7th Plat, Tract U*, located at the southeast corner of SE Millstone Ave. and SE Mill Creek Ln. The proposed final plat consists of 1 common area tract on 0.045 acres. The proposed final plat is cleaning up an unlabeled common area tract mistakenly omitted from the previous plat *Mill Creek of Summit Mill, 4th Plat, Lots 125-171 & Tract T*. The plat is substantially consistent with the approved preliminary development plan and all public improvements have been constructed and previously accepted by the City.

- 1 common area tract on 0.045 acres

Recommendation

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

Project Information

Proposed Use: Residential (common area tract)

Land Area: 1,975.59 sq. ft. (0.045 acres) – Tract U

Lots: 1 common area tract

Location: southeast corner of SE Millstone Ave. and SE Mill Creek Ln.

Zoning: RP-1 (Planned Single-Family Residential District)

Surrounding zoning and use:

North (across SE Mill Creek Ln): RP-1 (Planned Single-Family Residential District) – Single-Family Residential homes

South: RP-1 (Planned Single-Family Residential District) – Common Area

East: RP-1 (Planned Single-Family Residential District) - Single-Family Residential homes

West (across SE Millstone Ave): R-1 (Single-Family Residential) - Single-Family Residential homes

Background

- January 21, 1997 – The City Council approved a development agreement entered into between the City and the developers of Summit Mill by Ordinance No. 4396.

- April 8, 2003 – The Planning Commission approved the Preliminary Plat (Application #2003-023) for *Mill Creek of Summit Mill*.
- November 6, 2003 – The City Council approved the final plat (Application #2003-202) for *Mill Creek of Summit Mill, 1st Plat, Lots 1-41 and Tracts A-H* by Ordinance No. 5637.
- March 11, 2004 – The City Council approved a rezoning from R-1 to RP-1 (Application #2003-197) and preliminary development plan (Application #2003-198) for *Villas of Mill Creek, Lots 1-65 & Tracts A-H* on the subject property by Ordinance No. 5703.
- May 4, 2006 – The City Council approved the final plat (Application #2005-237) for *Mill Creek of Summit Mill, 2nd Plat, Lots 42-86 and Tracts K-CC* by Ordinance No. 6176.
- April 16, 2009 – The City Council approved the Amendment to Development Agreement, Settlement Agreement and Release of Claims by and between Lake Ridge, LLC, and the City of Lee's Summit by Ordinance No. 6782. The amendment was executed on May 15, 2009. The amendment to the development agreement required the developer to construct the outstanding Millstone Avenue sidewalk requirements in one phase prior to the issuance of any building permits for any future development beyond *Mill Creek of Summit Mill, 2nd Plat*.
- May 27, 2014 – The Planning Commission approved the preliminary plat (Application #2014-032) for *Mill Creek of Summit Mill, Lots 87-176 and Tract F*.
- May 7, 2015 – The City Council approved the final plat (Application #PL2014-078) for *Mill Creek of Summit Mill, 3rd Plat, Lots 87-124 & Tract F* by Ordinance No. 7617.
- May 7, 2015 – The City Council approved a Partial Waiver of Sidewalk Improvement Obligations under Agreement Relating to the Summit Mill Development by Ordinance No. 7621. The partial waiver allows the developer to construct the outstanding Millstone Avenue sidewalk requirements in phases at the time the abutting plat is developed. Construction of the sidewalk on the west side of Millstone Avenue would coincide with the development of *Mill Creek of Summit Mill, 3rd Plat*. Construction of the sidewalk on the east side of Millstone Avenue would coincide with the development of *Mill Creek of Summit Mill, 4th Plat*.
- July 7, 2016 – Staff approved the minor plat (Application #PL2016-103) for *Mill Creek of Summit Mill, 5th Plat, Lot 172 & Tract F-1*.
- November 17, 2016 – The City Council approved the final plat (Application #PL2015-076) for *Mill Creek of Summit Mill, 4th Plat, Lots 125-171 & Tract T* by Ordinance No. 8018.
- November 17, 2016 – The City Council approved the final plat (Application #PL2015-184) for *Mill Creek of Summit Mill, 6th Plat, Lots 173-177* by Ordinance No. 8019.

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.

Planning

1. Tract U shall be labeled with its respective address: 3199 SE Mill Creek Ln.

Attachments:

1. Final Plat, date stamped September 8, 2017
2. Location Map