



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

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## Development Services Staff Report

|                                 |   |
|---------------------------------|---|
| <b>File Number</b>              | PL2020-107  |
| <b>File Name</b>                | FINAL PLAT - Hook Farms, 1st Plat, Lots 1-49 and Tracts A-C                                 |
| <b>Applicant</b>                | Hunt Midwest Real Estate Development, Inc., applicant                                       |
| <b>Project Address</b>          | 2020 SW Hook Rd.  |
| <b>Planning Commission Date</b> | April 22, 2021  |
| <b>Heard by</b>                 | Planning Commission and City Council  |
| <b>Analyst</b>                  | C. Shannon McGuire, Planner   |
| <b>Checked By</b>               | Hector Soto, Jr, AICP, Planning Manager<br>Kent Monter, PE, Development Engineering Manager |

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### Public Notification

Pre-application held: N/A  
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, dated April 2, 2021 – 3 pages

Location Map

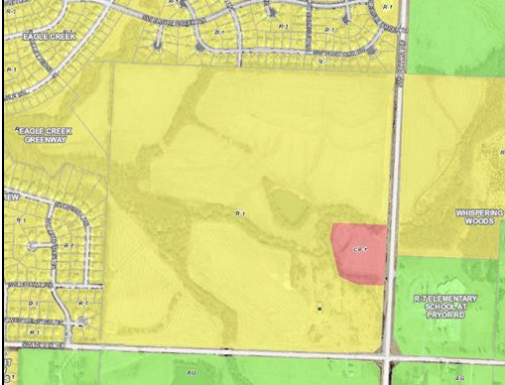
## 1. Project Data and Facts

| Project Data                          |  |
|---------------------------------------|--|
| <b>Applicant/Status</b>               | Hunt Midwest Real Estate Development, Inc./applicant   |
| <b>Applicant's Representative</b>     | F. Brenner Holland, Jr.  |
| <b>Location of Property</b>           | 2020 SW Hook Road  |
| <b>Size of Property</b>               | ±21.88 acres (953,270 sq. ft.)   |
| <b>Number of Lots</b>                 | 49 lots and 3 common area tracts   |
| <b>Density</b>                        | 2.24 units/acre (including common area)  |
| <b>Zoning</b>                         | R-1 Single-Family Residential District   |
| <b>Comprehensive Plan Designation</b> | Low-Density Residential  |
| <b>Procedure</b>                      | <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.</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  |
|---|
| The subject property is currently vacant and is the site of the previously approved mixed-use Hook Farms development. |

| Description of Applicant's Request   |
|--|
| The final plat application is for <i>Hook Farms, 1<sup>st</sup> Plat, Lots 1-49 and Tracts A, B, &amp; C</i> , consisting of 49 lots and three common area tracts on 21.88 acres. The proposed final plat is substantially consistent with the preliminary plat. |


## 2. Land Use

| Description and Character of Surrounding Area                                     |   |
|---|---|
|  | The property is located at the northwest corner of SW Pryor Rd and SW Hook Rd. The surrounding area is a mix of single-family residential subdivisions, undeveloped agricultural land and an elementary school. |

### Adjacent Land Uses and Zoning

|                                   |   |
|-----------------------------------|---|
| <b>North:</b>                     | Eagle Creek single-family residential subdivision / R-1                                       |
| <b>South (across SW Hook Rd):</b> | Undeveloped agricultural land / AG  |
| <b>East (across SW Pryor Rd):</b> | Whispering Woods single-family residential subdivision / R-1<br>Hawthorn Hill Elementary / AG |
| <b>West:</b>                      | Monarch View single-family residential subdivision / R-1                                      |

| Site Characteristics  |
|---|
| The property is located at the northwest corner of SW Hook Road and SW Pryor Road. The subject site generally slopes from the south to the north and shows the typical characteristics of a property that was historically used as agricultural cropland. |

| Special Considerations   |
|--|
| Mouse Creek runs adjacent to and through a portion on the southern edge of the property. A portion of the site, located within a tract of land, is located within the 100-year floodplain. |
|    |

**Setbacks**

| Yard  | Required | Proposed |
|-------|----------|----------|
| Front | 30'      | 30'      |
| Side  | 7.5'     | 7.5'     |
| Rear  | 30'      | 30'      |

**3. Unified Development Ordinance (UDO)**

| Section      | Description                              |
|--------------|--|
| 4.090        | R-1 (Single-Family Residential District) |
| 7.140, 7.150 | Final Plats                              |

The proposed final plat consists of 49 lots and 3 common area tracts on 21.88 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

**4. Comprehensive Plan**

| Focus Areas             | Goals, Objectives & Policies                    |
|-------------------------|---|
| Overall Area Land Use   | Objective 1.1<br>Objective 1.2<br>Objective 1.4 |
| Residential Development | Objective 3.1<br>Objective 3.2                  |

**Comprehensive Plan**

The use is generally consistent with the Comprehensive Plan; is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market.

**5. Analysis**

**Background and History**

- April 15, 2004 - The City Council approved a rezoning and preliminary development plan (Appl. #2003-221) changing the zoning from district AG (Agricultural) to R-1 (Single-Family Residential) and CP-1 (Planned Neighborhood Commercial District) by Ordinance #5729. (The preliminary development plan has since expired).
- June 13, 2019 – The Planning Commission approved the preliminary plat (Appl. #PL2018-202) for Hook Farms, Lots 1-258.

**Subdivision-Related Public Improvements**

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, 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,

financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following the first ordinance reading by City Council until the infrastructure requirements are met.

**Compatibility**

The proposed subdivision is consistent with existing and planned surrounding single-family subdivisions and is consistent with the previously approved rezoning and preliminary plat.

**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 proposed development will provide the required stormwater detention facilities to manage the increased stormwater runoff due to the increased impervious area. The use is consistent with the existing nature of the adjacent residential development in neighboring subdivisions.

**Public Services**

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area are currently under construction as part of this phase.

**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. 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. 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. Document number shall be submitted to the City for verification.
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 any building permits being issued.