

City of Lee's Summit

Development Services Department

April 21, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RM*
RE: **Appl. #PL2017-046 – FINAL PLAT – Arborwalk North, 1st Plat, Lots 1-100 & Tracts A-E; CMH Parks, Inc., applicant**

Commentary

This application is for the final plat of *Arborwalk North, 1st Plat, Lots 1-100 & Tracts A-E*, located south of SW Hook Road, approximately 1/3 mile east of SW Pryor Road. The proposed final plat consists of 100 lots and five common area tracts on 44.54 acres. The proposed final plat is substantially consistent with the approved preliminary plat for the Arborwalk North subdivision single-family development.

- 100 lots and 5 tracts on 44.54 acres
- 2.2 units/acre, including common area
- 3.2 units/acre, excluding common area
- 4.0 units per acre – maximum allowable density in R-1¹

1- approved preliminary plat #PL2016-172 established that this PMIX-zoned property would mirror the density and setback requirements of a standard R-1 single-family residential development.

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, 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 Planning Commission action until the infrastructure requirements are met.

Recommendation

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

Project Information

Proposed Use: single-family subdivision

Number of Lots: 100 lots and five common area tracts

Land Area: 44.54 acres; 31.54 acres, excluding common area

Density: 2.2 units/acre; 3.2 units/acre, excluding common area

Location: south of SW Hook Road, approximately 1/3 mile east of SW Pryor Road

Zoning: PMIX (Planned mixed use district)

Surrounding zoning and use:

North (across SW Hook Rd): AG (Agricultural) – large lot single-family homes

South: PMIX (Planned mixed use district) – undeveloped *Arborwalk* subdivision

East: AG (Agricultural) – large lot single-family homes

West: AG (Agricultural) – large lot single-family homes

Background

- June 19, 2003 – The City Council approved the rezoning from AG to PMIX (Appl. #2002-224) and preliminary development plan (Appl. #2002-225) for the 376-acre mixed-use *Arborwalk* development by Ordinance No. 5548.
- August 13, 2003 – A Development Agreement between Gale Communities and the City for the *Arborwalk* development was executed.
- September 23, 2003 – The Planning Commission approved the preliminary plat (Appl. #2003-208) for *Arborwalk, Lots 1-783, Blocks 1-71 and Tracts A-AAC*.
- 2004-2007 – The City Council approved final plats for *Arborwalk, 1st Plat* through *Amended Arborwalk, 9th Plat*.
- November 8, 2016 – The Planning Commission approved the preliminary plat (Appl. #PL2016-172) for *Arborwalk North, Lots 1-204 and Tracts A-E*.

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.

Engineering

1. Extraneous and unnecessary ADA-accessible receiver ramps were deleted as requested, but the applicant deleted more receiver ramps than originally requested. Applicant shall provide ADA-accessible receiver ramps on the west side of SW *Arboridge Dr.* at the following locations: 1) near the southeast corner of Lot 1; 2) near the southeast corner of Lot 7; 3) near the southeast corner of Lot 14; and 4) near the southeast corner of Lot 19.
2. 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.
3. 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.
4. 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).
5. 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.

6. 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.
7. A Land Disturbance Permit shall be obtained from the City prior to any ground breaking activities on the site.
8. 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 approval of the engineering plans. A certified copy shall be submitted to the City for verification.
9. 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."

Planning

10. No final plat shall be recorded by the developer until the Director of Planning and Special Projects 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 prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.
12. Add a 5' sidewalk along the entire plat frontage along SW Hook Rd. Note the sidewalk as "To be built by others".
13. Update plat dedication language to reflect the plat name as Arborwalk North rather than Arborwoods.

RGM/csm

Attachments:

1. Final Plat, date stamped April 4, 2017—3 pages
2. Location Map