



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-395 – FINAL PLAT – Summit View Farms 4 th Plat, Lots 75-120 & Tract D
Applicant	Summit View Farms Development Group, LLC
Property Address	3101 SW Summit View Trail
Planning Commission Date Heard by	January 23, 2020 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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

Stormwater Memo from Lamp Rynearson, dated January 17, 2020
Final Plat, date stamped December 27, 2019—1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Summit View Farms Development Group, LLC/applicant
Applicant's Representative	Bill Kenney
Location of Property	3101 SW Summit View Trail
Size of Property	17.767 Acres
Zoning	R-1 (Single-Family Residential District)
Comprehensive Plan Designation	Low-density Residential
Procedure	<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>Duration of Validity: 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
Vacant Land

Description of Applicant's Request
This application is for <i>Summit View Farms, 4th Plat</i> . The proposed final plat consists of 46 lots and 1 common area tract on 17.767 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

2. Land Use

Description and Character of Surrounding Area

The property is located at 3101 SW Summit View Trail. The property is bordered on the north and east by prior phases of the Summit View Farms subdivision. To the west of the subject property is the future 5th Plat of the Summit View Farms subdivision. The west property line is the Lee’s Summit, Kansas City corporate boundary. Along the south property line, the project is adjacent to large lot single-family homes.

Adjacent Land Uses and Zoning

North:	1 st Plat Summit View Farms single-family residential subdivision / R-1
South:	Large lot single-family homes, unplatted / AG
East:	3rd Plat Summit View Farms single-family residential subdivision / R-1
West:	5 th Plat Summit View Farms single-family residential subdivision / R80 (KCMO Zoning)

Site Characteristics

The property is an undeveloped lot located at 3101 SW Summit View Trail. The property generally slopes from the east to the west with an existing tree line along the south and southern half of the east property lines. An existing pond is located in the northwest corner of the property.

Setbacks

Yard	Proposed	Required
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

This final plat is for an additional 46 lots and one (1) common area tract on approximately 17.767 acres of the Summit View Farms subdivision. The proposed final plat is consistent with the preliminary plat. The density is lower than the R-1 (Single-family Residential) district maximum.

4. Comprehensive Plan

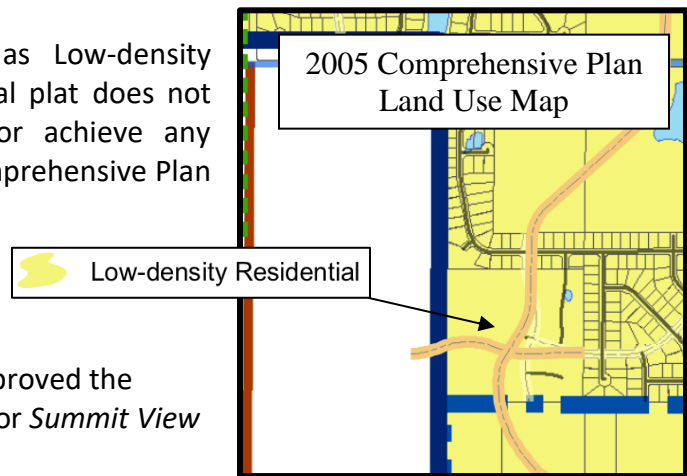
Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

The Comprehensive Plan shows the area as Low-density Residential. Staff supports the plan. The final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan for providing quality development.

5. Analysis

Background and History

- June 8, 2004—The Planning Commission approved the original preliminary plat (Appl. #2003-291) for *Summit View Farms, Lots 1-121*.
- 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 for *Summit View Farms, 1st Plat* (Appl. #2005-310) by Ord. #6159.
- April 6, 2007—The final plat *Summit View Farms, 1st Plat* was recorded at the Jackson County Recorder of Deeds by Instrument #2007E0046354. The original first phase was not constructed.
- January 27, 2015—The Planning Commission approved the preliminary plat (Appl. #PL2014-162) for *Summit View Farms, Lots 1-122 and Tracts A & B*.
- March 29, 2017 —The City Council approved the final plat *Summit View Farms, Amended 1st Plat, Lots 1-50 & Tracts A-E* (Appl. #PL2015-013) by Ord. #8115.
- September 11, 2018 —The Planning Commission recommended approval of the final plat *Summit View Farms, 3rd Plat, Lots 51-74 & Tract C* (Appl. #PL2018-122). This application is on hold until a Certificate of Final Acceptance is issued for the subdivision-related public infrastructure, or a form of financial security has been received to secure the completion of the public improvements.



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 final plat is substantially consistent with the approved preliminary plat. The proposed single-family lots are compatible with the surrounding uses.

Adverse Impacts

The proposed plat 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.

Public Services

Public facilities and services will be constructed and made available as part of the plan to meet the demand for services generated by the proposed use.

From a traffic perspective, this phase connects to and extends the collector street system through the area. The subject phase abuts and connects to SW Monarch Dr to the east; SW Monarch Dr is an existing north-south collector street. The subject phase connects to and extends SW Kline Ave to the west, providing a stub into Kansas City; SW Kline Ave is an existing east-west collector street that has SW Pryor Rd as its current eastern terminus point. In accordance with the UDO, no proposed lot will have direct vehicular access onto either of the abutting collector streets.

Stormwater detention from this project will be handled in the adjacent *Summit View Farms, 5th Plat* located in Kansas City, MO. The 5th Plat is currently under review by Kansas City. Both projects are required to be built concurrently.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. All bearings and lot dimensions shall be confirmed to ensure no dimensions are missing, specifically Lots 80-82 & 85-87.
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 associated 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 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 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 a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
7. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
8. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
9. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
10. 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.
11. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
12. 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 7.340.