



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-209
File Name	FINAL PLAT – Eagle Creek Villas - First Plat (Lots 1-51 inclusive and Tracts A thru E)
Applicant	Hunt Midwest Real Estate Development, Inc.
Property Address/Location	2101 SW Eagle View Dr.
Planning Commission Date Heard by	March 28, 2024 Planning Commission and City Council
Analyst	C. Shannon McGuire, Senior Planner

Public Notification

Pre-application held: March 8, 2022
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 February 13, 2024 – 3 pages
Location Map

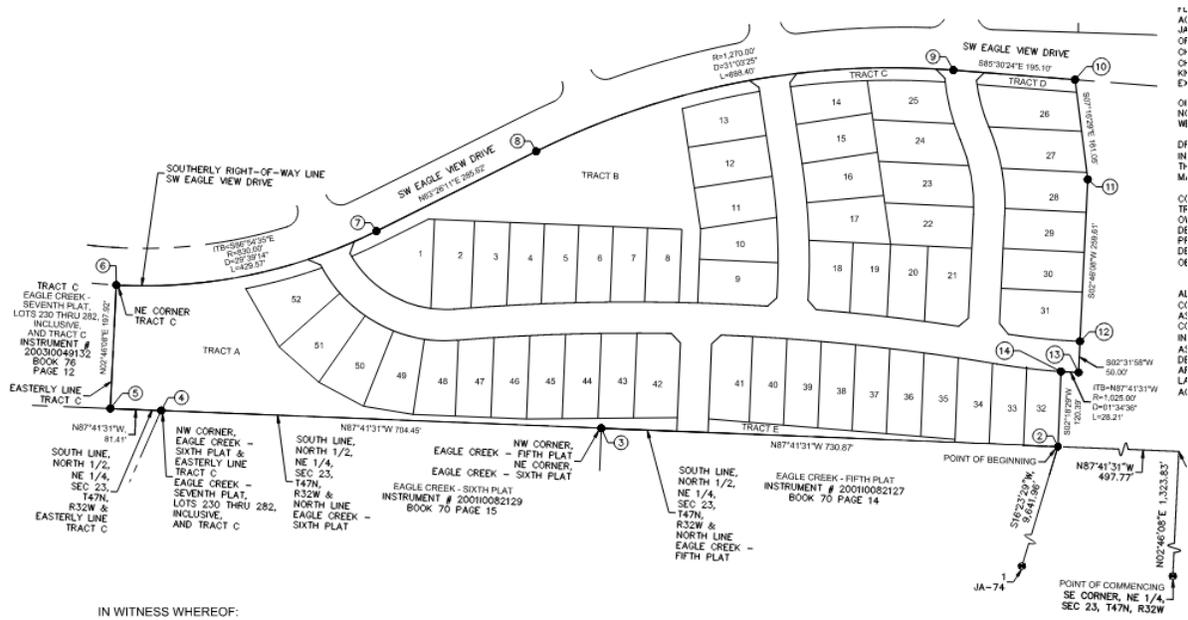
1. Project Data and Facts

Project Data	
Applicant/Status	Hunt Midwest Real Estate Development, Inc./ Applicant
Applicant's Representative	F. Brenner Holland, Jr.
Location of Property	2101 SW Eagle View Dr.
Size of Property	676,096 sq. ft. (±15.52 total acres)
Number of Lots	51 lots + 5 common area tracts
Zoning	RP-3 (Planned Single-family Residential District)
Comprehensive Plan Designation	Residential 1
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. 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
<p>The subject undeveloped 15.52-acre property constitutes the first phase of the Eagle Creek Villas residential development that was approved in 2022.</p> 

Description of Applicant's Request

The applicant proposes a final plat composed of 51 lots and five (5) common area tracts on 15.52 acres. The proposed final plat is consistent with the approved preliminary development plan (Appl. #PL2022-151) that served as the preliminary plat for Eagle Creek Villas.



2. Land Use

Description and Character of Surrounding Area

The subject site abuts SW Pryor Rd on the west side and is located on the south side of SW Eagle View Dr. The site is located at the northernmost entrance to the Eagle Creek subdivision. This will be the first of two phases of the proposed development that will fill in the last vacant parcels for the Eagle Creek subdivision. The neighboring properties to the south are comprised of single-family homes. The area to the north is comprised of fourplexes.

Adjacent Land Uses and Zoning

North (across SW Eagle View Dr.):	RP-3 (Planned Residential Mixed-Use District) – Fourplexes
South:	R-1 (Single Family Residential District) – Single-family homes
East (across SW Pryor Rd):	AG (Agriculture District) – Vacant
West:	R-1 (Single Family Residential District) – Single-family homes

Site Characteristics

The subject site has a downward slope from east to west. There is a significant stand of trees along the eastern and southern property boundaries and a stream along the western property boundary.

Special Considerations
None

3. Unified Development Ordinance (UDO)

Section	Description
4.120	Zoning Districts (RP-3)
7.140, 7.150	Final Plat

The development of the subject property with single-family residences is permitted by right under the approved preliminary development plan for the Eagle Creek Villas.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	<p>Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.</p> <p>Objective: Increase business activity by designing mutually supportive neighborhoods.</p>
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The proposed use is consistent with the recommended land use for the area and meets the Ignite! Comprehensive Plan’s established goal of increasing the available housing stock by providing additional housing to meet the changing housing needs of the community.



5. Analysis

Background and History

- February 24, 1998 – The Planning Commission approved the preliminary plat (Application #1998-250) for the Eagle Creek subdivision, containing 513 lots, contingent on the approval of the rezoning application.
- March 3, 1998 – The City Council approved the rezoning (Application #1998-003) from A to R-1 for the Eagle Creek subdivision.
- September 11, 2001 – The Planning Commission approved the preliminary plat for Eagle Creek, Lots 121-169 & 229-743 (Application #2001-121), subject to rezoning.
- December 6, 2001 – The City Council approved the rezoning (Application #2001-119 and 201-120) from A to R-1 and RP-3 for the Eagle Creek subdivision (Ordinance #5240).
- September 24, 2004 – The City Council approved Amendment No. 5 to the Pryor and Hook Road Development Agreement between the City and Hunt Midwest Real Estate Development, Inc. This amendment would permit the release of an additional 120 building permits, for a total of 620 dwelling units, pursuant to the phasing schedule of the improvements to Hook Road.
- March 16, 2006 – The City Council directed staff to disregard Subpart Section 8 of the Pryor and Hook Road Development Agreement, dated April 10, 1998, as amended, so as to allow the construction of 820 dwelling units.
- August 9, 2022 - The City Council approved the preliminary development plan (Application #PL2022-151) for the Eagle Creek Villas subdivision, by Ord. #9469.

Compatibility

The proposed final plat composed of 51 lots and five (5) common area tracts is consistent with the residential nature of the approved preliminary development plan for the Eagle Creek Villas and the surrounding residential developments.

Adverse Impacts

The proposed residential development will not detrimentally impact the surrounding area. The buildings are designed and located to be compatible with neighboring properties and are intended to enhance the neighborhood. A private stormwater management [water quality] basin will be provided along the west side of the parcel of the proposed development prior to discharging into the adjacent stream.

Infrastructure

The final plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and 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. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
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. 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.
10. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
11. 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.
12. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 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 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.