

City of Lee's Summit

Development Services Department

August 18, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *ALL FOR R&M*

RE: **Appl. #PL2017-065 – FINAL PLAT – Saddlebrook Farm, Lots 11A & 12A-12I; Ben Sharp, applicant**

Commentary

The applicant proposes to subdivide the existing 5.4-acre Lot 12 of *Saddlebrook Farm* in order to create an additional 8 single-family residential lots. Also as part of this plat, a portion of Lot 12 will be absorbed by the existing Lot 11. The existing subdivision is composed of 19 lots and one common area tract. The proposed plat will increase the number of lots in the 20-acre subdivision to 27, with no additional common area created. The density of the *Saddlebrook Farm* subdivision as a whole increases from 0.95 units/acre to 1.35 units/acre, well below the maximum allowable density of 4.0 units/acre.

- 8 new single-family residential lots
- 27 lots (8 new + 19 existing lots) and one common area tract on 20.0 acres
- 1.35 units/acre, including common area (all of *Saddlebrook Farms*)
- 1.41 units/acre, excluding common area (all of *Saddlebrook Farms*)
- 4.0 units per acre – maximum allowable density in R-1

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: 9 lots

Land Area: 5.4 acres

Density: 1.35 units/acre, including common area (all of *Saddlebrook Farm*)

Location: Lot 12, *Saddlebrook Farm*

Zoning: R-1 (Single-family Residential)

Surrounding zoning and use:

North: R-1 (Single-Family Residential District) – *Saddlebrook Farm* single-family residential subdivision

South (outside of city limits – Lake Winnebago): R-1 – single-family residential

East: R-1 – *Saddlebrook Farm* single-family residential subdivision

West: R-1 – *Saddlebrook Farm* single-family residential subdivision

Background

- April 14, 1999 – The Planning Commission approved the preliminary plat (Appl. #1998-324) for *Saddlebrook Farm, Lots 1-19 & Tract A*.
- May 20, 1999 – The City Council approved a rezoning from AG (Agricultural) to R-1 (Single-family Residential) for *Saddlebrook Farm* by Ordinance No. 4792.
- March 2, 2000 – The City Council approved the final plat (Appl. #1999-286) for *Saddlebrook Farm, Lots 1-19 & Tract A* by Ordinance No. 4933.

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. 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 infrastructure permits or the start of construction (excluding land disturbance permit).
4. The As-graded Master Drainage Plan (MDP) 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.
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. A land disturbance permit shall be obtained from the City if groundbreaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the engineering plans.

Planning

7. A 20'-wide low-impact landscape buffer shall be provided between Lot 12B and existing Lot 13 in accordance Article 14 of the UDO due to the lot size differential of 120% or more between said lots. A note to this effect shall be added to the plat and noted on the affected Lot 12B.
8. 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.
9. 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.

RGM/hsj

Attachments:

1. Final Plat, date stamped July 27, 2017
2. Location Map