



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2018-202– PRELIMINARY PLAT – Hook Farms, Lots 1-258
Applicant	Hunt Midwest Real Estate Development, Inc.
Property Address	2020 SW Hook Rd
Planning Commission Date	June 13, 2019
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Current Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: August 2, 2017
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 185 feet on: N/A
Site posted notice on: N/A

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Attachments

Transportation Impact Analysis prepared by City Traffic Engineer,
Dated May 10, 2019 – 4 pages
Preliminary Plat, date stamped May 10, 2019 – 10 pages
Single Family Residential Compatibility Worksheet – 3 pages
Traffic Impact Study, dated November 20, 2018 – 40 pages

Traffic Impact Study Memo, dated March 22, 2019 – 12 pages

Location Map

1. Project Data and Facts

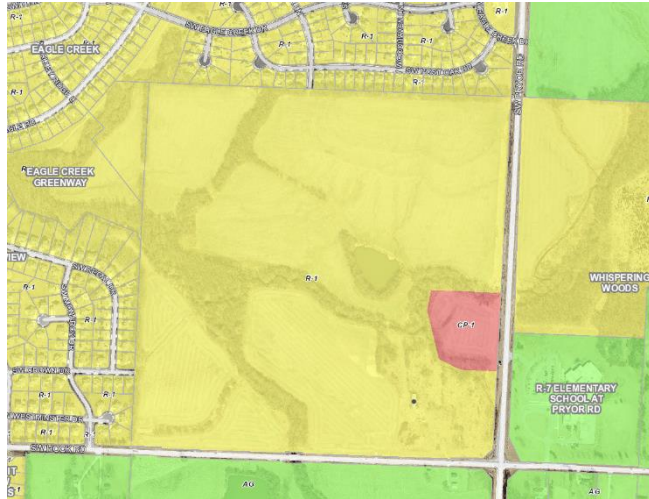
Project Data	
Applicant/Status	Hunt Midwest Real Estate Development, Inc./Owner
Applicant's Representative	Aaron Schmidt/Applicant Shannon Buster/Engineer
Location of Property	2020 SW Hook Rd
Land Area	±160.75 Acres
Current Use	Vacant agricultural ground
Proposed Use	Single-family homes
Zoning (Existing)	R-1 Single-Family Residential District CP-1 Planned Neighborhood Commercial District
Comprehensive Plan Designation	Low-Density Residential Commercial – Dominant Mix Use
Number of Lots	258 single-family lots 16 common area tracts
Density	1.60 units/acre including common area 3.41 units/acre excluding common area
Procedure	The Planning Commission takes final action on the preliminary plat. The approval of the preliminary plat shall be effective for a period of two (2) years from the date of approval. If no final plat has been submitted for approval within two (2) years from the date of approval of the preliminary plat, the preliminary plat approval shall terminate and be null and void.

Current Land Use
The 160.75 acre property is currently a single unplatted, undeveloped parcel.

Description of Applicant's Request
This preliminary plat application is for <i>Hook Farms, Lots 1-258 & Tracts A-P</i> , at the intersection of SW Pryor Rd. and SW Hook Rd. The proposed preliminary plat consists of 258 lots and 16 common area tracts on 160.75 acres. The 6.03 acres adjacent to SW Pryor Rd. zoned CP-1 lot will remain undeveloped.

2. Land Use

Description and Character of Surrounding Area



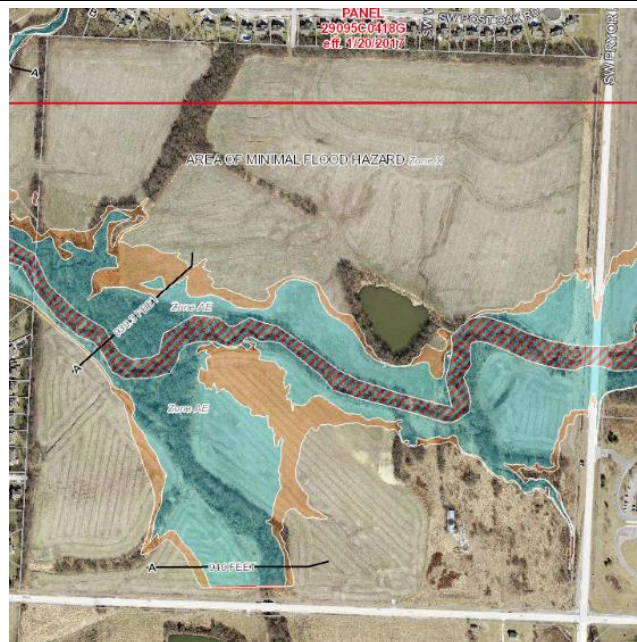
The property is located at the northwest corner of SW Pryor Rd and SW Hook Rd. The surrounding area is a mix of single-family residential subdivisions, undeveloped agricultural land and an elementary school.

Adjacent Land Uses and Zoning

North:	Eagle Creek single-family residential subdivision / R-1
South:	Undeveloped agricultural land / AG
East:	Whispering Woods single-family residential subdivision / R-1 Hawthorn Hill Elementary / AG
West:	Monarch View single-family residential subdivision / R-1

Special Considerations

There are two creeks that run through the property with a fair amount of floodplain on the site.



3. Unified Development Ordinance (UDO)

Section	Description
Sec. 7.110.	Preliminary Plats

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3

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).

Compatibility

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

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.

Recommendation

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

6. Recommended Conditions of Approval

Site Specific

1. Development shall be subject to the recommendations included in the TIA prepared by the City Traffic Engineer, dated May 10, 2019.
2. 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."

3. The stream buffers shown on the engineering plans, and in particular, the reduced buffer width along Lots 149, 150, 151 and 152 do not meet the minimum requirements. Either the lots need to be modified or a waiver needs to be approved. If a waiver to the stream buffer requirement is requested from by the City Engineer, additional supporting documentation may be required, including at a minimum, a stream study in accordance with Section 5600 of the Design and Construction Manual, and in particular, the stability of the stream in relation to the building line of these lots.

Standard Conditions of Approval

4. 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.
5. 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 the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
6. Ownership and maintenance of all common area tracts shall be dedicated to the homeowners association.
7. 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.
8. 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.
9. 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).
10. 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.

11. 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.
12. 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 Engineering Plans.
13. 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. A certified copy shall be submitted to the City for verification.
14. 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.
15. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
16. 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.