

City of Lee's Summit

Development Services Department

July 10, 2018

TO: Planning Commission
PREPARED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **Appl. #PL2018-059 – FINAL PLAT – Winterset Valley, 12th Plat, Lots 1435 thru 1471 & Tracts A12 thru D12; Gale Communities, Inc., applicant**

Commentary

This final plat is for an additional 37 lots and four (4) common area tracts on approximately 23 acres of the Winterset Valley subdivision. The proposed final plat is consistent with the preliminary plat. The density is lower than the R-1 (Single-family Residential) district maximum.

- 37 lots and 4 common area tracts on 23.5 acres
- 1.57 units per acre including common area
- 2.53 units per acre excluding common area
- 4.0 units per acre – maximum allowable density in R-1 (single-family residential)

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.

Zoning and Land Use Information

Location: approximately ½ mile east of NW View High Dr and ¼ mile north of SW 3rd St

Zoning: R-1 (Single-Family Residential District)

Surrounding zoning and use:

North: AG (Agricultural) – developed and undeveloped large acreage parcels

South: R-1 (Single-Family Residential District) – single-family residential (existing Winterset Valley phases)

East: R-1 (Single-Family Residential District) – single-family residential (existing Winterset Valley phases)

West: AG – developed and undeveloped large acreage parcels; R-1 – future Winterset Valley phase; and PMIX – future Village at View High development

Project Information

Current Use: vacant ground

Proposed Use: single-family residential

Land Area: 23.49 acres (1,023,224 sq. ft.)

Number of Lots: 37 + 4 common area tracts

Process

Procedure: 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.

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.

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.

Unified Development Ordinance

Applicable Section(s)	Description
5.090	R-1 (Single-Family Residential District)
16.140, 16.150	Final Plats

Background

- June 6, 1967 – The Board of Alderman approved the rezoning (Appl.#1967-011) from A (Agriculture) to R-1 (Single-family Residential) for 320 acres located at the northeast corner of 3rd Street and View High Drive for Still Meadow Farm. A plat (Appl. #1967-040) was submitted but never finalized.
- 2003-2014 – Preliminary and final plats have been approved for Winterset Valley, 1st through 10th Plats.
- April 11, 2017 – The Planning Commission approved the preliminary plat (Appl. #PL2017-015) for Winterset Valley, 11th Plat plus future plats.
- December 14, 2017 – The City Council approved the final plat (Appl. #PL2016-173) for Winterset Valley, 11th Plat, Lots 1392A, 1411 thru 1434 & Tract A11 by Ordinance No. 8307.

Analysis of Final Plat

Stormwater Detention. The proposed development is not allowed to cause a water surface elevation “rise” in the downstream channel for adjacent properties. Therefore the applicant has agreed to analyze the natural channel cross-section downstream of the subject plat as it

crosses the corner of an adjacent parcel. They will determine the existing flows in the channel and compare to proposed runoff considering the improvements of the 12th plat. If there is a rise in the channel, they will either construct a (temporary) dry detention basin in Tract D12, or revise the proposed storm sewers to divert more flow to the eastern tributary of the same creek. When the next phase (plat) is constructed, the applicant will need to satisfy the same requirement with the construction of a permanent wet-bottom basin in Tract D12. The permanent basin will also be required to detain for the “water quality” storm.

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. 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.
4. 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.
5. 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.”
6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
7. 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.

Planning

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 5.520 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 5.510 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.

Attachments:

1. Final Plat, date stamped May 22, 2018 – 3 pages
2. Location Map