

City of Lee's Summit

Development Services Department

May 5, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects

RE: **Appl. #PL2017-053 – FINAL PLAT – Creekside at Raintree, Lots 1-31 & Tracts A-F; Landrock Development, LLC, applicant**

Commentary

This final plat application is for *Creekside at Raintree, Lots 1-31 & Tracts A-F*, located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy. The plat consists of 31 lots and 6 common area tracts on 15.7 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 31 lots and 6 common area tracts on 15.7 acres
- 2.0 units per acre, including common area
- 2.7 units per acre, excluding common area

This application is related to Application #PL2017-054 for a vacation of easement, also on this agenda.

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 residential subdivision

Land Area: 15.7 acres, including common area; 11.4 acres, excluding common area

Lots: 31 lots and 6 common area tracts

Location: southeast corner of SW Raintree Dr and SW Raintree Pkwy

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

Surrounding zoning and use:

North (across SW Raintree Dr): R-1 (Single-family Residential District) – single-family residential

South: CP-2 (Planned Community Commercial District) – undeveloped large acreage tracts

East: CP-2 – church; single-family residences outside of city limits

West: R-1 – single-family residential; Raintree Lake

Background

- April 6, 1976 – The subject property was annexed into the city. The property was zoned C-2 in Cass County prior to annexation, which became C-1 (General Business District) upon annexation.
- April 6, 1981 – A sanitary sewer easement granted by Raintree Lake Development Corporation to the City of Lee's Summit was recorded with the Cass County Recorder of Deeds office by Instrument #98606.
- November 1, 2001 – The property's zoning was reclassified from C-1 to its current CP-2 zoning upon the Unified Development Ordinance (UDO) going into effect.
- June 22, 2004 – The Planning Commission recommended for denial a request for rezoning (Application #2003-191) from CP-2 to RP-3 (Planned Residential Mixed Use) and preliminary development plan (Application #2003-190) for a 152 unit apartment complex known as Windward Glen.
- September 9, 2004 – The City Council denied the request for rezoning and preliminary development plan for Windward Glen.
- March 14, 2006 – The Planning Commission recommended for approval a rezoning (Application #2005-343) and preliminary development plan (Application #2005-344) for the 61-acre Raintree Lake PMIX Development. The proposed development was composed of 130 dwelling units made up of single-family homes, duplexes, 4-unit residences and 6-unit residences. The development also included a mini-warehouse facility located immediately north of the Raintree Lake dam spillway.
- March 14, 2006 – The Planning Commission approved a preliminary plat (Application #2005-412) for *Sunrise Point at Raintree*.
- April 6, 2006 – The City Council continued the rezoning and preliminary development plan for Raintree Lake PMIX Development at the applicant's request. The applicant subsequently withdrew the application from consideration on September 7, 2006.
- February 28, 2017 – The Planning Commission approved the preliminary plat (Appl. #PL2017-006) of *Creekside at Raintree, Lots 1-31 & Tracts A-F*.
- March 16, 2017 – The City Council approved a rezoning (Appl. #PL2017-005) from CP-2 to R-1 for the Creekside at Raintree single-family residential subdivision by Ordinance No. 8125.

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 engineering plans and prior to the issuance of any infrastructure 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 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.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the Final Development Plan / Engineering Plans.
7. 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." The draft final plat shall be revised to match this note exactly.

Planning

8. Clarify the address for Tract E by labeling its full address of 4521 SW Raintree Pkwy.
9. Clearly label the right-of-way widths for both SW Raintree Pkwy and SW Raintree Dr.
10. All easements shown to be vacated shall require submittal of a separate application.
11. 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 of Planning and Special Projects 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.
12. A final plat shall be approved and recorded (with the necessary copies returned to the Development Services Department) prior to any building permits being issued.
13. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.

RGM/hsj

Attachments:

1. Final Plat, date stamped April 18, 2017

2. Location Map