

# City of Lee's Summit

## Department of Planning & Codes Administration

October 7, 2016

TO: Planning Commission  
FROM: Robert G. McKay, AICP, Director   
RE: **Appl. #PL2016-104 – FINAL PLAT – The Manor at Stoney Creek, 2<sup>nd</sup> Plat, Lots 42-81 & Tract N-P; Engineering Solutions, LLC, applicant**

### Commentary

This final plat application is for *The Manor at Stoney Creek, 2<sup>nd</sup> Plat, Lots 42-81 & Tracts N-P*, located on the north side of SW County Line Rd., east of SW Pryor Rd. The proposed final plat consists of 40 lots and three common area tracts on 12.35 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 40 lots and 3 common area tracts on 12.35 acres
- 3.23 units/acre, including common area
- 3.73 units/acre, excluding common area

### 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

**Number of Lots:** 40 lots and 3 common area tracts

**Land Area:** 12.35 acres; 10.7 acres, excluding common area

**Density:** 3.23 units/acre; 3.73 units/acre, excluding common area

**Location:** north side of SW County Line Rd., east of SW Pryor Rd.

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

**Surrounding zoning and use:**

**North:** R-1 (Single-Family Residential)—future phase of *The Manor at Stoney Creek*

**South (across SW County Line Rd):** PMIX (Planned Mixed Use)—Kensington Farms subdivision

**East:** R-1 (Single-Family Residential)—The Manor at Stoney Creek, 1<sup>st</sup> Plat

**West (across SW Pryor Rd.):** AG (Agricultural)—large lot residential

## Background

- August 12, 1986 – The City Council approved a rezoning (Appl. #1986-034) from A to R-1 for approximately 150 acres west of Ward Road by Ordinance No. 2845.
- September 24, 2002 – The Planning Commission approved a preliminary plat for Stoney Creek and Parkwood at Stoney Creek containing 383 lots on 142 acres (Appl. #2002-136). The preliminary plat showed 15 phases, 5 of which had already been platted by that time. A condition of approval was that Stoney Creek Drive must be extended to connect to County Line Road in Phase 10.
- October 17, 2002 – The City Council approved a rezoning (Appl. #2002-135) from AG to R-1 for 70 acres in Stoney Creek and Parkwood at Stoney Creek by Ordinance No. 5411.
- 1997 thru 2012 – Preliminary and final plats were approved for Stoney Creek Estates Plats 1-6 and Parkwood at Stoney Creek, Plats 1-5.
- August 28, 2012 – The Planning Commission approved a revised preliminary plat (Appl. #PL2012-091) for the remainder of Stoney Creek Estates and Parkwood at Stoney Creek, Lots 239-414.
- May 20, 2013 – The City Council approved the Escrow Agreement between the City and Stoney Creek Development, LLC to collect funds on a per lot basis for any future plat after Parkwood at Stoney Creek, 5<sup>th</sup> Plat to fund the construction of a portion of Stoney Creek Drive, by Ordinance No. 7325.
- January 8, 2014 – The Escrow Agreement with the City for the Stoney Creek subdivision was reassigned from Stoney Creek Development, LLC, to Griffin Riley Investments, LLC.
- January 23, 2014 – The City Council approved the final plat (Appl. #PL2013-054) for Parkwood at Stoney Creek, 6<sup>th</sup> Plat, by Ordinance No. 7420. The City Council also approved the vacation of right-of-way (Appl. #PL2013-082) for the temporary cul-de-sac on Whistle Drive (Parkwood at Stoney Creek, 5<sup>th</sup> Plat) by Ordinance No. 7421.
- March 25, 2014 – The Planning Commission recommended approval of the final plat (Appl. #PL2013-147) for Stoney Creek Estates, 7<sup>th</sup> Plat (now referred to as The Manor at Stoney Creek, 1<sup>st</sup> Plat).
- November 21, 2014 – The City Council approved the final plat (Appl. #PL2013-147) for The Manor at Stoney Creek, 1<sup>st</sup> Plat, Lots 1-41 & Tract M, by Ordinance No. 7540.

## 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 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 prior to any land disturbance activities of 2,000 square feet or more of disturbed area.
7. 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. A certified copy shall be submitted to the City for verification.
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."

#### **Fire**

9. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

#### **Planning and Codes Administration**

10. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
11. No final plat shall be recorded by the developer until the Director of Planning and Codes Administration 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.

12. A final plat shall be approved and recorded (with the necessary copies returned to Planning and Codes Administration) 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.
13. Each lot and tract shall be labeled with its respective address.
14. The initials MMC shall be added to the City Clerk's signature block.

RGM/jmt

Attachments:

1. Final Plat, date stamped September 20, 2016 – 1 page
2. Single-family Residential Compatibility, date stamped September 20, 2016 – 3 pages
3. Location Map