

City of Lee's Summit

Development Services Department

April 7, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *OK For RAM*

RE: **Appl. #PL2017-015 – PRELIMINARY PLAT – Winterset Valley, Lots 1411-1505 and Tracts B11-B20; Gale Communities, Inc., applicant**

Commentary

The applicant proposes a preliminary plat for the remaining undeveloped 53 acres of the Winterset Valley subdivision. The preliminary plat is composed of 95 lots and 10 common area tracts. The preliminary plat also serves to update the conceptual layout for the subject 53 acres presented as part of the preliminary plat approval for *Winterset Valley, 1st Plat*. The changes made from the original conceptual plan are attributed to and reflect shifts in lot and street layouts approved as part of *Winterset Valley, 1st Plat* through *Winterset Valley, 10th Plat*. The proposed preliminary plat is compatible with the other Winterset Valley plats. The density is lower than the R-1 district maximum.

- 95 lots and 10 tracts on 53.04 acres
- 1.79 units per acre including common area
- 2.28 units per acre excluding common area
- 4.0 units per acre – maximum allowable density in R-1 (single-family residential)

This application is related to Application #PL2016-173 for a final plat, also on this agenda.

Recommendation

Staff recommends APPROVAL of the preliminary plat.

Project Information

Proposed Use: single-family residential

Land Area: 53.04 total acres

Number of Lots: 95 lots and 10 common area tracts

Density: 1.79 units/acre, including common area

2.28 units/acre, excluding common area

Location: north side of 3rd Street; 1/3 mile east of View High Drive

Zoning: R-1

Surrounding zoning and use:

North: R-1– large acreage parcels

South (south of 3rd Street): PMIX (Planned Mixed Use) – New Longview Commercial District

East: R-1 – Winterset Valley subdivision

West: PMIX – future Village at View High development

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.

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. Off-site sanitary sewer improvements shall be required for Phase 32 and beyond. Applicant shall provide preliminary analysis showing the sanitary sewer extension to the northeast and beneath Cedar Creek is feasible in terms of elevations, flowline of the creek, United States Army Corps of Engineers (USACE) approvals, and floodplain permitting. This analysis shall be required for Phase 32 and beyond.
2. 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.
3. 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.
4. 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).
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. 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.
7. A Land Disturbance Permit shall be obtained from the Development Services Department before any ground-breaking activities are initiated on the site.
8. 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.
9. All permanent off-site sanitary sewer easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of any

engineering plans after the initial Phase 31 identified in the Preliminary Development Plan, Sheet 1. A certified copy shall be submitted to the City for verification.

10. All sanitary sewer lines and water lines shall comply with the maximum and minimum depths specified in the City of Lee's Summit Design and Construction Manual. The maximum depth of cover for sanitary sewer lines is fifteen (15) feet as measured from the proposed grade to the top of the pipe, and the maximum water line depth is seven (7) feet as measured from the proposed grade to the top of the pipe.

Planning

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 5.520 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.
12. The following language shall be included in the common area dedication note: "During the period in which the developer maintains effective control of the board of the condominium or property owners' association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners' association."
13. The following note shall be added on the plat: "All storm water conveyance, retention or detention facilities to be located on common property shall be owned and maintained by the property owners' association in accordance with the standards set forth in the 'Covenants, Conditions and Restrictions.' Refer to the 'Covenants, Conditions and Restrictions' associated with this development for requirements."
14. A restriction shall be included on the final plat indicating that the 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.
15. A final plat shall be submitted, approved and recorded prior to any building permits being issued.

RGM/hsj

Attachments:

1. Preliminary Plat, date stamped March 21, 2017 – 3 pages
2. Location Map