

# City of Lee's Summit

## Development Services Department

December 8, 2017

TO: Planning Commission  
PREPARED BY: Shannon McGuire, Planner  
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services  
RE: **Appl. #PL2017-238 – FINAL PLAT – Siena at Longview, 4<sup>th</sup> Plat, Lots 216A-218A, 224A & 320-328; Engineering Solutions, LLC, applicant**

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### Commentary

This final plat application is for *Siena at Longview, 4th Plat, lots 216A-218A, 224A & 320-328*, located south of the intersection of SW 16<sup>th</sup> St. and SW Corinth Dr. The proposed final plat consists of 13 lots on 3.54 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 13 lots on 3.54 acres
- 3.67 units/acre

### 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:** south of the intersection of SW 16th St. and SW Corinth Dr.

**Zoning:** RP-3 (Planned Residential Mixed Use District)

**Surrounding zoning and use:**

**North:** RP-3 (Planned Residential Mixed Use District) — Siena at Longview subdivision

**South:** CP-2 (Planned Community Commercial District) – Vacant ground (City owned)

**East:** R-1 (Single-Family Residential)—vacant ground

**West:** RP-3 (Planned Residential Mixed Use District) — Siena at Longview subdivision

## Project Information

**Current Use:** undeveloped phase of Siena at Longview single-family subdivision

**Proposed Use:** final phase of single-family subdivision

**Land Area:** 3.54 acres (154,202.4sq. ft.)

**Number of Lots:** 13 lots

**Density:** 3.67 units/acre

## 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 of Planning and Special Projects 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
5.120	RP-3 (Planned Residential Mixed Use District)
16.140, 16.150	Final Plats

## Background

- March 4, 1986 – The City Council approved the rezoning (Appl. #1985-068) from R-1 to CP-2 and RP-3, as well as a concept plan for the Longview Farm property. This plan consisted of single family residential, apartments, office and retail spaces. Although approved, the concept plan was never constructed. The existing CP-2 zoning on the subject property was established as part of this rezoning.
- May 13, 1999 – The City Council approved the preliminary site plan (Appl. #1999-168) for the Carriage Homes development. This application was for 61 duplexes (122 units) on 27.44 acres of existing RP-3 zoned land located at the northeast corner of Sampson Rd and Scherer Rd.
- July 1, 1999 – The City Council approved the final site plan (Appl. #1999-164) for the Carriage Homes development. These units were never constructed.
- September 21, 2000 – The City Council approved the preliminary (Appl. #2000-168) and final (Appl. #2000-170) site plans for the Siena at Longview subdivision.
- September 26, 2000 – The Planning Commission approved the preliminary plat (Appl. #2000-169) for *Siena at Longview, Blocks 1-7 and Tracts A, B and C*.

- October 12, 2000 – The City Council approved the final plat (Appl. #2000-171) for *Siena at Longview, Blocks 1-7 and Tracts A, B and C* by Ordinance No. 5048.
- December 7, 2017 – The City Council approved the rezoning from CP-2 to RP-3 and preliminary development plan (Appl. #PL2017-174) of *Siena at Longview, Lot 291* by Ordinance No. 17-236.

### **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. 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).
3. 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.
4. A land disturbance permit shall be obtained from the City if groundbreaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the engineering plans.
5. The note concerning the Master Drainage Plan and the note concerning the maintenance of detention basins shall be removed from the plat prior to approval. There are no detention basins associated with this plat, and there shall be no Master Drainage Plan associated with this plat.

#### **Planning**

6. 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 16.340.
7. Correct City Engineer's signature block to reflect George Binger, III, P.E. City Engineer.
8. Update Planning Commission Secretary's signature block to reflect current Secretary, Dana Arth.

#### Attachments:

1. Final Plat, date stamped November 20, 2017
2. Location Map