

City of Lee's Summit

Development Services Department

August 4, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RP
for
RM*

RE: **Appl. #PL2017-123 – FINAL PLAT – Arborwalk, 10th Plat, Lots 242-308 Inclusive, and Tract A-10; Inspired Homes, applicant**

Commentary

This application is for the final plat of Arborwalk, 10th Plat, Lots 242-308 Inclusive, and Tract A-10, located 3/10 mile north of the intersection of SW Arborlake Dr. and M-150 HWY. The proposed final plat consists of 67 lots and 1 common area tract on 22.89 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 67 lots and 1 common area tract on 22.89 acres
- 2.93 units/acre, including common area
- 3.61 units/acre, excluding common area
- 4.52 units per acre – maximum allowable per approved PDP¹

1- approved preliminary development plan #2002-225 established that this PMIX-zoned property would not exceed 4.52 dwelling units per acre (gross) of the total site

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 subdivision

Number of Lots: 67 lots and 1 common area tract

Land Area: 22.89 acres; 18.54 acres, excluding common area

Density: 2.93 units/acre; 3.61 units/acre, excluding common area

Location: 3/10 mile north of the intersection of SW Arborlake Dr. and M-150 HWY

Zoning: PMIX (Planned mixed use district)

Surrounding zoning and use:

North: AG (Agricultural) – large lot single-family homes, PMIX (Planned Mixed Use) – undeveloped Arborwalk North subdivision

South: PMIX (Planned Mixed Use) – Arborwalk subdivision, Holy Spirit Catholic Church

East: PMIX (Planned Mixed Use) – Arborwalk subdivision

West (across SW Pryor RD): AG (Agricultural) – large lot single-family homes

Background

- June 19, 2003 – The City Council approved the rezoning from AG to PMIX (Appl. #2002-224) and preliminary development plan (Appl. #2002-225) for the 376-acre mixed-use Arborwalk development by Ordinance No. 5548.
- August 13, 2003 – A development agreement between Gale Communities and the City for the Arborwalk development was executed.
- September 23, 2003 – The Planning Commission approved the preliminary plat (Appl. #2003-208) for Arborwalk, Lots 1-783, Blocks 1-71 and Tracts A-AAC.
- 2004-2007 – The City Council approved final plats for Arborwalk, 1st Plat through Amended Arborwalk, 9th Plat.
- June 13, 2017 – The Planning Commission approved the preliminary plat (Appl. #PL2017-098) for Arborwalk South, Lots 1-381 & Tracts A-N.

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. The as-graded Master Drainage Plan (MDP) 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.
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. A Land Disturbance Permit shall be obtained from the Development Services Department if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the Engineering Plans.

Planning

7. 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 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.
8. 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.

RGM/csm

Attachments:

1. Final Plat, date stamped July 18, 2017—3 pages
2. Location Map