

City of Lee's Summit

Development Services Department

November 22, 2017

TO: Planning Commission
PREPARED BY: Christina Stanton, AICP, Senior Planner
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services
RE: **Appl. #PL2017-196 – FINAL PLAT – North Park Village, 2nd Plat, Lots 53-93 & Tract F; Engineering Solutions, LLC, applicant**

Commentary

This final plat application is for *North Park Village, 2nd Plat, Lots 53-93 & Tract F*, located immediately south of *North Park Village, 1st Plat, Lots 1-52 & Tracts A-E*. These plats are situated between NE Todd George Parkway and NE Todd George Road, south of NE Scruggs Road. The proposed final plat consists of 41 lots on 11.99 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 41 lots and 1 common area tract
- 3.42 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 NE Scruggs Road, east of NE Todd George Parkway and west of NE Todd George Road

Zoning: R-1 (Single-Family Residential)
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Surrounding zoning and use:

North: R-1 – <i>North Park Village, 1st Plat, Lots 1-52 & Tracts A-E</i>
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South: AG (Agricultural) – Large-lot residential

East (across NE Todd George Rd.): R-1 – Large-lot residential
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West: R-1 – <i>North Park Village, 1st Plat, Lots 1-52 & Tracts A-E</i>

Project Information

Current Use: undeveloped phase of North Park Village single-family subdivision

Proposed Use: second phase of single-family subdivision

Land Area: 11.99 acres (522,429.69 sq. ft.)

Number of Lots: 41 lots and 1 common area tract

Density: 3.42 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
5.090	R-1 (Single-family Residential District)
16.140, 16.150	Final Plats

Background

- May 10, 2007 – The City Council approved a rezoning (Appl. #2004-206) from AG to R-1 for the proposed *Brookfield* subdivision by Ord. #6403.
- July 10, 2007 – The Planning Commission approved a preliminary plat (Appl. #2004-205) for *Brookfield, Lots 1-92 & Tracts A-E*.
- July 10, 2008 – The City Council approved a final plat (Appl. #2008-055) for *Woodview Estates, 2nd Plat, Lots 30-55 and Tracts A, B, C, & E* by Ord. #6648. The developer changed the name of the subdivision from its original name of Brookfield.
- June 19, 2009 – The Director of Planning & Special Projects (then Planning & Development) exercised the authority granted to the Director by the UDO to administratively approve a 1 year extension for the recording of *Woodview Estates, 2nd Plat, Lots 30-55 and Tracts A, B, C, & E*.
- July 8, 2010 – The City Council exercised the authority granted to said body by the UDO to approve an additional 1 year extension for the recording of *Woodview Estates, 2nd Plat, Lots 30-55 and Tracts A, B, C, & E*. The final plat was never recorded, thus the approved final plat became null and void.

- July 14, 2015 – The Planning Commission approved a preliminary plat (Appl. #PL2015-015) for *North Park Village, Lots 1-92 & Tracts A-E*.
- May 4, 2017 – The City Council approved a final plat (Appl. #PL2015-199) for *North Park Village, 1st Plat, Lots 1-52 & Tracts A-E* by Ord. #8144. The ordinance was recorded at the Jackson County Recorder of Deeds as Instrument #2017E0053224 and the plat was recorded as Instrument #2017E0053225 on June 14, 2017.
- August 8, 2017 – The Planning Commission approved a sign application (Appl. #PL2017-151) for 2 entry monuments with overall heights of 7 feet 2.5 inches.

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 associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. 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.
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 City if groundbreaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the engineering plans.
7. Revise Tract F to be dedicated public right-of-way and revise the Tract F note.

Planning

8. 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.

9. 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.
10. Correct signature heading from "Planning & Codes Administration" to "Planning & Special Projects".
11. Correct plat title under the dedication paragraph to include "2nd Plat".
12. Revise "Survey and Plat Notes" #4 to reflect the most recent FEMA Map which became effective January 20, 2017.
13. The dimension between ctl 5 and ctl 6 should be 80.85 to match the legal.

JJ/cs

Attachments:

1. Final Plat, date stamped October 25, 2017
2. Location Map