



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-135
File Name	FINAL PLAT – Goppert Acres, Lots 1A-1F & Tract A
Applicant	Dusty Goppert
Property Address	713 SW 15 th St.
Planning Commission Date	June 27, 2019
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: November 13, 2018
Neighborhood meeting conducted: n/a
Newspaper notification published on: n/a
Radius notices mailed to properties within 185 feet on: n/a
Site posted notice on: n/a

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	3
5. Comprehensive Plan	3
6. Analysis	4
7. Recommended Conditions of Approval	5

Attachments

Final Plat, date stamped June 6, 2019—1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Dusty Goppert/owner
Applicant's Representative	Dusty Goppert
Location of Property	713 SW 15 th St.
Size of Property	±10.183 acres
Zoning	R-1 (Single-Family Residential District)
Lots	6 lots and 1 common area tract
Density	0.59 units/acre, including common area; 1.03 units/acre, excluding common area
Comprehensive Plan Designation	Low Density Residential
Procedure	<p>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.</p> <p>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.</p> <p>The Director 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.</p> <p>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.</p>

Current Land Use
Existing single-family house.

Description of Applicant's Request
This application is for the final plat of <i>Goppert Acres, Lots 1A-1F & Tract A</i> . The proposed final plat consists of 6 single-family residential lots and 1 common area tract on 10.183 acres.

2. Land Use

Description and Character of Surrounding Area
The property is generally located north of SW Scherer Rd, approximately ¼ mile east of SW Ward Rd. The surrounding neighborhoods are comprised of single-family residential subdivisions.

Adjacent Land Uses and Zoning

North:	Residential mixed-use (Woodland Glen) / PMIX
South:	Single-family residential / R-1
East:	Single-family residential / R-1
West:	Residential mixed-use (Woodland Glen) / PMIX

Site Characteristics
The site consists of an existing single-family home, a large barn and a 3.25 acre pond.

3. Project Proposal

Setbacks

Yard	Proposed	Required
Front	30'	30'
Side	7.5'	7.5'
Rear	30'	30'

4. Unified Development Ordinance (UDO)

Section	Description
4.090	R-1 Single-Family Residential District
7.140, 7.150	Final Plats

The final plat is to allow for the continuation of single-family lots in this subdivision, which is an allowed use under the UDO and is compatible with the surrounding uses.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Residential Development	Objective 3.1 Objective 3.2 Objective 3.3

The Comprehensive Plan shows this area as low-density residential. The proposed final plat is consistent with the Comprehensive Plan’s recommended land use. The final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan for providing quality, diverse housing types that meets current demand and provides a long-term positive impact.

6. Analysis

Background and History

- September 18, 2018 – Staff approved the minor plat (Appl. #PL2018-110) for *Goppert Acres, Lots 1 & 2*.

The applicant proposes to further subdivide the existing approximately 10-acre parcel known as Lot 1 of *Goppert Acres* into six lots and one common area tract. The proposed lots range in size from 0.44 acres to 1.73 acres. The common area tract encompasses most of the existing pond.

- 6 lots and 1 tract on 10.183 acres
- 0.59 units/acre, including common area
- 1.03 units/acre, excluding common area

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, 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.

Compatibility

The proposed single-family development is consistent and compatible with the surrounding established neighborhoods, as well as the adopted Comprehensive Plan.

Adverse Impacts

The proposed plat will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed density is significantly lower than the surrounding developments, thereby mitigating any potential adverse impacts on the established surrounding neighborhoods.

Public Services

Public facilities and services will be constructed and made available as part of the plan to meet the demand for services generated by the proposed use.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A fire hydrant shall be provided in the cul-de-sac.
2. SW 15th Street shall be renamed SW 15th Circle (or Court).
3. Remove "proposed" from all labels throughout the plat document.
4. Add a note to the plat dedicating ownership and maintenance responsibilities for the common area tract to the homeowner's association.
5. Revise the mayor's name under the signature line to read, William A. Baird.
6. Rename Lots 3-8 as Lots 1A-1F.
7. Revise the plat title to read, Goppert Acres, Lots 1A-1F & Tract A. Update all plat title references to reflect the corrected plat title.
8. Provide ITB on street centerline for SW 15th Ct.
9. Since it doesn't appear that there are curves on each side of the cul-de-sac, which would require a return radius, please provide the ITBs on either side of the curve.

Standard Conditions of Approval

10. No final plat shall be recorded by the developer until the Director of Development Services 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.
11. 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 7.340.