

City of Lee's Summit

Development Services Department

September 7, 2018

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **Appl. #PL2018-122 – FINAL PLAT – Summit View Farms, 3rd Plat, Lots 51-74 and Tract C; Summit View Farms Development Group, LLC, applicant**

Commentary

This final plat is for an additional 24 lots and one (1) common area tract on approximately 10.9 acres of the Summit View Farms subdivision. The proposed final plat is consistent with the preliminary plat. The density is lower than the R-1 (Single-family Residential) district maximum.

- 24 lots and 1 common area tract on 10.9 acres
- 2.19 units per acre including common area
- 2.25 units per acre excluding common area
- 4.0 units per acre – maximum allowable density in R-1 (single-family residential)

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

<p>Location: approximately 152 feet south of SW Morris Dr. and SW Monarch Dr.</p>
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<p>Zoning: R-1 (Single-Family Residential District)</p>
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<p>Surrounding zoning and use:</p>

<p>North: R-1 (Single-Family Residential District) – single-family residential (existing Summit View Farms phases)</p>

<p>South: AG (Agricultural) – developed large acreage residential</p>
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<p>East: R-1 (Single-Family Residential District) – single-family residential (Pryor Meadows subdivision)</p>
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West: R-1 (Single-Family Residential District) – undeveloped future Summit View Farms phase

Project Information

Current Use: vacant ground

Proposed Use: single-family residential

Land Area: 10.9 acres (476,469 sq. ft.)

Number of Lots: 24 + 1 common area tract

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 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

- June 8, 2004—The Planning Commission approved the original preliminary plat (Appl. #2003-291) for *Summit View Farms, Lots 1-121*.
- December 2, 2004—The City Council approved the rezoning (Appl. #2003-290) from AG (Agricultural) to R-1 (Single-Family Residential) for the *Summit View Farms* development by Ord. #5847.
- December 2, 2004—The Development Agreement between Bill Kenney and Associates and the City of Lee's Summit for the *Summit View Farms* development was approved by the City Council by Ord. #5846.
- April 6, 2006—The City Council approved the final plat for *Summit View Farms, 1st Plat* (Appl. #2005-310) by Ord. #6159.
- April 6, 2007—The final plat *Summit View Farms, 1st Plat* was recorded at the Jackson County Recorder of Deeds by Instrument #2007E0046354. The original first phase was not constructed.
- January 27, 2015—The Planning Commission approved the preliminary plat (Appl. #PL2014-162) for *Summit View Farms, Lots 1-122 and Tracts A & B*.

- March 29, 2017 —The City Council approved the final plat *Summit View Farms, Amended 1st Plat*, Lots 1-50 & Tracts A-E (Appl. #PL2015-013) by Ord. #8115.

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. Revise the sidewalk location to match revisions to public infrastructure plans.
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 associated 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 a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
7. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

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 5.520 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.
9. A final plat shall be approved and recorded prior to any building permits being issued.

GIS

10. Since SW Kline Ave begins with a curve on both ends of the road, an initial tangent bearing is needed for at least one end.

11. All dimensions should be listed on street centerlines. For example, on SW Monarch Dr., the distance from the end of the measurement of 120.38 feet to the centerline of SW Chase Cir. Is missing. Additionally, the distance from the end of measurement 100.40 feet to the centerline of SW Kline Ave. All of these types of centerline distances are missing on all the streets.

Attachments:

1. Final Plat, date stamped August 21, 2018 – 1 page
2. Location Map