



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2018-152 – FINAL PLAT – The Manor at Stoney Creek, 4 th Plat, Lots 109 thru 136
Applicant	Engineering Solutions, LLC
Property Address	1904 SW Merryman Dr
Planning Commission Date Heard by	February 13, 2020 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: n/a
Newspaper notification published on: n/a
Radius notices mailed to properties within 300 feet on: n/a
Site posted notice on: n/a

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Attachments

Final Plat, date stamped January 17, 2020—1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC/engineer
Applicant's Representative	Matt Schlicht
Location of Property	1904 SW Merryman Dr
Size of Property	8.40 Acres
Number of Lots	28
Density	3.3 units/acres
Zoning	R-1 (Single-Family Residential District)
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
Vacant Land

Description of Applicant's Request
This application is for <i>The Manor at Stoney Creek, 4th Plat</i> . The proposed final plat consists of 28 lots on 8.40 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

2. Land Use

Description and Character of Surrounding Area
The 8.4-acre property sits at the northeast corner of SW Pryor Rd and SW County Line Rd. The general area has a mix of single-family residential subdivisions and single-family residences on large

acreage. To the immediate north is the proposed 4th plat of The Reserve at Stoney Creek. To the east are existing phases of The Manor of Stoney Creek.

Adjacent Land Uses and Zoning

North:	Future single-family residential / R-1
South:	Future single-family residential / PMIX (Planned Mixed Use)
East:	Single-family residential / R-1
West:	Single-family residential on large acreage lots / AG (Agricultural)

Site Characteristics

The undeveloped property generally slopes from north to south. A detention pond constructed to serve the westernmost areas of The Manor at Stoney Creek and The Reserve at Stoney Creek is located at the southwest corner of the subject property.

Setbacks

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

3. Unified Development Ordinance (UDO)

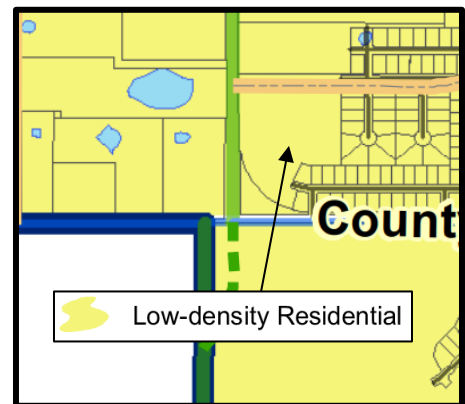
Section	Description
4.090	R-1 (Single-Family Residential District)
7.140, 7.150	Final Plats

This final plat is for an additional 28 lots on approximately 8.40 acres of The Manor at Stoney Creek subdivision. The proposed final plat is consistent with the preliminary plat. The density is lower than the R-1 (Single-family Residential) district maximum.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

The Comprehensive Plan shows the area as Low-density Residential. The proposed final plat is consistent with the plan. 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 development.



5. Analysis

Background and History

- August 12, 1986 – The City Council approved a rezoning (Appl. #1986-034) from A to R-1 for approximately 150 acres west of Ward Road by Ordinance No. 2845.
- September 24, 2002 – The Planning Commission approved a preliminary plat for Stoney Creek and Parkwood at Stoney Creek containing 383 lots on 142 acres (Appl. #2002-136). The preliminary plat showed 15 phases, 5 of which had already been platted by that time. A condition of approval was that Stoney Creek Drive must be extended to connect to County Line Road in Phase 10.
- October 17, 2002 – The City Council approved a rezoning (Appl. #2002-135) from AG to R-1 for 70 acres in Stoney Creek and Parkwood at Stoney Creek by Ordinance No. 5411.
- 1997 thru 2012 – Preliminary and final plats were approved for Stoney Creek Estates Plats 1-6 and Parkwood at Stoney Creek, Plats 1-5.
- August 28, 2012 – The Planning Commission approved a revised preliminary plat (Appl. #PL2012-091) for the remainder of Stoney Creek Estates and Parkwood at Stoney Creek, Lots 239-414.
- May 20, 2013 – The City Council approved the Escrow Agreement between the City and Stoney Creek Development, LLC to collect funds on a per lot basis for any future plat after Parkwood at Stoney Creek, 5th Plat to fund the construction of a portion of Stoney Creek Drive, by Ordinance No. 7325.
- January 8, 2014 – The Escrow Agreement with the City for the Stoney Creek subdivision was reassigned from Stoney Creek Development, LLC, to Griffin Riley Investments, LLC.
- January 23, 2014 – The City Council approved the final plat (Appl. #PL2013-054) for Parkwood at Stoney Creek, 6th Plat, by Ordinance No. 7420. The City Council also approved the vacation of right-of-way (Appl. #PL2013-082) for the temporary cul-de-sac on Whistle Drive (Parkwood at Stoney Creek, 5th Plat) by Ordinance No. 7421.

- November 21, 2014 – The City Council approved the final plat (Appl. #PL2013-147) for The Manor at Stoney Creek, 1st Plat, Lots 1-41 & Tract M, by Ordinance No. 7540.
- January 4, 2018 – The City Council approved the final plat (Appl. #PL2016-104) for The Manor at Stoney Creek, 2nd Plat, Lots 42-81 & Tracts N-P, by Ordinance No. 8320.
- August 13, 2019 – The City Council approved the final plat (Appl. #PL2017-182) for The Manor at Stoney Creek, 3rd Plat, Lots 82-108, by Ordinance No. 8696.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, 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 the first ordinance reading by City Council until the infrastructure requirements are met.

Compatibility

The proposed final plat is substantially consistent with the approved preliminary plat. The proposed single-family lots are compatible with the surrounding uses.

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.

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.

From a traffic perspective, this phase extends SW Merryman Dr to provide a connection with SW Georgetown Dr, a residential collector street that provides access to SW Pryor Rd. In accordance with the UDO, no proposed lot will have direct vehicular access onto the abutting collector street.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. The Manor at Stoney Creek, 4th Plat shall follow The Reserve at Stoney Creek, 4th Plat in the order it is recorded due to the necessary sequencing of infrastructure construction to serve the developments.
2. Remove the setbacks table listed on the plat.
3. Each lot shall be labeled with its respective address. Contact staff for the assigned addresses.
4. 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.
5. 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.
6. 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).
7. 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 7.340. 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.
8. 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.
9. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
10. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
11. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
12. 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.
13. 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 4.290 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 4.300 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.