



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2020-103 – FINAL PLAT – Monticello 4 <sup>th</sup> Plat, Lots 109-153 and Tracts K-N
<b>Applicant</b>	Engineering Solutions, LLC
<b>Planning Commission Date Heard by</b>	August 13, 2020 Planning Commission and City Council
<b>Analyst</b>	Jennifer Thompson, Senior Planner
<b>Checked By</b>	Hector Soto, Jr, AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### 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, dated July 19, 2020  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Engineer/Surveyor
Applicant's Representative	Matt Schlicht
Location of Property	South side of NE Bowlin Rd, north of Lake Ridge Meadows and Dalton's Ridge subdivisions
Size of Property	±19.51 acres (849,940 sq. ft.)
Number of Lots	45 lots and 4 common area tracts
Density	2.31 units/acre
Zoning	R-1 (Single-family Residential)
Comprehensive Plan Designation	Medium-High 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><b>Duration of Validity:</b> 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
The subject property is currently vacant property that has been approved for single-family residential lots as part of the continuation of the Monticello single-family residential subdivision.

Description of Applicant's Request
The final plat application is for <i>Monticello, 4<sup>th</sup> Plat, Lots 109-153 &amp; Tracts K-N</i> , consisting of 45 lots and four common area tracts on 19.51 acres. The proposed final plat is substantially consistent with the approved preliminary development plan.

## 2. Land Use

### Description and Character of Surrounding Area

The subject property is located on the south side of NE Bowlin Rd., north of the Lake Ridge Meadows and Dalton’s Ridge subdivisions. To the south and east are existing phases of Monticello. To the north is vacant AG property, and to the west are office uses and a church.

### Adjacent Land Uses and Zoning

<b>North:</b>	Undeveloped acreage / AG (Agricultural)
<b>South:</b>	Single-family residential / R-1 (Single-family residential)
<b>East:</b>	Single-family residential / R-1 (Single-family residential)
<b>West:</b>	Office uses and a church / CP-2 (Planned Community Commercial District)

### Site Characteristics

The area is surrounded by vacant property to the north, office uses and a church to the west and existing phases of single-family development to the south and east. The site is a standard low density, residential in nature.

### Special Considerations

N/A

### Setbacks

Yard	
Front	30'
Side	7.5'
Rear	30'

## 3. Unified Development Ordinance (UDO)

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

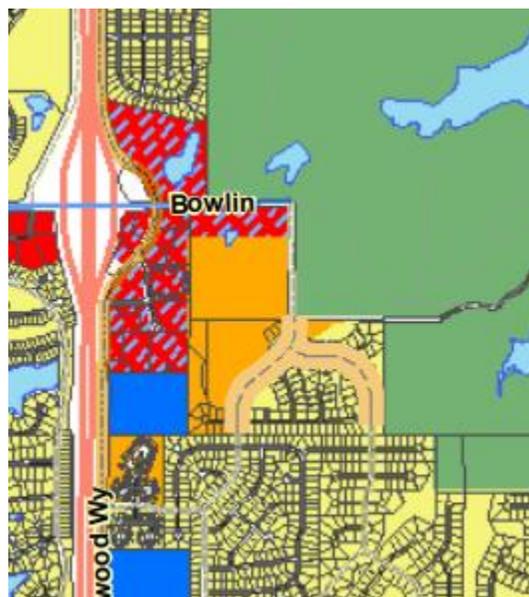
The proposed final plat consists of 45 lots and four-common area tracts on 19.51 acres. The proposed final plat is substantially consistent with the approved preliminary development plan.

## 4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

**Comprehensive Plan**

The Comprehensive Land Use Plan calls this area out as medium-high density residential. The entire Monticello subdivision is a single-family residential development. The concept was previously approved as part of preliminary development plan for the subject property. The single-family land use is a continuation of the single-family subdivisions located to the east and south of this property.



**5. Analysis**

**Background and History**

The applicant proposes a final plat application for *Monticello, 4<sup>th</sup> Plat, Lots 109-153 & Tracts K-N*, consisting of 45 lots and four common area tracts on 19.51 acres.

- September 3, 2015 – The City Council approved a rezoning (Appl. #PL2015-065) from AG to R-1 and a preliminary development plan for the Monticello residential subdivision by Ordinance No. 7690.
- July 7, 2016 – The City Council approved final plat (Appl. #PL2015-182) for *Monticello, 1<sup>st</sup> Plat, Lots 1-32 & Tracts A-C*, by Ordinance No. 7909. The plat was recorded with Jackson County Recorder’s Office on July 25, 2016.
- June 14, 2016 – The City Council approved final plat (Appl. #PL2016-062) for *Monticello, 2<sup>nd</sup> Plat, Lots 33-68 & Tracts D-F*, by Ordinance No. 8029. The plat was recorded with Jackson County Recorder’s Office on February 6, 2017.

- March 6, 2019, – The City Council approved the final plat (Appl. #2015-182) for *Monticello, 3<sup>rd</sup> Plat Lots 1-32 & Tracts A-C*, by Ordinance No. 8569. The plat was recorded with Jackson County Recorder’s Office on March 17, 2019.

**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 Planning Commission action until the infrastructure requirements are met.

**Compatibility**

The proposed single-family residential lots and common area tract are compatible with the existing single-family lots and common area tracts of the Monticello subdivision.

**Adverse Impacts**

The proposed development 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 use is consistent with the existing nature of the subdivision.

**Public Services**

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements to serve the area will be constructed as part of this phase.

**Recommendation**

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

**6. Recommended Conditions of Approval**

**Standard Conditions of Approval**

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. 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 Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively. Section 1000 of the City's Design and Construction Manual..
5. 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.
6. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of an site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
8. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
9. 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 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
10. A final plat shall be approved and recorded prior to any building permits being issued.