

City of Lee's Summit

Department of Planning & Codes Administration

February 19, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **Continued Appl. #PL2015-186 – PRELIMINARY PLAT – Stoney Creek West, Lots 1-163 & Tracts A-F; Engineering Solutions LLC, applicant**

Commentary

Following the applicant's presentation and staff's presentation, this application was continued from the February 9, 2016, Planning Commission meeting to allow staff the opportunity to revise the Traffic Impact Analysis (TIA). The revised TIA, date stamped February 11, 2016, is attached and includes revisions to the Livable Streets paragraph, recommendation item 1 and adds recommendation item 7. The Livable Streets section within this staff letter was revised to reflect the updated TIA. The revised Livable Streets paragraph acknowledges that the City's current "Unimproved Road Policy" doesn't require paved shoulders along an "interim improved roadway". Recommendation item 1 of the TIA has been revised to remove the requirement that paved shoulders be constructed along SW Pryor Rd from SW County Line Rd north to Osage Trails Park. Recommendation item 7 has been added to the TIA giving an option in the development agreement for the City to reimburse the developer for the additional expense of providing paved shoulders versus turf shoulders as part of the required SW Pryor Rd interim roadway improvements.

This application is for the preliminary plat of *Stoney Creek West, Lots 1-163 and Tracts A-F*, located at the northeast corner of SW Pryor Rd and SW County Line Rd. The proposed subdivision is a standard single family development and is compatible with the adjacent subdivisions. *Stoney Creek West* will be developed in six phases with the first phase continuing off SW Merryman Drive. Access to this subdivision is through the existing roadways of the *Stoney Creek* subdivisions, SW County Line Road and SW Pryor Road.

A rezoning application (Appl. #PL2015-187) for *Stoney Creek West* has been submitted and is also on this agenda for consideration.

Based upon the submitted traffic study and staff evaluation, road improvements to the unimproved section of SW Pryor Road and the interim section of SW County Line Road are required. The timing of the proposed improvements will be associated with proposed phasing. A Development Agreement shall be required to address the off-site road improvements identified within the traffic study and staff recommendations.

- 163 lots and 6 common area tracts on 54 acres
- 3.02 units/acre, including common area
- 3.32 units/acre, excluding common area
- 4.0 units per acre – maximum allowable density in R-1

Recommendation

Staff recommends **APPROVAL** of the preliminary plat, subject to the following:

1. Approval of the rezoning application (Appl. PL#2015-187).

2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvements listed in the TIA dated February 11, 2016. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary plat except where the timing of improvements are specifically noted in the description of condition.

Project Information

Proposed Use: single-family residential subdivision

Current Zoning: AG (Agricultural) and R-1 (Single-Family Residential)

Proposed Zoning: R-1 (Single-Family Residential)

Land Area:

Phase 1	—8.17 acres
Phase 2	—10.23 acres
Phase 3	—3.66 acres
Phase 4	—16.23 acres
Phase 5	—4.88 acres
Phase 6	—10.82 acres
Total	—53.99 acres

Number of Lots:

Phase 1	—28 lots and 3 common area tracts
Phase 2	—32 lots and 1 common area tract
Phase 3	—12 lots and 0 common area tracts
Phase 4	—44 lots and 1 common area tract
Phase 5	—17 lots and 0 common area tracts
Phase 6	—30 lots and 1 common area tract
Total	—163 lots and 6 common area tracts

Density: 3.02 units/acre, including common area; 3.32 excluding common area

Location: northeast corner of SW Pryor Rd and SW County Line Rd

Surrounding zoning and use:

North: AG (Agricultural)—Large lot residential

South (across SW County Line Road): R-1 (Single-Family Residential)—Kensington Farms subdivision

East: R-1 (Single-Family Residential)—the Manor at Stoney Creek and Stoney Creek Estates subdivisions

West (across SW Pryor Road): AG (Agricultural)—Large lot residential

- August 12, 1986 – The City Council approved a rezoning from AG (Agricultural) to R-1 for approximately 150 acres west of Ward Road for what are now the Prairie Valley, Parkwood at Stoney Creek and Stoney Creek Estates subdivisions by Ordinance No. 2845 (Appl. #1986-034).
- 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 SW Stoney Creek Drive must be extended to connect to SW County Line Road in Phase 10.

- October 17, 2002 – The City Council approved a rezoning from AG to R-1 for 70 acres in Stoney Creek and Parkwood at Stoney Creek by Ordinance No. 5411 (Appl. #2002-135).
- 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 application (Appl. #PL2013-082) for the temporary cul-de-sac on Whistle Drive (Parkwood at Stoney Creek, 5th Plat), by Ordinance No. 7421.
- March 25, 2014 – The City Council approved the final plat (Appl. #PL2013-147) for Stoney Creek Estates, 7th Plat (now referred to as The Manor at Stoney Creek, 1st Plat), by Ordinance No. 7540.
- October 27, 2015 – The Planning Commission recommended approval of the final plat (Appl. #PL2015-135) for The Reserve at Stoney Creek, 2nd Plat, Lots 54-59. The final plat is pending approval by the City Council.
- December 3, 2015 – The City Council approved the final plat (Appl. #PL2014-098) for The Reserve at Stoney Creek, 1st Plat, Lots 1-53 & Tract J, by Ordinance No. 7758.

Analysis of Preliminary Plat

Street Improvements. Improvements to the unimproved section of SW Pryor Road and the interim section of SW County Line Road are required based upon staff evaluation of the submitted traffic study and City standards, codes, etc. The timing of the proposed improvements will be associated with proposed phasing. A Development Agreement shall be required to address the off-site road improvements identified within the traffic study and staff evaluation. For additional information refer to the Transportation Impact Analysis, as submitted by the City Traffic Engineer.

Livable Streets. The proposed development plan is in compliance with the City's Livable Street Policy. Elements of the plan supporting this policy include sidewalks, street connectivity and accessibility. SW Pryor Road and SW County Line Road have been constructed to unimproved and interim road standards, respectively, and will be subject to additional non-motorized facility improvements as the roadways are upgraded. Paved shoulders are not required on the basis of the current Unimproved Road Policy. However, paved shoulders should be considered as a facility for non-motorized transportation along SW Pryor Road between SW County Line Road and the public park (South Park/Osage Trails Park) located

north of the development on the east side of SW Pryor Road. For additional information refer to the Transportation Impact Analysis, as submitted by the City Traffic Engineer.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Public Works

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 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 for prior to approval of the 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 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 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 Public Works Department if ground breaking will take place prior to the issuance of an infrastructure permit.
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 a final plat. A certified copy shall be submitted to the City for verification.
8. A restriction note shall be included on the final plat stating: "Individual lot owners(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
9. 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.

Fire

10. 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 of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

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11. A 5-foot sidewalk or a 6-foot paved shoulder, creating a pedestrian route, shall be provided along SW Pryor Rd and SW County Line Rd, within the plat boundary.
12. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All proposed signs must comply with the sign requirements of Article 13 of the UDO.
13. 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.
14. No final plat shall be recorded by the developer until the director of Planning and Codes Administration 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.
15. A legal closure report shall be submitted.
16. Ownership and maintenance of all common area tracts shall be dedicated to the homeowners association.
17. A north arrow shall be provided within the vicinity map.
18. A mass grading plan and the necessary compaction testing for the lots affected by the existing ponds shall be submitted prior to the issuance of a building permit for said lots.

RGM/jmt

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated February 11, 2016—5 pages
2. Traffic Impact Study, prepared by TranSystems, date stamped January 4, 2016—18 pages
3. Preliminary Plat, date stamped February 3, 2016— 1 page
4. Single-Family Residential Compatibility Form, date stamped December 22, 2015—3 pages
5. Location Map