

City of Lee's Summit

Department of Planning & Codes Administration

September 9, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **Appl. #PL2016-098 – FINAL PLAT – Napa Valley, 3rd Plat, Lots 116-146; MAR Investments, Inc, applicant**

Commentary

This final plat application is for an additional 31 lots on approximately 9 acres in the Napa Valley subdivision. The layout of the final plat is substantially consistent with the approved preliminary development plan.

- 31 lots on 9 acres
- 3.4 units/acre

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.

Project Information

Proposed Use: single-family residential subdivision

Number of Lots: 31 lots

Land Area: 9 acres

Density: 3.4 units/acre

Location: east of SW Pryor Rd., ½ mile south of SW M-150 Hwy.

Zoning: PMIX (Planned Mixed-Use District)

Surrounding zoning and use:

North: PMIX (Planned Mixed-Use District)—<i>Napa Valley, 1st Plat</i> (single-family residential)

South: PMIX—future <i>Napa Valley, 2nd Plat</i> (single-family residential)
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East: PMIX—future <i>Napa Valley, 2nd Plat</i> (single-family residential)

Background

- March 9, 2004 – The Planning Commission approved the preliminary plat (Appl. #2004-10) for *Napa Valley, Lots 1 – 216 and Tracts A through V*.
- April 15, 2004 – The City Council approved the rezoning (Appl. #2004-008) from AG to PMIX and the preliminary development plan (Appl. #2004-009) for Napa Valley by Ordinance No. 5731.
- October 21, 2004 – The City Council approved the final plat (Appl. #2004-172) for *Napa Valley, 1st Plat, Lots 1-88 & Tracts A-M* by Ordinance No. 5825.
- December 17, 2015 – The City Council approved the preliminary development plan (Appl. #PL2015-130) for Napa Valley, 2nd Plat by Ordinance No. 7775.
- April 26, 2016 – The Planning Commission recommended for approval the final plat (Appl. #PL2016-048) for *Napa Valley, 2nd Plat, Lots 89-115 and Tract N*. The final plat is on hold from being placed on a City Council agenda for approval pending construction of all subdivision-related infrastructure or providing financial security for construction of said infrastructure.

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.

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 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 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 Public Works Department if ground breaking will take place prior to the issuance of an infrastructure 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 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 owner(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."

Fire

9. Developments of one or two family dwellings where the number of dwelling units exceeds fifty shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section 104.3. The second access to the subdivision shall be maintained at SW Blackstone Place and SW Pryor Rd. If it is removed or not properly maintained, no more than fifty building permits will be issued until a second permanent access is established.

Planning and Codes Administration

10. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
11. A final plat shall be approved and recorded (with the necessary copies returned to Planning and Codes Administration) 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.
12. A vacation of right-of-way application for the segment of SW Blackstone Place between SW Pryor Road and SW Benzinger Drive shall be submitted and approved prior to the final plat approval.
13. The width of the 5' sidewalk along SW Meritage Lane shall be labeled.
14. Lots 116-118 and 146 shall be notated with a symbol referencing Surveyor's General Note #6 restricting access onto SW Stoney Brook Drive.
15. The company names referenced in the property owner signature blocks (MAR Investments and Choyce, LLC) and the notary signature blocks (Toscano Investments, LLC) shall be revised as necessary to reflect the correct names.
16. The plat boundary total acreage shall be listed at the end of the legal description.

RGM/hsj

Attachments:

1. Final Plat, date stamped September 6, 2016 -- 1 page
2. Location Map