

City of Lee's Summit

Department of Planning & Codes Administration

June 10, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **Appl. #PL2016-062 – FINAL PLAT – Monticello, 2nd Plat, Lots 33-68 and Tracts D-F; Engineering Solutions, LLC, applicant**

Commentary

This final plat application is for *Monticello, 2nd Plat, Lots 33-68 & Tracts D-F*, located on the south side of NE Bowlin Rd., north of the Lake Ridge Meadows and Dalton's Ridge subdivisions. The proposed final plat consists of 36 lots and three common area tracts on 16.74 acres. The proposed final plat is substantially consistent with the approved preliminary development plan.

- 36 lots and 3 common area tracts on 16.74 acres
- 2.15 units/acre, including common area
- 2.89 units/acre, excluding common area

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 requirements to be placed on a City Council agenda are met.

Recommendation

Staff recommends **APPROVAL** of the final plat.

Project Information

Proposed Use: single-family residential subdivision

Number of Lots: 36 lots and 3 common area tracts

Land Area: 16.74 acres; 12.45 acres, excluding common area

Density: 2.15 units/acre; 2.89 units/acre, excluding common area

Location: south side of NE Bowlin Rd., north of the Lake Ridge Meadows and Dalton's Ridge subdivision

Zoning: R-1 (Single-Family Residential)

Surrounding zoning and use:

North: R-1 (Single-Family Residential)—future *Monticello, 1st Plat* subdivision

South: R-1 (Single-Family Residential)—*Dalton's Ridge* subdivision

East: AG (Agricultural)—Fleming Park

West: R-1 (Single-Family Residential)—future *Monticello* subdivision

Background

- 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.
- January 26, 2016 – The Planning Commission recommended approval of the final plat (Appl. #PL2015-128) for *Monticello, 1st Plat, Lots 1-32 & Tracts A-C*. The final plat is pending approval by the City Council. The applicant has since reduced the number of lots in the 1st plat from 33 to 32.

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 City prior to any land disturbance activities on the property.
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. 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"
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 to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

Planning and Codes Administration

11. 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.
12. 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.
13. 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.
14. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required sanitary sewer and road improvements. 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 Recorder's Office. All public improvements shall be substantially complete prior to issuance for any building permit.
15. Each lot and tract shall be labeled with its respective address.
16. Provide tic marks to indicate where the lot dimensions begin and end for Lot 47.
17. The title of the plat shall be revised to state: Monticello, 2nd Plat, Lots 33-68. All references to the plat title within the plat shall be revised accordingly.
18. Note #2 may be removed as these access restrictions are not City requirements. If the note remains, it shall be revised to reflect the correct street names and lot numbers.
19. Easements and building lines shall extend across Tracts D, E, and F.
20. The access easement dedication paragraph shall be revised to reflect the Monticello Home's Association. Additionally, the access easement shall be relabeled from "P/E" to "A/E".

21. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.
22. The builders shall be required to put in a minimum of three evergreen trees, two ornamental trees and three shrubs, on each lot adjacent to the Lake Ridge Meadows and Dalton's Ridge subdivisions, acknowledging that the goal is to provide a visual buffer for the property to the north. No final certificate of occupancy shall be issued for an individually affected lot until such time as the required number of trees and shrubs are planted on said lot. The required landscaping shall be planted within 20 feet of the rear property line. The required landscaping shall meet the minimum size requirements of the UDO at the time of planting (i.e. 8' for Evergreen trees, 3" caliper for ornamental trees and 2-gallon container for shrubs.)

RGM/jmt

Attachments:

1. Final Plat, date stamped June 2, 2016 – 1 page
2. Location Map