

City of Lee's Summit

Development Services Department

April 19, 2019

TO: Planning Commission
PREPARED BY: Hector Soto, Jr., AICP, Planning Manager
CHECKED BY: Kent D. Monter, P.E., Development Engineering Manager
RE: **Appl. #PL2019-074 – FINAL PLAT – Winterset Valley, 13th Plat, Lots 1472 thru 1487; Gale Communities, Inc., applicant**

Commentary

This final plat is for an additional 16 lots on approximately 6.3 acres of the Winterset Valley subdivision. The proposed final plat is consistent with the preliminary plat. The density is lower than the R-1 (Single-family Residential) district maximum.

- 16 lots on 6.3 acres
- 2.54 units per acre
- 4.0 units per acre – maximum allowable density in R-1 (single-family residential)

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, 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.

Zoning and Land Use Information

Location: approximately ½ mile east of NW View High Dr and ¼ mile north of SW 3rd St

Zoning: R-1 (Single-Family Residential District)
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Surrounding zoning and use:

North: R-1 – undeveloped acreage
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South: R-1 – single-family residential (existing Winterset Valley phases)

East: R-1 – single-family residential (existing Winterset Valley phases)
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West: R-1 – future Winterset Valley phase; and PMIX – future Village at View High development

Project Information

Current Use: vacant ground

Proposed Use: single-family residential

Land Area: 6.3 acres (274,415 sq. ft.)

Number of Lots: 16

Process

Procedure: 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.

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.

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.

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.

Unified Development Ordinance

Applicable Section(s)	Description
5.090	R-1 (Single-Family Residential District)
16.140, 16.150	Final Plats

Background

- June 6, 1967 – The Board of Alderman approved the rezoning (Appl.#1967-011) from A (Agriculture) to R-1 (Single-family Residential) for 320 acres located at the northeast corner of 3rd Street and View High Drive for Still Meadow Farm. A plat (Appl. #1967-040) was submitted but never finalized.
- 2003-2014 – Preliminary and final plats have been approved for Winterset Valley, 1st through 10th Plats.
- April 11, 2017 – The Planning Commission approved the preliminary plat (Appl. #PL2017-015) for Winterset Valley, 11th Plat plus future plats.
- December 14, 2017 – The City Council approved the final plat (Appl. #PL2016-173) for Winterset Valley, 11th Plat, Lots 1392A, 1411 thru 1434 & Tract A11 by Ordinance No. 8307.
- July 10, 2018 – The Planning Commission recommended for approval the final plat (Appl. #PL2018-059) for Winterset Valley, 12th Plat, Lots 1435 thru 1471 & Tracts A12 thru D12. The plat is on hold from City Council consideration for approval pending the completion of the subdivision-related infrastructure or that financial security for completion of said infrastructure improvements is provided to the City.

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.

Engineering

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 a 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.
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 ground breaking will take place prior to the issuance of an infrastructure 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. 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.

Planning

11. The name and title of Robert McKay shall be replaced with the following: Ryan A. Elam, P.E., Director of Development Services.
12. A final plat shall be approved and recorded prior to any building permits being issued.

Attachments:

1. Final Plat, date stamped April 11, 2019
2. Location Map