

# City of Lee's Summit

## Development Services Department

September 7, 2018

TO: Planning Commission  
PREPARED BY: Hector Soto, Jr., Current Planning Manager  
RE: **Appl. #PL2018-111 – FINAL PLAT – Napa Valley, 4<sup>th</sup> Plat, Lots 147-165; Engineering Solutions, LLC, applicant**

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### Commentary

This final plat application is for an additional 19 lots on 5.4 acres in the Napa Valley subdivision. The density and layout of the final plat is substantially consistent with the approved preliminary development plan.

- 19 lots on 5.4 acres
- 3.5 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.

### Zoning and Land Use Information

**Location:** approximately ¼ mile south of SW M-150 Hwy, east of SW Pryor Rd

**Zoning:** PMIX (Planned Mixed Use)

**Surrounding Zoning and Use:**

**North:** PMIX – existing Napa Valley subdivision

**South:** PMIX – existing Napa Valley subdivision

**East:** PMIX – existing Napa Valley subdivision

**West:** PMIX – existing Napa Valley subdivision

**Site Characteristics.** The subject property is an undeveloped phase of the Napa Valley subdivision. Streets and utilities were previously stubbed to the property for its development.

**Description and Character of Surrounding Area.** Napa Valley is a single-family residential subdivision developed with a mixture of smaller villa-style lots, standard single-family lots and estate sized single-family lots. The subject property is surrounded on all sides by existing phases of Napa Valley.

**Project Information**

<b>Current Use:</b> vacant
<b>Proposed Use:</b> single-family residential
<b>Land area:</b> 235,086 sq. ft. (5.4 acres)
<b>Number of Lots:</b> 19
<b>Density:</b> 3.5 units/acre

**Process**

<p><b>Procedure:</b> 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>
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**Unified Development Ordinance**

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

**Comprehensive Plan**

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1
	Objective 1.3
	Objective 1.4
Residential Development	Objective 3.3

## 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, 1<sup>st</sup> 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, 2<sup>nd</sup> Plat* by Ordinance No. 7775.
- October 6, 2016 – The City Council approved the final plat (Appl. #PL2016-048) for *Napa Valley, 2<sup>nd</sup> Plat, Lots 89-115 and Tract N* by Ordinance No. 7975.
- October 13, 2016 – The City Council approved the final plat (Appl. #PL2016-098) for *Napa Valley, 3<sup>rd</sup> Plat, Lots 116-146* by Ordinance No. 7988.

## 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.*

### **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 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 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. 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."
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. An application for vacation of right-of-way shall be submitted and approved for the segment of SW Blackstone PI located between SW Benziger Dr and SW Pryor Rd prior to the approval of Napa Valley 4<sup>th</sup> Plat by City Council.
12. A final plat shall be approved and recorded prior to any building permits being issued.

**IT/GIS**

13. The dimension near Control Point 9 shows a distance of 120.00 on the drawing, but says 120.01 in legal. Please change one of them to match the other. The .01 does not affect closure, so it won't matter which one is changed, as long as the drawing and legal match.

/HSJ

Attachments:

1. Final Plat
2. Location Map

