



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-004
File Name	FINAL PLAT –Highland Meadows, 6 th Plat Lots 160-210 and Tract J
Applicant	Summit Homes
Property Address	1201 SW Longview Blvd
Planning Commission Date	March 25, 2021
Heard by	Planning Commission and City Council
Analyst	Victoria Nelson, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted via zoom: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Unified Development Ordinance (UDO)	4
4. Comprehensive Plan	4
5. Analysis	5
6. Recommended Conditions of Approval	7

Attachments

Final Plat, dated February 18, 2021
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Summit Homes/Developer
Applicant's Representative	Tiffany Ford
Location of Property	1201 SW Longview Blvd
Size of Property	±14.98 total acres
Number of Lots	51 lots and 1 common area tract
Density	3.4 units/acre
Zoning	Currently RP-1
Comprehensive Plan Designation	Low-density Residential
Procedure	<p>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>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.</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>

Current Land Use
The site is a vacant platted parcel that has never been developed.

Description of Applicant's Request
The applicant seeks approval for final plat for <i>Highland Meadows, 6th Plat, Lots 160-210 and Tract J</i> . The subject application is related to the recently approved rezoning and preliminary development plan for the Highland Meadows 5 th and 6 th Plat.

2. Land Use

Description and Character of Surrounding Area



Highland Meadows was previously an R-1 (Single-family Residential) residential subdivision. However, on February 16th Highland Meadows 5th and 6th Plat was approved to be rezoned to RP-1 (Planned Single-family Residential). The properties to the north and west are all single-family homes that belong to Highland Meadows subdivision. To the northeast is the RP-1, Villas at the Meadows of Winterset subdivision.

Adjacent Land Uses and Zoning

North:	Single-family Residential/R-1
South:	Single-family Residential/R-1
East:	Single-family Residential/R-1
West:	Single-family Residential/R-1

Site Characteristics

There is not a lot of change in the topography for this vacant parcel. There is a downward slope from north to south.

Setbacks

Yard	Building Required (RP-1 zoning)	Building Proposed
Front	20' (Building) 25' (Garage)	25'
Side	5'	5'
Rear	20'	20'

3. Unified Development Ordinance (UDO)

Section	Description
4.100	RP-1 (Planned Single-family Residential)
7.140, 7.150	Final Plats

The final plat is for 51 lots and 1 common area tracts on 14.98 acres that is located south of SW Longview Rd and runs parallel on the southwest side of SW Longview Blvd. The final plat is generally consistent with the recently approved rezoning and preliminary development plan for the Highland Meadows 5th and 6th Plat.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3 Objective 3.4
Community for All Ages	Housing Component Goal

Comprehensive Plan

The Highland Meadows subdivision as a whole is consistent with the Low-density Residential land use recommended by the Comprehensive Plan for the area. The subdivision is made up of single-family lots as seen in the image below.



5. Analysis

Background and History

The proposed project is for final plat Highland Meadow 6th plat. The subject property is a vacant 14.98 acres surrounded by single-family homes.

- December 15, 1998 – City Council approved a rezoning from AG to R-1 (Appl. #1998-038) by Ordinance #4723.
- February 27, 2007 – Planning Commission approved the preliminary plat for *Highland Meadows*, Lots 1-214 and Tracts A-H (Appl. #2006-253).
- August 9, 2007 – City Council approved the final plat for *Highland Meadows 1st Plat, Lots 1-50 and Tracts A and B* (Appl. #2007-105). The plat was recorded at the Jackson County Recorder of Deeds by Document #2007E0125590.
- February 7, 2013 – City Council approved the final plat for *Highland Meadows 2nd Plat, Lots 51-78, 88-89, and Tracts C & D* (Appl. #2012-055) by Ordinance #7290. The ordinance and plat was recorded at the Jackson County Recorder of Deeds by Document #2013E0022582.
- June 19, 2014 – City Council approved the final plat for *Highland Meadows 3rd Plat, Lots 79-87, 90-92, and Tract E* (Appl. #2013-084) by Ordinance #7473. The ordinance and plat was recorded at the Jackson County Recorder of Deeds by Document #2014E0053987.
- November 9, 2017 – City Council approved the final plat for *Highland Meadows 4th Plat, Lots 93-133, 90-92, and Tract F* (Appl. #2015-149) by Ordinance #8278. The ordinance and plat was recorded at the Jackson County Recorder of Deeds by Document #2017E0104887.

- February 16, 2021 - City Council approved rezoning and preliminary development plan for Highland Meadows 5th and 6th Plat (Appl. #2020-335) by Ordinance #9073.
- February 23, 2021 - City Council approved first reading of final plat for Highland Meadows 5th Plat, Lots 134-159, Tracts G, H & I. Second reading will be held at a later date when the applicant either completes the construction on the public infrastructure or they provide a letter of credit.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, 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 the first ordinance reading by City Council until the infrastructure requirements are met.

Compatibility

The proposed subdivision is consistent with the surrounding homes including the Villas at the Meadows of Winterset to the northeast, Winterset Garden to the northwest, and Longview Farm Villas to the west. The material and design of the homes will be comprised of stone, stucco, shake shingle, and siding. As we can see from the table below, the lot area, depth, and width are comparable to the surrounding subdivisions.

Single Family Residential Compatibility				
	Plat Name Highland Meadows 6th Plat	Adjacent Plat #1 Highland Meadows 1st Plat	Adjacent Plat #2 Highland Meadows 4th Plat	Adjacent Plat #3 Highland Meadows 5 th Plat
Lot Area	Range: <u>8,429</u> to 14,725 square feet; Average: <u>9,718</u> sq. ft.	Range: <u>8,446</u> to <u>18,569</u> square feet; Average: <u>11,110</u> sq. ft.	Range: <u>8,755</u> to <u>15,734</u> square feet; Average: <u>10,668</u> sq. ft.	Range: <u>8,400</u> to <u>16,145</u> square feet; Average: <u>10,425</u> sq. ft.
Lot Width	Range: <u>70</u> to <u>99</u> feet;	Range: <u>73</u> to <u>96</u> feet;	Range: <u>73</u> to <u>78</u> feet;	Range: <u>71</u> to <u>94</u> feet;

	Average: <u>75</u> ft.	Average: <u>81</u> sq. ft.	Average: <u>76</u> sq. ft.	Average: <u>81</u> sq. ft.
Lot Depth	Range: <u>116</u> to <u>197</u> feet; Average: <u>130</u> ft.	Range: <u>115</u> to <u>231</u> feet; Average: <u>137</u> ft.	Range: <u>120</u> to <u>202</u> feet; Average: <u>140</u> ft.	Range: <u>118</u> to <u>171</u> feet; Average: <u>129</u> ft.

Adverse Impacts

The proposed single-family development will not detrimentally impact the surrounding area. The structures are designed and located to be compatible with neighboring properties and should enhance the neighborhood.

Public Services

The proposed plat will tie into and extend the existing water, sanitary sewer, storm sewer and street infrastructure. A majority of the stormwater runoff for this area will drain into the proposed detention basin near the southeast corner of the development. A portion of the development on the west side will drain to an existing detention basin located in the southwest corner of the subdivision.

The following condition of approval regarding the timing of the Longview Boulevard construction is included on the related rezoning and preliminary development plan application: *"Financial security shall be provided to the City for the construction of Longview Boulevard from 10th Street to the south property line of Highland Meadows, in lieu of construction if developer elects to defer such construction, prior to the release of residential building permits associated with either 5th Plat or 6th Plat. However, no more than one plat, whether it is 5th Plat or 6th Plat, shall be recorded and associated residential building permits issued unless the aforementioned Longview Boulevard road improvements are substantially completed."*

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

6. Recommended Conditions of Approval**Standard Conditions of Approval**

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 site development permit 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 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 Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
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 groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
8. 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.