



**LEE'S SUMMIT**  
**MISSOURI**  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2021-014
<b>File Name</b>	FINAL PLAT - Hook Farms, 2nd Plat, Lots 100-178 and Tract I
<b>Applicant</b>	Hunt Midwest Real Estate Development, Inc., applicant
<b>Project Address</b>	2020 SW Hook Rd.
<b>Planning Commission Date</b>	October 21, 2021
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked By</b>	Hector Soto, Jr, AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: N/A  
Neighborhood meeting conducted: 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

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### Attachments

Final Plat, dated July 23, 2021 – 3 pages  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Hunt Midwest Real Estate Development, Inc./applicant
Applicant's Representative	F. Brenner Holland, Jr.
Location of Property	2020 SW Hook Road
Size of Property	±26.57 acres (1,157,274 sq. ft.)
Number of Lots	79 lots and 1 common area tract
Density	2.97 units/acre (including common area)
Zoning	R-1 Single-Family Residential District
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><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>

### Current Land Use

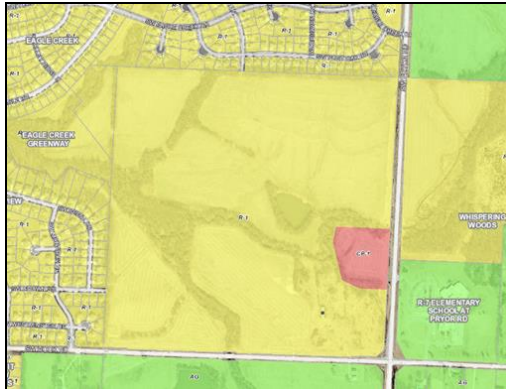
The subject property is currently vacant and is the site of the previously approved mixed-use Hook Farms development.

### Description of Applicant's Request

The final plat application is for *Hook Farms, 2nd Plat, Lots 100-178 and Tract I*, consisting of 79 lots and one common area tract on 26.57 acres. The proposed final plat is substantially consistent with the preliminary plat.

## 2. Land Use

### Description and Character of Surrounding Area



The property is located at the northwest corner of SW Pryor Rd and SW Hook Rd. The surrounding area is a mix of single-family residential subdivisions, undeveloped agricultural land and an elementary school.

### Adjacent Land Uses and Zoning

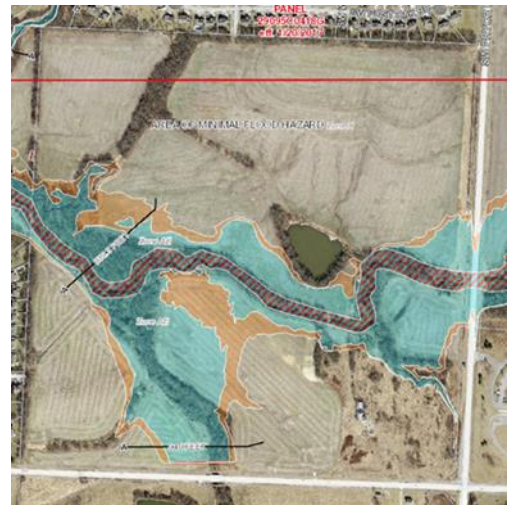
<b>North:</b>	Eagle Creek single-family residential subdivision / R-1
<b>South (across SW Hook Rd):</b>	Undeveloped agricultural land / AG
<b>East (across SW Pryor Rd):</b>	Whispering Woods single-family residential subdivision / R-1 Hawthorn Hill Elementary / AG
<b>West:</b>	Monarch View single-family residential subdivision / R-1

### Site Characteristics

The property is located at the northwest corner of SW Hook Road and SW Pryor Road. The subject site generally slopes from the northeast to the southwest and shows the typical characteristics of a property that was historically used as agricultural cropland.

### Special Considerations

Mouse Creek runs adjacent to and through a portion of the larger Hook Farms property. A portion of the site, to be located within a common area tract of land, is located within the 100- and 500-year floodplain. The floodplain boundaries do not directly impact any property comprising the subject Hook Farms, 2<sup>nd</sup> Plat.



### Setbacks

Yard	Required	Proposed
Front	30'	30'
Side	7.5'	7.5'
Rear	30'	30'

### 3. Unified Development Ordinance (UDO)

Section	Description
4.090	R-1 (Single-Family Residential District)
7.140, 7.150	Final Plats

The proposed final plat consists of 79 lots and 1 common area tract on 26.57 acres. The proposed final plat is substantially consistent with the approved preliminary 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 3.1 Objective 3.2

#### Comprehensive Plan

The use is generally consistent with the Comprehensive Plan; is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market.

### 5. Analysis

#### Background and History

- April 15, 2004 - The City Council approved a rezoning and preliminary development plan (Appl. #2003-221) changing the zoning from district AG (Agricultural) to R-1 (Single-Family Residential) and CP-1 (Planned Neighborhood Commercial District) by Ordinance #5729. (The preliminary development plan has since expired).
- June 13, 2019 – The Planning Commission approved the preliminary plat (Appl. #PL2018-202) for Hook Farms, Lots 1-258.
- May 11, 2021 – The City Council approved the final plat (Appl. #PL2020-107) for Hook Farms 1<sup>st</sup> Plat, Lots 1-49 & Tracts A-C.
- August 3, 2021 – The City Council approved the final plat (Appl. #PL2020-111) for Hook Farms, Lots 50-99 & Tracts D-H.

#### 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 existing and planned surrounding single-family subdivisions and is consistent with the previously approved preliminary plat.

**Adverse Impacts**

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed development will provide the required stormwater water quality facilities to manage the change in the stormwater runoff conditions. Stormwater detention was not required as the applicant adequately demonstrated that providing detention would have a negative impact on the peak stormwater flows. The use is consistent with the existing nature of the adjacent residential development in neighboring subdivisions.

**Public Services**

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area are currently under construction as part of this phase.

**Recommendation**

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

## **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 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 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 or prior to the approval of the 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. 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. A final plat shall be approved and recorded prior to any building permits being issued.