



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-294 – FINAL PLAT – Napa Valley, 5 th Plat, Lots 166-196 and Tract O
Applicant	Engineering Solutions, LLC
Property Address	3990 SW Flintrock Dr
Planning Commission Date	January 13, 2022
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

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 June 15, 2018
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht
Location of Property	3990 SW Flintrock Dr
Size of Property	±9.65 Acres (420,137.85 sq. ft.)
Number of Lots	31 lots and 1 common area tract
Density	3.21 units/acre
Zoning	PMIX (Planned Mixed-Use)
Comprehensive Plan Designation	Residential 1
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 subject property is undeveloped acreage located at the southeast corner of the Napa Valley subdivision.

Description of Applicant's Request
The applicant seeks approval of a final plat consisting of 31 lots and 1 common area tract for the final phase of the Napa Valley residential subdivision.

2. Land Use

Description and Character of Surrounding Area

The site is surrounded on all sides by existing single-family residential development.

Adjacent Land Uses and Zoning

North:	PMIX (Planned Mixed Use District) – Napa Valley subdivision
South:	R-1 (Single-family Residential District) – Parkwood at Stoney Creek subdivision
East:	R-1 (Single-family Residential District) – Parkwood at Stoney Creek subdivision
West:	PMIX (Planned Mixed Use District) – Napa Valley subdivision

Site Characteristics

The subject property is bordered on the south by an existing tree line along the boundary shared with the Parkwood at Stoney Creek subdivision. It is bordered on the north by a detention basin in a common area tract. The property generally slopes from west to east. Access to this final phase is provided by SW Stoney Brook Dr on the west and SW Flintrock Dr on the east, which provides an additional connection between the Napa Valley and Parkwood at Stoney Creek subdivisions.

Special Considerations

N/A

Setbacks

Yard	
Front	30'
Side	7.5'; 25' (corner lot street side)
Rear	30'

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed-Use)
7.140, 7.150	Final Plats

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2. A Goal 3.2. B

Comprehensive Plan

The Residential 1 category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to medium and large lot single-family subdivisions. The final phase of the Napa Valley subdivision is consistent with the Residential 1 land use

recommended by the Comprehensive Plan for the area. Surrounding the subject site on all sides are single-family residential developments.



5. Analysis

Background and History

The proposed plat is substantially consistent with the approved preliminary development plan that acted as the preliminary plat.

- 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, 1st 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, 2nd Plat by Ordinance No. 7775.
- October 6, 2016 – The City Council approved the final plat (Appl. #PL2016-048) for Napa Valley, 2nd 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, 3rd Plat, Lots 116-146 by Ordinance No. 7988.
- April 13, 2021 – The City Council approved the final plat (Appl. #PL2018-111) for Napa Valley, 4th Plat, Lots 147-165 by Ordinance No. 9110.

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 single-family residential lots and common area tract comprise the fifth and final phase of the Napa Valley subdivision, which is compatible with the surrounding single-family residential development in the Napa Valley and Parkwood at Stoney Creek subdivisions.

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 use is consistent with the existing nature of the subdivision.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The proposed final phase of the Napa Valley subdivision ties into the existing area water, sanitary sewer and storm water infrastructure. Existing street stubs to SW Stoney Brook Dr on the west and SW Flintrock Dr on the east provide access to this final 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. A table shall be added to the plat that lists the following applicable setbacks: Front Yard – 30 ft; Side Yard – 7.5 ft; Rear Yard – 30 ft; and Side Street Corner Lot – 25 ft.
2. 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.
3. 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.

4. 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).
5. 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.
6. 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.
7. 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 Engineering Plans.
8. 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.
9. 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."
10. A final plat shall be approved and recorded prior to any building permits being issued.