



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 6, 2023

Project Name
Summit View Farms 6th Plan

Docket #C3

Request
CLD-FnPlat-2022-00040
Final Plat

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes

Owner
Summit View Farms Development Group, LLC.

Location 13399 E. 139th Street
Area About 9 acres
Zoning R-7.5
Council District 6th
County Jackson
School District Lee's Summit

Surrounding Land Uses

North: Undeveloped Future Summit View Farms Plat; zoned R-7.5
South: Undeveloped Future Summit View Farms Plat; zoned R-7.5
East: Single Family residences, zoned residential within the City of Lee's Summit.
West: Undeveloped Future Summit View Farms Plat; zoned R-7.5

Major Street Plan

East 139th Street identified on the City's Major Street Plan as a thoroughfare with 2 lanes at this location. **Horridge Road** is not identified at this location.

Land Use Plan

The Longview Area Plan recommends Residential Low Density and Open Space/ Buffer land use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on October 6, 2022. Scheduling deviations from 2022 Cycle V have occurred.

- Waiting on Preliminary Plat to be approved
- Waiting on Rezoning to be approved

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The project site is generally located at the southeast corner of E. 139th Street and Horridge Road. This parcel is part of an existing residential development (Summit View Farms) currently under development within Lee's Summit, Missouri to the east. Summit View Farms 1st through 5th Plats are partially developed and occupied, and this parcel will be an extension of that subdivision westward into the City of Kansas City. Land to the north, south, and west of the proposed Final Plat is currently undeveloped and reserved for future phases of Summit View Farms. Summit Pointe Elementary School (Lee's Summit School District) is directly south of the overall development. There is a regulated stream to the west of this plat but within the development.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-7.5 (Residential) on about 9 acres generally located at the southeast corner of East 139th Street and Horridge Road, allowing for the creation of 23 lots and 2 tracts.

CONTROLLING CASE

Case No. CD-CPC-2022-00178 – Ordinance 230082, passed on February 2, 2023 approved a Development Plan which also serves as a preliminary plat on about 145 acres to allow for the creation of 300 detached residential lots and 9 tracts in 7 phases.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-CPC-2022-00177– Ordinance 230082, passed on February 2, 2023 approved a rezoning from District R-80 (residential) to District R-7.5 (Residential) on about 154 acres generally located at southeast corner of East 139th Street and Horridge Road.

Case No. CLD-FnPlat-2019-00041– Ordinance 201045, passed on December 27, 2020 approved the plat of Summit View Farms 5th Plat, an addition in Jackson County, Missouri, on approximately 6.27 acres generally located west of S.W. Arthur Drive and S.W. Summit View Trail, creating 2 tracts for the purpose of a stream buffer, private open space and detention. **THIS PLAT HAS NOT BEEN RECORDED WITH THE COUNTY AS OF 6-1-2023 AND MUST SO BEFORE SUMMIT VIEW FARMS 6TH PLAT IS RECORDED.**

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-7.5 on about 9 acres generally located at southeast corner of East 139th Street and Horridge Road creating 23 lots and 2 tracts to allow for a residential development. This use was approved in Case No. CD-CPC-2022-00178 which served as the Preliminary Plat. The approved development plan proposed to develop a 300-lot single family home development on 145 acres. This Final Plat proposes to construct 2 connections to the adjacent neighborhood within Lee's Summit, Missouri. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	The proposed Final Plat is in conformance with the controlling plan and Lot and Building Standards.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Developer must pay \$32,790.82 in lieu of Parkland Dedication before final approval of this Final Plat

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: June 01, 2023

Case Number: CLD-FnPlat-2022-00040

Project: Summit View Farms, 6th Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit for all open space tracts.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
4. That Summit View Farms 6th Plat cannot be released for recording until Summit View Farms 5th Plat has been recorded. The 5th plat shall be referenced by Book and Page Number on the face of Summit View Farms 6th Plat prior to submitting physical copies of the 6th plat for City Signature.
5. Prior to mylar approval or request of a building permit, whichever shall come first, the applicant must gain approval of the Street Name Plan and revise the Final Plat to reflect any changes prior to mylar approval or request of a building permit That the applicant submit a street name plan through a separate application through CompassKC by submitting a blank layout of the entire development. Staff will input the approved street name grid and take the case through the Street Name Committee.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

6. The developer must construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
7. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
8. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
9. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
10. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
11. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
13. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
15. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

16. The developer shall pay the fee assessed under CLD-FnPlat-2022-00040 prior to recording of the Final Plat.

SUMMIT VIEW FARMS 6TH PLAT

All of Tract F, SUMMIT VIEW FARMS 5TH PLAT and a part of the Northwest Quarter of Section 26, Township 47 North, Range 32 West, all situate in the City of Kansas City, Jackson County, Missouri

LEGAL DESCRIPTION

ALL OF TRACT F, SUMMIT VIEW FARMS 5TH PLAT, A SUBDIVISION OF RECORD FILED WITH THE JACKSON COUNTY, MISSOURI REGISTER OF DEEDS AS INSTRUMENT NO. 2022E0006745, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST, ALL SITUATE IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

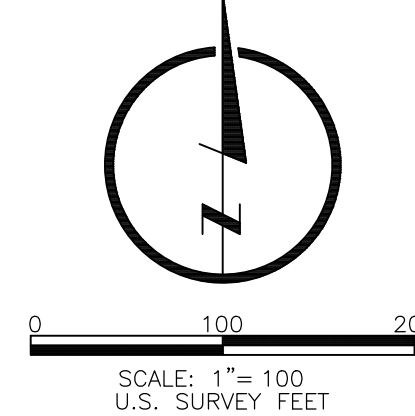
BEGINNING AT THE NORTHERMOST CORNER OF SAID TRACT F; THENCE SOUTH 2°22'18" WEST, ALONG THE EAST LINE OF SAID TRACT F, SAID LINE ALSO BEING HARMONIOUS WITH THE WEST LINE OF THE PLAT OF SUMMIT VIEW FARMS 4TH PLAT, A SUBDIVISION OF RECORD FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 2022E0006745, A DISTANCE OF 438.15 FEET; THENCE SOUTH 2°21'56" WEST, CONTINUING ALONG THE WEST LINE OF SAID PLAT OF SUMMIT VIEW FARMS 4TH PLAT, A DISTANCE OF 684.31 FEET; THENCE WESTERLY, DEPARTING THE WEST LINE OF SAID PLAT OF SUMMIT VIEW FARMS 4TH PLAT AND ALONG A CURVE TO THE RIGHT THAT IS NON-TANGENT WITH THE EXIT OF THE LAST-DESCRIBED COURSE, HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°39'23" WEST, A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 5°43'32", AND AN ARC DISTANCE OF 82.94 FEET; THENCE NORTH 87°37'06" WEST A DISTANCE OF 168.35 FEET; THENCE NORTH 2°22'54" EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 87°37'06" WEST A DISTANCE OF 94.00 FEET; THENCE NORTH 1°25'15" WEST A DISTANCE OF 203.35 FEET; THENCE NORTH 2°22'38" EAST A DISTANCE OF 566.38 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT F; THENCE NORTH 87°37'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT F, A DISTANCE OF 105.16 FEET TO THE INTERSECTION WITH THE WEST LINE THEREOF; THENCE NORTH 16°32'33" EAST, ALONG THE WEST LINE OF SAID TRACT F, A DISTANCE OF 141.48 FEET TO THE INTERSECTION WITH THE NORTH LINE THEREOF; THENCE ALONG THE NORTH LINE OF SAID TRACT F THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 87°37'22" EAST A DISTANCE OF 131.24 FEET; 2) NORTH 83°01'38" EAST A DISTANCE OF 98.10 FEET; 3) NORTHERLY, NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY AROUND A CURVE TO THE RIGHT THAT IS NON-TANGENT WITH THE EXIT OF THE LAST-DESCRIBED COURSE, HAVING AN INITIAL TANGENT BEARING OF NORTH 6°58'22" WEST, A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 151°25'31", AND AN ARC DISTANCE OF 161.21 FEET; 4) NORTH 54°27'08" EAST A DISTANCE OF 168.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 404,937 SQUARE FEET OR 9.30 ACRES, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

LEGEND

- BOUNDARY LINE
- - - LOT LINE
- - - EXISTING PROPERTY LINE
- - - SECTION LINE
- - - SETBACK LINE
- - - EASEMENT
- △ CORNER SET (1/2"x24" REBAR W/ PLASTIC CAP STAMPED "MO 2019043127")
- CORNER SET (5/8"x24" REBAR W/ 3/4" ALUMINUM CAP STAMPED "SURVEY MARKER LAMP RYNEARSON MO CLS 2019043127")
- ☆ CORNER SET (3/8"x8" MAGSPIKE)
- CORNER FOUND (ACCEPTED IN-PLACE UNLESS OTHERWISE NOTED)
- SECTION CORNER
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- W/E LEE'S SUMMIT WATER LINE EASEMENT (INST. # _____)
- ITB INITIAL TANGENT BEARING
- M MEASURED DISTANCE
- R RECORD DISTANCE



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.
- GLO CORNER PRESERVATION: THE FOLLOWING CORNERS WERE RESTORED OR REESTABLISHED AND REGISTERED WITH THE MDA LAND SURVEY PROGRAM: R-17, R-19, T-17, & T-19, T47N, R32W

STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE ESTABLISHED FROM THE PUBLISHED GRID FACTOR LISTED ON THE PLATS OF 'SUMMIT VIEW FARMS 4TH PLAT' AND 'SUMMIT VIEW FARMS 5TH PLAT' BY KAW VALLEY ENGINEERING. CHECKS WERE MADE FROM MISSOURI DNR STATION JA-50 AND FOUND TO BE ACCEPTABLE.

THE COMBINED GRID FACTOR FOR THIS PLAT IS 0.99989925, SCALED FROM 0.0.

MO DNR STATION JA-50 (ADJUSTED 2003, HORZ. 1ST ORDER)
 NORTHING: 302358.525m
 EASTING: 854683.866m
 ELEVATION: 289.8m
 GRID FACTOR: 0.9999011

THE BEARING AND DISTANCE FROM POINT #1 (NORTHERMOST CORNER OF THIS PLAT; SEE POINT TABLE) TO JA-50 IS N27°57'09" WEST, 10,440.02'.

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

CLOSURE REPORT INFORMATION

PERIMETER: 3,103.20' AREA: 404,937.81 SQ. FT.
 ERROR CLOSURE: 0.0017 COURSE: N41°56'11"E
 ERROR NORTH: 0.00126 EAST: 0.00113
 PRECISION: 1:1800104.118

FLOOD ZONE

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), JACKSON COUNTY, MISSOURI.
 MAP NUMBER 29095C0531G
 MAP EFFECTIVE DATE: 1/20/2017
 COMMUNITY NUMBER: 290173

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

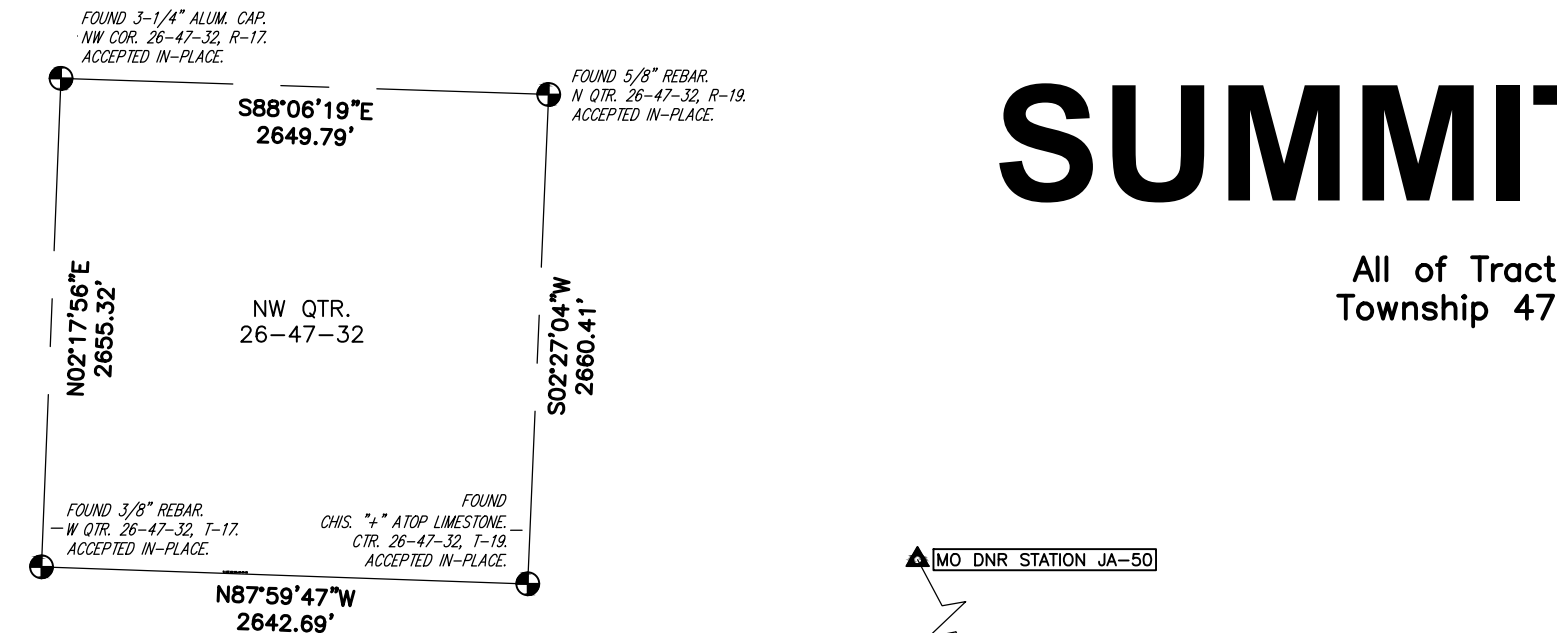
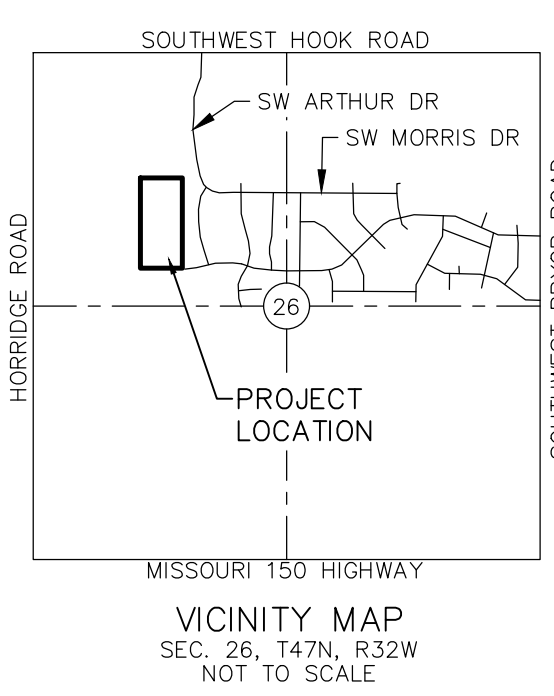
OWNER & DEVELOPER

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC
 PO BOX 291
 LEE'S SUMMIT, MISSOURI 64063

STREET GRADES			
SW NATIONAL AVE			
GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	11+40.83	991.16	
P.V.I.	11+90.00	986.67	90.00
P.V.I.	12+77.93	986.82	
END CONSTRUCTION	12+89.93	987.06	

STREET GRADES			
KRISTIN ST			
GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	12+16.43	981.49	
P.V.I.	13+00.00	983.16	50.00
P.V.I.	15+70.00	987.21	50.00
P.V.I.	17+25.00	985.66	175.00
P.V.I.	19+50.00	994.66	75.00
P.V.I.	21+55.96	997.55	
END CONSTRUCTION	21+71.96	997.87	

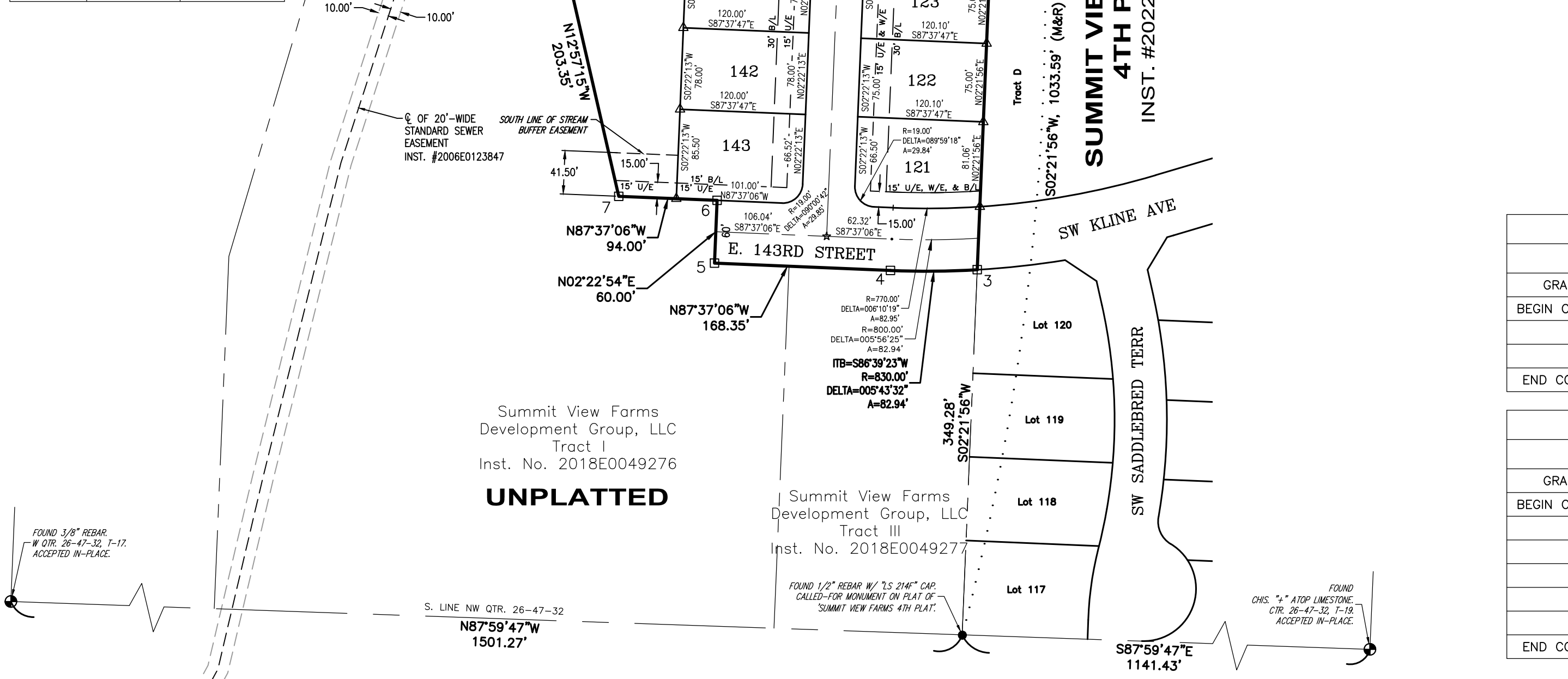
STREET GRADES			
143RD ST			
GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	20+44.00	996.47	
P.V.I.	22+00.00	998.42	150.00
END CONSTRUCTION	22+95.30	1002.79	



LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SF)	LOT #	AREA (SF)
121	10070	135	9360
122	9008	136	9360
123	9007	137	9360
124	9007	138	9360
125	9006	139	9360
126	9006	140	9360
127	9865	141	9360
128	10071	142	9360
129	9365	143	10184
130	9365		
131	9365		
132	13156		
133	16473		
134	11634		

LOTS 121 THROUGH 143 - 5,268 ACRES
 TRACT G - 2,236 ACRES
 PUBLIC RIGHT OF WAY - 1,772 ACRES
 TOTAL AREA - 9,296 ACRES

STATE PLANE COORDINATES (MO SPC, WEST ZONE, NAD83, USFT)		
POINT #	NORTHING	EASTING
1	982666.87	2808685.97
2	982229.14	2808667.84
3	981545.47	2808639.60
4	981544.78	2808556.70
5	981551.77	2808388.51
6	981611.72	2808391.01
7	981615.62	2808297.10
8	981813.78	2808251.52
9	982379.61	2808275.01
10	982383.95	2808169.95
11	982519.57	2808210.23
12	982514.14	2808341.48
13	982526.03	2808438.70
14	982568.90	2808548.87



Summit View Farms Development Group, LLC
 Tract I
 Inst. No. 2018E0049276
UNPLATTED

Summit View Farms Development Group, LLC
 Tract I
 Inst. No. 2018E0049277
UNPLATTED

REFERENCE DOCUMENTS FOR BOUNDARY

- MISSOURI GENERAL WARRANTY DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2016E0039933
- GENERAL WARRANTY DEED TO JOHNSTON RE HOLDINGS, LLC, INST. NO. 2014E0073533
- QUIT CLAIM DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2018E0049276
- QUIT CLAIM DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2018E0049277
- MISSOURI WARRANTY DEED TO ENOCH N. AND SARENA E. GENTRY, INST. NO. 19780355951
- PLAT OF 'SUMMIT VIEW FARMS AMENDED 1ST PLAT', INST. NO. 2017E0048627
- PLAT OF 'SUMMIT VIEW FARMS 4TH PLAT', INST. NO. 2022E0006745
- PLAT OF 'SUMMIT VIEW FARMS 5TH PLAT', INST. NO. 2022E0006745

TITLE COMMITMENT

EASEMENTS SHOWN HEREON AS PER:
 WFG NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 149714, REVISION 2
 EFFECTIVE DATE: MAY 05, 2023 AT 8:00 AM

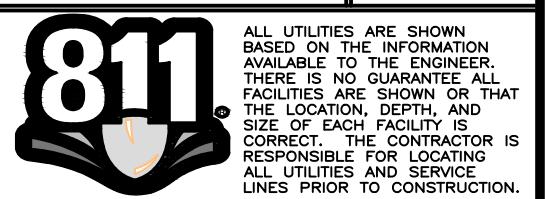
LAMP RYNEARSON

LAMP RYNEARSON, CO.
 OMAHA, NEBRASKA
 14710 W. DODGE RD., STE. 100 (402)496-2498
 FORT COLLINS, COLORADO
 4715 INNOVATION DR., STE. 100 (970)226-0342
 KANSAS CITY, MISSOURI
 9001 STATE LINE RD., STE. 200 (816)381-0440

Kellan M. Gregory, MO PLS #2011001372
 Lamp Ryneason LS-2019043172

FINAL
 PLAT

SUMMIT VIEW FARMS 6TH PLAT
 KANSAS CITY, JACKSON COUNTY, MISSOURI



REVISIONS
 10/5/22 - STREET NAME UPDATE
 5/8/23 - W/E ADD.

DESIGNER / DRAFTER
 KMG / RER
 DATE
 9/28/2022
 PROJECT NUMBER
 0322064.01
 BOOK AND PAGE
 CNR1-43

SHEET
 1 OF 1