

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2019-00227

Brief Title

Approving a Preliminary Plat for Summit View Farms, 5th Plat on an area of about 6.276 acres generally located at northwest of the intersection of SW Summit View Trail and SW National Avenue in District R-80 (Residential 80). (CD-CPC-2019-00227)

Details

Location: generally located at northwest of the intersection of SW Summit View Trail and SW National Avenue

Reason for Legislation: Preliminary Plat seeking deviations or waivers to the subdivision requirements of the Zoning and Development Code require ordinance approval by the City Council.

At its January 21, 2020 meeting, the City Plan Commission recommended approval with conditions.

CONTROLLING CASE

No applicable controlling/previous case.

RELATED RELEVANT CASES

Immediately to the north are two similar related cases for Summit View Farms, 2nd Plat
SD1504 – Preliminary Plat for Summit View Farms, 2nd Plat
SD1504A – Final Plat for Summit View Farms, 2nd Plat

EXISTING CONDITIONS

The site is currently undeveloped land generally located at northwest of the intersection of SW Summit View Trail and SW National Avenue. The eastern property line is the boundary separating the City of Kansas City from the City of Lee's Summit. The subject property contains a regulated stream which begins south of the property near Missouri Highway 150, flows northward through the property beyond 139th St and through the Monarch View subdivision, and eventually flowing into Longview Lake. The stream drains land south to M-150 Hwy and west to Horridge Rd as well as points eastward within the City of Lee's Summit, including the proposed Summit View Farms subdivision immediately to the east.

NEARBY DEVELOPMENTS

North: Summit View Farms, 2nd Plat (common areas)

East: Summit View Farms (Lee's Summit, MO)

South: undeveloped land

West: undeveloped land

Ordinance Number

Positions/Recommendations

| | |
|---|--|
| Sponsors | Jeffrey Williams, AICP, Director Department of City Planning & Development |
| Programs, Departments or Groups Affected | 6 th District (Bough, McManus) |
| Applicants / Proponents | Applicant Dan McGee Lamp Rynearson City Department City Planning & Development Other |
| Opponents | Groups or Individuals Basis of Opposition |
| Staff Recommendation | <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against |
| Board or Commission Recommendation | City Plan Commission (6-0) 01-21-20 By Archie, Baker-Hughes, Crowl, Henderson, Macy, May <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions) |
| Council Committee Actions | <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation |

KEY POINTS

- Summit View Farms, 5th Plat is initially intended to create 2 common area tracts for stormwater management for the subdivision. Most of the subdivision is currently in the City of Lee's Summit, MO's jurisdiction, with the exception of the 2nd plat which is in the KCMO jurisdiction. Similarly, to the proposed 5th plat the 2nd plat is only intended for necessary stormwater management.
- The purpose of the plat is to establish a stormwater tract to serve the proposed Summit View Farms subdivision immediately to the east. The subdivision is within the City of Lee's Summit but is within the drainage basin of the stream flowing through the subject property
- In the future, a portion of the 5th Plat will be replatted into single family homes for future phases of the single family subdivision of Summit View Farms.
- These common area tracts require deviations and waivers to the KCMO Zoning and Development Code as outlined below in the staff report.

Boulevard and Parkway Standards (88-323)

The standards are not applicable because there are no existing or proposed Boulevards or Parkways near this project area.

Parkland Dedication (88-408)

No residential uses are proposed therefore parkland dedication is not required.

Since this project is only proposing two common area tracts of land, there is no parkland dedication required. In the future, when a portion of this area is redeveloped into single family lots the parkland dedication requirements will become required.

PLAT REVIEW

| | |
|-------------------------------|---|
| | <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass |
| Policy or Program Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Operational Impact Assessment | n/a |

Finances

| | |
|---|-----|
| Cost & Revenue Projections – Including Indirect Costs | n/a |
| Financial Impact | n/a |
| Funding Source(s) and | n/a |

Subdivision Standards (88-405)**Street Connectivity**

Section 88-405-10-B stipulates roadways must connect in an orderly and safe manner, and connect to adjacent subdivisions. The proposed future phases of Tract F to be redeveloped into single family lots meet this requirement.

Requested Waivers**Common Area Tract Access**

Section 88-405-12 parts A-D stipulate all common area tracts: A. provide vehicle and pedestrian access from an approved street to the open space or common area feature; B. have a minimum width of 20 feet with grades of no more than 15%; C. be unobstructed by any fence, wall or locked gate; and D. have an all-weather surface or pervious paving adequate to accommodate anticipated maintenance and emergency access needs for the type of use in the open space or common area tract.

Request the applicant requests a waiver to this requirement for the northern Tract E. access will be provided by an access easement through Tract F. When Tract F is redeveloped into single family lots the access easement will become a paved public roadway.

Staff is supportive of this request as it is intended to be temporary and the intent of providing access will be accomplished by the proposed access easement.

To recommend or approve a waiver or modification of subdivision design and improvement standards, the city plan commission and city council must determine that all of the following conditions exist:

88-405-25-C-1. That there are special circumstances or conditions affecting the property;

88-405-25-C-2. That the waiver or modification is necessary for reasonable and acceptable development of the property in question and is not a greater modification or waiver than is required to allow reasonable and acceptable development of the subject property; and

88-405-25-C-3. That the granting of the waiver or modification will not be detrimental to the public welfare or injurious to other property in the vicinity in which the subject property is situated.

**PROFESSIONAL STAFF RECOMMENDATION –
Preliminary Plat Case No. CD-CPC-2019-00227**

City Planning and Development Staff recommends approval subject to the following conditions based on the application, plans, and documents provided for review prior to the hearing:

**Appropriation
Account Codes**

See City Plan Commission Staff report for more information and additional detailed analysis.

Fact Sheet Prepared By:
Christopher Hughey, AICP
Staff Planner

Date: 10/27/2020

Initial Application Filed: December 6, 2020

Reviewed By:
Joseph Rexwinkle, AICP
Division Manager
Development Management

Date: 10/27/2020

City Plan Commission: January 21, 2020

Revised Plans Filed: October 12, 2020

Reference Numbers:
Case No.'s CD-CPC-2019-00227