

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE ORDINANCE NO. 200928

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Summit View Farms, 5th Plat, on an area of about 6.276 acres generally located at northwest of the intersection of S.W. Summit View Trail and S.W. National Avenue in District R-80 (Residential 80), and more specifically described as follows:

All that part of the Northwest Quarter of Section 26, Township 47 North, Range 32 West, of the Fifth Principle Meridian, Kansas City, Jackson County, Missouri, described as follows:

Commencing at a limestone marking the southeast corner of the Northwest Quarter of said Section 26; thence North 87 degrees 59 minutes 47 seconds West (this and all following bearings are based on the Missouri State Plane Coordinate System 1983, West Zone) on the south line of said Northwest Quarter, a distance of 1141.43 feet (1141.62 feet deed) to a point on the city limits line of Kansas City, Missouri; thence North 02 degrees 21 minutes 56 seconds East (North 02 degrees 22 minutes 40 seconds East deed) on said east line, a distance of 948.21 feet to the point of beginning; thence North 87 degrees 37 minutes 06 seconds West, a distance of 200.07 feet to a point; thence North 02 degrees 22 minutes 13 seconds East, a distance of 219.46 feet to a point; thence North 87 degrees 37 minutes 47 seconds West, a distance of 303.86 feet to a point on the west line of a Quit Claim Deed found in Instrument No. 2018E0049276, in the Jackson County Recorder of Deeds Office; thence North 16 degrees 32 minutes 33 seconds East (North 16 degrees 32 minutes 42 seconds East deed) on said west line, a distance of 540.76 feet to a point on the south line of a Quit Claim Deed found in Instrument No. 2016E0047063 and the south line of a Quit Claim Deed found in Instrument No. 2016E0047064, recorded in said Recorder of Deeds Office; thence South 87 degrees 37 minutes 12 seconds east (South 87 degrees 37 minutes 15 seconds East deed) on said south line, a distance of 371.54 feet to a point on said city limits line, also being the west line of Summit View Farms Amended First Plat, a recorded subdivision as filed in said Recorder of Deeds Office, Instrument No. 2017E0048627, in Book I70, at page 1; thence South 02 degrees 22 minutes 18 seconds West (South 02 degrees 22 minutes 15 seconds West plat) on said city limits line and last said west line, a distance of 658.35 feet to a 2" aluminum disk stamped HDR Engineering, Inc., marking the southwest corner of said plat; thence South 02 degrees 21 minutes 56 seconds West continuing on said city limits line, a distance of 85.38 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. A waiver is being temporarily granted to Section 88-405-12 to allow for the northern Tract E to be platted without direct access to a public roadway as shown. Developer shall be required to comply with Section 88-405-12 when Tracts E or F are replatted to construct buildable lots.
2. The developer shall post a sign at the terminus of all stub streets (S.W. National Avenue) indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS." The city may provide

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specifications for required signs.

3. At such time in the future when the Tract F is replatted into residential lots, the developer shall submit a revised Preliminary Plat to establish those lots and any adjoining lots as may be necessary. All public infrastructure requirements shall be designed in accordance with the adopted regulations of the city, including but not limited to:
 - a. The developer shall show all proposed utility lines for water and sewer mains and service at the time the future lots are proposed.
 - b. At the time future lots are proposed, the developer shall show and label a proposed water main extension as required by city standards and regulations at the time of replatting.
 - c. The developer shall comply with the parkland dedication requirements of 88-408 at such time future residential platting of this property occurs.
4. The developer shall submit plans for grading, siltation, and erosion control to the 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.
5. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. The stormwater detention basin serves multiple lots and requires the detention basin to be platted in a stormwater detention tract and have a "Covenant to Maintain Storm Water Detention Facilities."
6. The developer shall secure permits to extend public storm water conveyance systems to facilitate the installation of the proposed detention basin which is intended to serve the proposed residential building lots located in the City of Lee's Summit as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.

The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
- 7.
8. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 3310.1; NFPA 241-2013 § 7.5.5)
9. Measures should be taken to evaluate erosion and protect the sanitary sewer at the detention basin outfall.
10. Prior to issuance of any construction permits, the developer shall submit, for review and acceptance, a macro storm drainage study, sealed by a Missouri-licensed civil engineer, for the entire development area, showing compliance with the latest adopted version of APWA

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5600 standards in effect at the time of submission, including water quality BMPs per the latest adopted version of the MARC BMP Manual, and submit a micro storm drainage study with each subsequent phase of development showing compliance with the approved macro and adopted standards. The developer shall construct improvements necessary to mitigate impacts from rate, volume (10% and 1% storms at a minimum), and quality of stormwater runoff from each proposed phase.

11. Stormwater management facilities, such as detention basins, BMPs, engineered surface water conveyance paths outside of right-of-way which serve multiple lots or tracts, shall be privately maintained, located on separate tract(s), and covered by maintenance covenant(s) to be administered through the platting process.

A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney