



Board of Aldermen Request for Action

MEETING DATE: 7/18/2023

DEPARTMENT: Development

AGENDA ITEM: Resolution 1247, Final Plat First Park 3rd Plat

REQUESTED BOARD ACTION:

A motion to approve Resolution 1247, approving a final plat for First Park 3rd Plat.

SUMMARY:

The final plat would create two new lots from the existing unplatted area in the First Park subdivision land.

This land was originally included in a Preliminary Plat that was approved in 2019. During final negotiations with a purchaser, the developer needed to adjust the location of Industrial Dr. and change lot sizes. These changes required that either the Preliminary Plat be amended, or a Single-Phase Final Plat be submitted that accounted for the changes from the original plat. The applicant requested consideration of a single-phase final plat at the July 11, 2023 Planning and Zoning Commission meeting. The plat would divide the land into two industrial lots split by the southern extension of Industrial Dr. to the south property line. Following a public hearing, the Planning Commission moved to approve the application for a Single-Phase Final Plat to create these new lots.

PREVIOUS ACTION:

none

POLICY ISSUE:

The plat complies with the Comprehensive Plan.

FINANCIAL CONSIDERATIONS:

None

ATTACHMENTS:

- | | |
|--|---|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input checked="" type="checkbox"/> Other: Planning Commission meeting may be viewed online. | |

RESOLUTION 1247

**A RESOLUTION APPROVING A FINAL PLAT FOR
FIRST PARK 3RD PLAT**

WHEREAS the applicant submitted a single-phase final plat application for approval to be heard by the Planning Commission on July 11, 2023; and

WHEREAS, the items were advertised in the Courier Tribune newspaper beginning on June 22, 2023, and notices were sent to adjoining landowners on June 22, 2023; and

WHEREAS the Planning Commission held a public hearing and then recommended approval of the proposed Final Plat; and

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:

THAT THE FINAL PLAT OF FIRST PARK 3RD PLAT SUBDIVISION IS HEREBY APPROVED.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 18th day of July, 2023.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



July 7, 2023

Single Phase Final Plat for Clay County Parcel Id # 5-816-00-05-005.00

Application for a Plat Approval – First Park 3rd Plat Final Plat– 2 lots

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address: 14820 N. Industrial Dr.

Owner: William T Mann Trust

Current Zoning: I-1

Public Notice Dates:

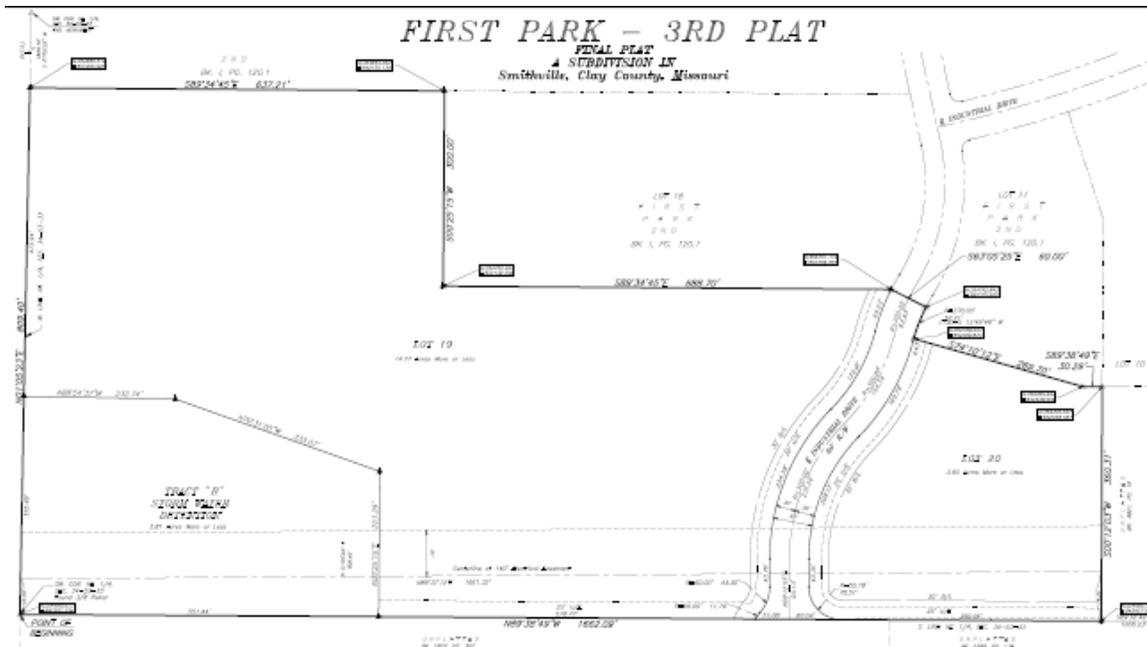
1st Publication in Newspaper: June 22, 2023

Letters to Property Owners w/in 185': June 22, 2023

GENERAL DESCRIPTION:

The property is the southern portion of First Park industrial subdivision located west of 169 Highway at Park Dr. The application seeks to develop the final two lots the development, but with different sizes and road locations than as contained in the existing, approved Preliminary Plat for the development. The single-phase Final Plat procedure will allow modifications of the preliminary plat layout at the same time as Final Plat because there is no future land in the current preliminary plat that would require a separate modification hearing.

The proposed subdivision would extend Industrial Dr. south to the property line where, in the future, 148th St. (currently Commercial) will be constructed on the property to the south and create two different lots on either side of the extended street. All utilities, including waterline and sewer line extensions will be required of the developer at its' sole cost and expense.



GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS See 425.285.A.4

The Planning Commission shall consider the following criteria in making a recommendation on the plat:

- a. The plat conforms to these regulations and the applicable provisions of the Zoning Ordinance and other land use regulations. ***Yes, the layout complies with zoning and subdivision requirements.***
- b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan. ***The Development pattern is similar to the existing, approved Preliminary Plat for the development with minor modifications to the lot size and street locations.***
- c. The development shall be laid out in such a way as to result in:
 - (1) Good natural surface drainage to a storm sewer or a natural watercourse. ***The property naturally drains to the west and the project includes a storm detention area in this spot.***
 - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Again, grading of the development is limited to level the areas in the lots but there isn't any good vegetation in these areas that needs to be saved.***
 - (3) A good grade relationship with the abutting streets, preferably somewhat above the street. ***Each lot will have access to Industrial, and the land slopes down to the streets.***
 - (4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access, and privacy. ***Yes.***
 - (5) Adequate lot depth for outdoor living space. ***N/A.***

(6) Generally regular lot shapes, avoiding acute angles. **Yes.**

(7) Adequate building lots that avoid excessive grading, footings, or foundation walls. **Yes.**

d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles. **Yes.**

e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles. ***The proposed street extension is slightly different that in the previously approved preliminary plat in order to accommodate a large lot size for lot 20.***

f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries. ***Yes, the land is currently served by all utilities previously constructed by the applicant in other phases.***

g. The plat shall comply with the stormwater regulations of the City and all applicable storm drainage and floodplain regulations to ensure the public health and safety of future residents of the subdivision and upstream and downstream properties and residents. The Commission shall expressly find that the amount of off-site stormwater runoff after development will be no greater than the amount of off-site stormwater runoff before development. ***The proposed development meets this standard.***

h. Each lot in the plat of a residential development has adequate and safe access to/from a local street. ***N/A***

i. The plat is located in an area of the city that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services. **Yes.**

j. If located in an area proposed for annexation to the City, the area has been annexed prior to, or will be annexed simultaneously with plat approval. ***Annexed.***

k. The applicant agrees to dedicate land, right-of-way, and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein. ***Yes, the plat includes the required dedications.***

l. All applicable submission requirements have been satisfied in a timely manner. **Yes.**

m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans. **The development needs no current additional improvements except those on the plat itself.**

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the conditions contained in this report.