

**MEETING DATE:** January 9, 2024      **STAFF:** Brian L. Harker, Senior Planner

**PROJECT NAME:** Redwood Independence

**CASE NUMBER/REQUEST:** **Case 24-320-01 – Final Plat – Redwood Independence – A**  
request by Ali Karolczak for approval of a Final Plat.

**APPLICANT:** Ali Karolczak, Redwood USA, LLC

**OWNER:** Steve Kimmelman, Redwood Independence, ERD

**PROPERTY ADDRESSES:** 19515 E. RD Mize Road, Independence, MO 64057

**SURROUNDING ZONING/LAND USE:**

- North:** R-6 (Single-Family Residential), C-2 (General Commercial), I-1 (Industrial)...vacant land
- East:** R-6 (Single-Family Residential), R-18/PUD (Moderate Density Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Service Commercial)...vacant land
- South:** R-6 (Single-Family Residential), R-18/PUD (Moderate Density Residential/Planned Unit Development), C-2 (General Commercial)...vacant land
- West:** R-6 (Single-Family Residential)...single-family homes

**FURTHER ACTION:**

Following action by the Planning Commission, this final plat is scheduled for review and approval by the City Council on February 19, 2024.

**RECOMMENDATION**

Staff recommends **APPROVAL** of this Final Plat with the following conditions:

1. Situs Addresses for the Lots and Tracts on the Final Plat shall be as follows:  
Lot 1 19515 E. RD Mize Road  
Lot 2 3410 S. Jackson Drive  
Tract A 19601 E. RD Mize Road  
Tract B 3460 S. Jackson Drive;  
[The unit addresses will not be on the plat but will be on the Final Development Plan. These addresses will be provided by City staff];
2. Show the existing sidewalks in the E. RD Mize Road and S. Jackson Drive rights-of-way;
3. The Final Plat must have a signature line for Vincent Brice, Jackson County Assessment;

4. Include covenants to ensure the long-term maintenance of both portions of the two-lot development. The Final Plat should have text indicating the two-lots, when sold, must be sold together;
5. The Final Plat must provide 15-foot utility easements for both public water and public sewer utilities within the development;
6. Tract A and B are within the federally designated flood plain area and within the City's designated Stream Buffer Area. These tracts will be used for Stormwater Detention; The Final Plat must fully delineate the stream buffer for the first order stream and must have an 85-foot wide buffer which lies within both Tracts A and B;
7. The applicant will need to provide utility easements for water and sewer to serve the neighboring property to the east of the development;
8. Provide State Plane Coordinates;
9. Include 5-foot wide general utility easements along the rights-of-way and 7½-foot general utility easements along the east and west property lines.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:** A request by Ali Karolczak for a Final Plat located at 19515 and 19601 E. RD Mize Road.

<b>Current Zoning:</b>	R-18/PUD (Moderate Density Residential/Planned Unit Development)	<b>Proposed Zoning:</b>	R-18/PUD (Moderate Density Residential/Planned Unit Development)
<b>Current Use:</b>	Single-Family Residences and Vacant lots	<b>Proposed Use:</b>	Retirement Housing
<b>Acreage:</b>	45.04-Acres	<b>Number of lots</b>	Two Lots, Two Tracts

**PROPOSAL:**

The proposed Final Plat splits the existing properties into two lots and two common tracts. Two lots are being created to represent the two phases of the project. Building Permits will not be issued until the completion of the Final Development Plan (reviewed administratively) and completed engineering plans.

**PHYSICAL CHARACTERISTICS OF PROPERTY:**

The proposed two lot and two tract plat is a 45.04-acre, three parcel property, located west of Jackson Drive and south of RD Mize Road. It has fairly flat topography and some trees along the property's perimeters.

**CHARACTERISTICS OF THE AREA:**

The properties to the north and west are developed. To the west and northwest are single-family residential neighborhoods. Due north are existing industrial uses. To the northeast are undeveloped industrial properties. To the east a narrow undeveloped property, with some fence line trees, lies between the development site and Jackson Drive. Southeast of Jackson Drive are undeveloped fields with some scrubby woodlands.

The topography to the west rises considerably with a significant bluff. The new subdivision will be located in the relatively flat Little Blue Valley.

**BACKGROUND:**

The proposed development will include a total 182-units in a mix of single-story, four to six-unit buildings on two lots. The proposal indicates 34-buildings, plus a dedicated leasing office/maintenance garage. The floor plans will range in size from 1,294 to 1,620-square feet and each home will be designed with two-bedrooms, two-bathrooms, an attached two-car garage and a patio. All buildings will be rental units owned and maintained by the developer. Expected monthly rent will be \$1,800 to \$2,200 per month, not including utilities.

**ANALYSIS****Consistency with *Independence for All*, Strategic Plan:**

The application is within keeping with the Measures for Success for, “Improved housing conditions.”

**Comprehensive Plan Guiding Land Use Principles for the Current Designation:**

The City Comprehensive Plan recommends Residential Neighborhoods uses for this site. The Guiding Principles state the need to, “Protect and enhance the viability, livability and affordability of the City’s residential neighborhoods while integrating multi-family development throughout the community;”

**Historic and Archeological Sites:**

There are no apparent historic or archeological issues with this property.

**Public Utilities:**

Both water and sanitary services are available along the RD Mize Road right-of-way and in the general area. Utilities to service the development will be installed along the private streets to serve each proposed building. Water and sewer lines will be provided with one tap per unit for each utility. The applicant will need to provide utility easements for water and sewer to serve the neighboring property to the east of the development.

**Storm Water Detention:**

The north 22-acres drains north into an existing creek that crosses through the northeast corner of the property. The south 22.7-acres drains south into an existing creek that crosses through the southwest corner of the tract. The development will drain to detention basins located in the northeastern and southwestern portions of the property. The detention basins will provide flood control protection for a 100-year storm.

**Stream Buffers and Flood Plain Area:**

Stream Buffers, the 100-year flood plain and floodway are confined to the very southwestern and northeastern portions of the property. Tract A and B are within the federally designated flood plain area and within the City’s designated Stream Buffer Area. These tracts will be used for Stormwater Detention. The Final Plat must fully delineate the stream buffer for the first order stream and must have an 85-foot wide buffer which lies within both Tracts A and B.

**Right-of-Way to be Dedicated:**

The streets to be built **will not** be dedicated public right-of-way.

**Traffic Study:**

Right-turn lane warrants at the intersections were analyzed and no right-turn lanes would be warranted at either end of the loop road. Given there is a two-way left-turn lane down RD Mize

Road, left-turn lanes will be provided for the property. Acceptable traffic operations can be expected in and around the proposed development. No improvements would be required.

**CIP Investments:**

The City does not have any capital improvements projects planned near this area.

Monument subdivision signage will be positioned at the northeast corner of the western end of the loop road and at the northwest corner of the eastern end of the loop road.

**EXHIBITS**

1. Narrative
2. Application
3. Final Plat
4. Comp Plan Map
5. Zoning Map