
MEETING DATE: June 28, 2022

STAFF: Brian Harker, Planner

PROJECT NAME: Little Blue Estates, Preliminary Plat

CASE NUMBER/REQUEST: Case 22-310-02 – Preliminary Plat – Little Blue Estates – S. Jackson Drive and E. Necessary Road – Kevin Stallings, D & D Development

APPLICANT: Kevin Stallings, D&D Development

OWNER: Independence School District

PROPERTY LOCATION: Northeast of S. Jackson Drive and E. Necessary Road

SITE ACREAGE: 28-acres

NUMBER OF LOTS/TRACTS: 89-lots/2-tracts

PROPERTY ZONING: R-6 (Single-Family Residential)

CURRENT USE: Undeveloped land

SURROUNDING ZONING/LAND USE:

North: R-6...elementary school

South: R-6...single-family homes

East: R-6...undeveloped land

West: R-6...church and single-family homes

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on July 18, 2022.

RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat subject to the conditions listed below:

1. Addresses will be assigned at the Final Plat stage;
2. Indicate on the Final Plats the locations of any subdivision entrance signage.
3. Provide dimensioned lines for all lines on the Final Plats;
4. Include the Detention Basin tract as part of Phase 1 of the development;
5. Remove site improvement graphics, except for sidewalks from the Final Plat;
6. With Phase 1, E. Necessary Road shall be improved to a 24-foot wide pavement with 4 foot shoulders.
7. With Phase 1, S. Quail Drive shall be extended south into the development after curving around Little Blue Elementary.

8. With Phase 1, include a set of covenants and restrictions to ensure the maintenance of the development's common elements and the integrity of the development;
9. Tract A, the tract with the pool, will be part of Phase 2 of the development.

PROJECT DESCRIPTION

This applicant's proposal, Little Blue Estates, will be a 3-phase project that will consist of 89 single family lots and 2 common tracts. Tract A will contain a community swimming pool. Tract B, which is located southeast of the development along the north side of Necessary Road, will provide the location for stormwater detention basin. The single-family residential lots will contain homes with a price point from \$450,000 to \$550.00. Footprints will range from 1,500 to 1,800-square feet. There will be reverse 1½ story models, ranch models and 2 story models.

Phase 1 of the development will consist of Lots 1 through 43 and Tract A. Phase 2 will include Lots 44 through 65 and Tract B. Lastly, Phase 3 involves Lots 66 through 89.

A Homes Association with covenants and restrictions will be formed to ensure the maintenance of the development's common elements and the integrity of the development.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposal relates to the Goal "Achieve livability, choice, access, health and safety through a quality, built environment" through building new housing units to fill a market need.

Comprehensive Plan Guiding Principles:

The Imagine Independence 2040 Comprehensive Plan designated this site for "Residential Neighborhoods," which envisions new neighborhoods with a walkable layout with streets that connect in a logical manner throughout the neighborhood and to adjacent developments for seamless transitions. The Comp Plan Guiding Principle is, "Facilitate the development of connected neighborhoods where appropriate."

Storm Water: In conjunction with Phase 1, the detention basin (Tract B) will be constructed, in accordance with Chapter 20 of the City Code, to detain stormwater for all phases of the project.

Street Improvements: The developer will be responsible for road improvements to serve the development. First, S. Quail Drive will be extended south into the development after curving around Little Blue Elementary. Second, along the development's southern edge, the unimproved Necessary Road will be widened to 24 feet with a 4-foot-wide shoulder.

Public Utilities and Sewers: Power and Water are available in the rights-of-way and easements abutting the property. A Sanitary Sewer line abuts the northern edge of the property and runs southward toward Eagle Court that will need to be relocated. Another line is located near Old Mill Avenue in the Prairie Landing addition.

Historic Buildings/Archaeological Sites: There are no apparent historic or archaeological concerns with this property.

Landscaping: A detailed landscaping plan for the common tracts and subdivision signs should be provided with the first phase of the development.

Amenities: The development will have a community pool and an associated parking lot on Tract A.

REVIEW CRITERIA

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-702-02-G:

1. ***Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community, or public sewage disposal, and, where applicable, individual systems for sewage disposal*** – This project will meet these regulations.
2. ***Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision*** – Adequate water is available to serve this development.
3. ***Availability and accessibility of utilities*** - All existing utilities in nearby rights-of-way and easements will be extended to serve this development.
4. ***Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks*** – A particularly important amenity associated with this project is its adjacency to the Little Blue Elementary providing easy pedestrian access for children from Little Blue Estates and Prairie Landing. Another is a swimming pool for the development's residents.
5. ***Consistency with the zoning district regulations*** – All of the proposed lots meet the zoning code requirements for width, area, and design. Setbacks for the individual single-family homes will be verified prior to issuing building permits.
6. ***Conformity with the Major Thoroughfare Plan*** – Primary access to the development will be via the extension of a local street, S. Quail Drive. Secondary access will be via E. Castle Drive in the Prairie Landing subdivision. The subdivision is adjacent to S. Jackson Drive, which conforms to the Major Thoroughfare Plan.
7. ***Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision*** – The proposed development will include the extension of S. Quail Drive, which will provide additional access to this development and other developments in the area.
8. ***Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties*** – The developer has taken issues of slope, soils and elevation differentials into consideration with this Preliminary Plat. The site is not in a floodplain.
9. ***Recommendations and comments of the Development Review Committee and other reviewing agencies*** – The primary concern of the staff review committee related to the improvements to E. Necessary Road and providing multiple access points to comply with the Fire Department requirements for additional street access.

10. ***Conformity with the Master Sewer and Water Utility Plan*** - *This project is in compliance with these plans.*
11. ***Compliance with this development ordinance and all other applicable regulations.*** *The proposal is in compliance with this development ordinance and other applicable regulations.*

EXHIBITS

1. Narrative
2. Application
3. Preliminary Plat sheets
4. Comp Plan Map
5. Zoning Map
6. Preliminary Plat Criteria