

MEETING DATE: May 16, 2023

STAFF: Brian Harker, Planner

PROJECT NAME: Little Blue Estates, 1st Plat

CASE NUMBER/REQUEST: **Case 22-320-01 – Final Plat – Little Blue Estates** – A request by Kevin Stallings for final plat approval at Jackson Drive and Necessary Drive.

APPLICANT: Kevin Stallings, D&D Development

OWNER: Independence School District

PROPERTY LOCATION: Northeast of Jackson Drive and Necessary Road

SITE ACREAGE: 8.82-acres

NUMBER OF LOTS/TRACTS: 23 lots/1 tract

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

CURRENT USE: Undeveloped land

SURROUNDING ZONING/LAND USE:

North: R-6...school district property

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

East: R-6...undeveloped land

West: R-6...additional phases

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on June 20, 2023.

RECOMMENDATION

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

1. With Phase 1, Necessary Road shall be improved to a 24-foot wide pavement with 4 foot shoulders.
2. With Phase 1, include a set of covenants and restrictions, when recording, to ensure the maintenance of the development's common elements and the integrity of the development.
3. Provide a detailed landscaping plan for the Tract A.

PROJECT DESCRIPTION

This proposal, Little Blue Estates, 1st Plat, will be the first phase of a three-phase project that will consist of 89 single family lots and 2 common tracts. Tract B, constructed in a later phase, will contain a community swimming pool. Tract A, 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 23 and Tract A.

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”. 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 A) will be constructed, in accordance with Chapter 20 of the City Code, to detain stormwater for all phases of the project.

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.

Access and Road Improvements: Access to Little Blue Estates will be from the south via Necessary Road (reached through Prairie Landing) and from the north via Qual Drive. Before construction can begin, a plat or other recorded legal instrument for the realignment of Quail Drive, immediately north of the development, needs to be in place. Further, unimproved Necessary Road will need be improved to a 24-foot wide pavement with 4-foot shoulders.

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

Landscaping: Provide a detailed landscaping plan for the Tract A prior to recording the plat.

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

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 to be added in a later phase.
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, Quail Drive. Secondary access will be via Castle Drive in the Prairie Landing subdivision. The subdivision is adjacent to 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 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 the 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 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
4. Final Plat
5. Comprehensive Plan Map
6. Zoning Map