

MEETING DATE: August 22, 2023

STAFF: Brian Harker, Planner

PROJECT NAME: Tybrook Estates

CASE NUMBER/REQUEST: **Case #23-310-02 – Preliminary Plat – Tybrook Estates** – A request by Pollard, Orf and Associates for preliminary plat approval at Powell Road north of Truman Road.

APPLICANT/OWNER: Jim Pollard

PROPERTY ADDRESS/LOCATION: 660 and 840 S. Powell Road

PROPERTY ZONING: R-6 (Single-Family Residential)
R-12/PUD (Two-Family Residential/Planned Unit Development)

SURROUNDING ZONING/LAND USE:

North: R-A...rural residential property

South: I-1...school bus facility

East: I-1...industrial/warehouse buildings and vacant land

West: R-6...farmland

FURTHER ACTION:

If approved by the Planning Commission this revised Preliminary Plat, it will be considered by the City Council at their September 18th meeting.

RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat with the following condition.

1. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final plat.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Jim Pollard requests Preliminary Plat approval of Tybrook Estates at 660 and 840 S. Powell Road.

Current Use: Developing Subdivision

Acreage: 32.34-acrs

BACKGROUND & HISTORY:

Tybrook Estates is located immediately north of the Independence School District bus facility on Powell Road. The first phase is being built at the south end of the development. The phase consists of 9 single-family homes and 15 PUD duplex sites. The 9 single-family homes sit along the north side of 8th Street. The 15 duplexes cluster around short cul-de-sacs intersecting with the south side of 8th

Street. The remaining phases of the development have not yet begun or been platted. A slight reworking of the planned street grid requires that a new Preliminary Plat be approved. This application for the Revised Preliminary Plat of Tybrook Estates is a revision to the Preliminary Plat approved at the April 24, 2018 Planning Commission Meeting.

This minor revision will not alter the number of single-family lots but reshape them for a rerouted street grid. With the revision, Tybrook Avenue would have a “T” intersection with 7th Street that would lead to Powell Road, rather than Tybrook Avenue having a “T” intersection with 6th Terrace and it leading to Powell Road instead.

The existing Preliminary Plat envisions an east entrance and intersection of 8th Street and Powell Road, however the area’s and road’s topography would make visibility at the proposed intersection problematic. The revised Preliminary Plat would have 7th Street square with Powell Road. The new alignment would improve visibility for drivers according to the analysis provided by Hg Consult, Inc. The applicant is requesting that the City lower the speed limit along S. Powell Road to 30 miles per hour as suggested by the analysis. The City’s traffic division will need to conduct a speed study prior to any speed adjustments. This would be safer for pedestrians and cyclists and gives consideration to increased residential development and bus facility traffic.

The entire 97-lot development (duplexes and single-family homes) will still include a number of common tracts as well. Two Home Associations will be responsible for their respective tracts. Tracts A through G are in the PUD portion of the development, the remaining tracts will be in the single-family neighborhood. Tracts G, H, I and J, along the Powell Road right-of-way will be for landscaping and entry signs. Tracts D, E and F are islands in cul-de-sacs of the PUD portion. Tract L is open space in the single-family residential section. Tracts A, B, C and M are drainage basin areas and buffers.

Details concerning landscaping, screening and building aesthetics are specifically dealt with in previously submitted CC&R’s.

The preliminary plat is not reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final plat.

ANALYSIS

Public Improvements and Access:

The two streets at the east end of the development, 7th Terrace and 8th Street, will provide direct access to Powell Road. Half-street improvements, including sidewalk are needed for the development along a minor arterial.

Stream Buffer Ordinance:

On the old Preliminary Plat, the applicant identified the portion of the development within Tract K as being in the Stream Buffer Ordinance area of a 1st Order Stream. This must be shown on the Revised Preliminary Plat as well.

Storm Water:

On site detention, for both the single-family residential and duplex portions of the development, will be located on Tracts A, B and K.

Property Addresses:

Property addresses will be finalized on the Final Plats.

Utilities:

All utilities are available adjacent to the property.

Sanitary Sewer:

Sewer mains are available near the property.

Landscaping and Buffering:

According to Section 14-503-13 of the Unified Development Ordinance (UDO), all subdivided land, included in all residential districts, that abuts a minor arterial, or arterial street, either at right angles or parallel to the collector, minor arterial, must provide a 15-foot buffer area from the edge of the right-of-way line towards the interior of the property to be screened by either a six foot fence or wall with a low impact landscape screen located between the wall/fence and the street right-of-way line, or a berm at least three feet in height with a medium impact landscape screen planted on the street side of the berm (no fence/wall required).

Historic and Archeological Sites:

There are no historic or archeological issues with this property.

EXHIBITS

1. Application
2. Narrative
3. Revised Preliminary Plat
4. Old Preliminary Plat
5. Traffic Memo
6. Zoning Map