



## Board of Aldermen Request for Action

**MEETING DATE:** 4/18/2023

**DEPARTMENT:** Development

**AGENDA ITEM:** Resolution 1214, Final Plat Woodland West

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**REQUESTED BOARD ACTION:**

A motion to approve Resolution 1214, approving the single-phase final plat for Woodland West subdivision.

**SUMMARY:**

The final plat would create six new lots from the existing unplatted lot at 517 Hawthorne Street.

This land was submitted for a single-phase final plat at the April 11, 2023 Planning and Zoning Commission meeting. The plat would divide an existing large lot into six equal lots, with three lots fronting on Hawthorne Street and three fronting on Maple Avenue. 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:**

☐ Ordinance

☒ Resolution

☒ Staff Report

☐ Contract

☒ Plans

☐ Minutes

## **RESOLUTION 1214**

### **A RESOLUTION APPROVING A FINAL PLAT FOR WOODLAND WEST SUBDIVISION**

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

**WHEREAS**, the items were advertised in the Courier Tribune newspaper on March 23, 2023 and notices were sent to adjoining landowners on March 24; and

**WHEREAS**, the Planning Commission held a public hearing and then recommended approval of the proposed Final Plat with the condition that parks fees in the amount of \$3,255 be paid before the Final Plat may be released for recording; and

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

**THAT THE FINAL PLAT OF WOODLAND WEST SUBDIVISION IS HEREBY  
APPROVED CONDITIONED UPON PAYMENT OF PARKS FEES.**

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 18<sup>th</sup> day of April, 2023.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk



STAFF REPORT  
April 7, 2023  
Platting of Parcel Id #05-613-00-03-026.00

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Application for a Plat Approval

Code Sections:  
425.285.A.4                      Single Phase Final Plat Approval

Property Information:

Address:                      517 Hawthorne Street  
Owner:                        Lepe Construction LLC  
Current Zoning:              R-1B

Public Notice Dates:

1st Publication in Newspaper:              March 23, 2023  
Letters to Property Owners w/in 185':      March 24, 2023

GENERAL DESCRIPTION:

The property is currently an unplatted 1.4 acre lot with a deteriorated home located on the southwest corner of the lot. The applicant seeks to demolish the existing home, and subdivide the 1.4 acre lot into six (6) 10,024 ft<sup>2</sup> lots. In accordance with the zoning and subdivision codes, the current application is for a single phase subdivision in which all public infrastructure will be completed for the entire subdivision prior to recording the final plat, (or sufficient bonding in place) and any building permits. There will be a short extension of the public sewer required to serve three of the lots, at the developers expense. Water and power are already accessible for the land on both sides.

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. ***Yes. See the following Comprehensive Plan Action Steps that this proposal addresses:***

**HN.2.1 Encourage infill residential development of underutilized sites prime for residential uses, particularly in and near Smithville's Downtown. Identify and work to remove barriers and disincentives to infill housing development and production.**

**HN.3.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville.**

**HN.3.2 Encourage clustered residential development patterns with connected active and passive open space and neighborhood and community amenities.**

**HN.4.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville.**

**HN.4.2 Mandate pedestrian connections in new residential developments to adjacent existing or prospective neighborhoods to further strengthen Smithville's pedestrian network.**

**HN.4.4 Continue to require sidewalks in all new residential developments to create and strengthen existing pedestrian networks.**

- 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. ***Yes, the sites' existing drainage is sufficient to handle new housing.***
  - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Yes, since the area is an existing residential lot, with a large area previously used as a large garden, there is limited natural growth to protect.***

(3) A good grade relationship with the abutting streets, preferably somewhat above the street. ***Yes, all three lots on the west are located above the street grade and the lots on the east are very close to level.***

(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. ***Yes, and it includes pedestrian access from Hawthorne to Maple Elementary, but also funding to improve the adjacent parks. With the pedestrian easement, the parks dedication calculation is as follows: 6 lots x 2.85 census density x .02 NRPA land requirement = .34 acre (14,897.52ft<sup>2</sup>). The pedestrian easement is a total of 1,971.9ft<sup>2</sup>. This results in a 13.24% reduction in the required \$625.00 per lot parks fee. This reduced fee is \$542.50 x 6 lots = \$3,255.00 in payment in lieu of dedication required before releasing the final plat for recording.***

(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. ***Yes.***

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, one small sewer extension will be required to serve three of the lots.***

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 all requirements.***

h. Each lot in the plat of a residential development has adequate and safe access to/from a local street. ***Yes, all lots have full frontage on existing streets.***

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, it is considered infill housing located within a developed subdivision area.***

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. ***n/a***

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, applicant has dedicated sufficient land for all easements needed.***

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. ***n/a***

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat conditioned upon meeting the condition that parks fees be paid, and a sidewalk easement be located along the north of the subdivision.

Respectfully Submitted,

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Director of Development

