



Agenda Item Cover Sheet

Agenda Title:

- Bill No. 22-07 - An Ordinance of the City of Pleasant Hill, Missouri, Approving the Final Plat Application for Tall Grass Phase 4.

Department/Contact Person:

- Kristen Dorman - Assistant City Administrator

Background Information:

- The Tall Grass Subdivision's preliminary plat was approved over fifteen years ago, and encompassed the entire subdivision. Since that time, the development has been completed in several different phases. This final plat application is for the fourth and final phase and includes the development of twelve lots along Bermuda Dr., which connects Tall Grass Dr. and Wright St.
- Staff received the final plat application in April of 2021 from Grant's Custom Homes. Since that time, several reviews of the construction plans were completed by city staff and contracted engineers to ensure all infrastructure construction meets city code requirements. These plans were approved on January 25th.
- On January 28th staff were informed that Country Club Homes would be the new property owner and applicant for this project.
- This final plat application was heard at the March 1 Planning & Zoning Commission meeting. Staff recommended approval with two conditions (receipt of performance bond and DNR permit). The Planning & Zoning Commission voted unanimously to recommend approval to the City Council.

Financial Information:

- There is no financial impact from this agenda item.

Staff Recommendation:

- Staff recommends approval.

Attachments:

- Presentation
- Planning & Zoning Packet and Minutes
- Planning & Zoning Recommendation Memo
- Bill No. 22-07