



Memorandum

To: Planning & Zoning Commission
From: Kristen Dorman, Assistant City Administrator
Date: February 24, 2022
Subject: Tall Grass Phase 4 Final Plat Approval

City staff has reviewed the application for Tall Grass Phase 4 Final Plat, and offers the following comments:

Project Location: West end of Wright St., South to the West end of Tall Grass Dr.

Applicant: Country Club Homes II, LLC.

Background Information:

The preliminary plat for Tall Grass Phase 4 was approved over 15 years ago with a preliminary plat that encompassed the entire Tall Grass Subdivision. Phase 4 is the final phase of the project and will include 12 lots on the 4.05 acre property.

The City received the Final Plat application for Tall Grass 4 on April 12, 2021 from Grant's Custom Homes. Over the following months, staff and the city's contracted engineers completed several different reviews of infrastructure construction plans provided by the developer. The updated construction plans received final approval on January 25th, 2022. On January 28th, 2022, we were informed that Country Club Homes II, LLC, had taken ownership of the property and would be the applicant moving forward.

Compliance with Preliminary Plat:

The developer primarily meets the intent of the preliminary plat, with one modification. The original preliminary plat showed Bermuda Dr. extending all the way across the dam to Pampas St (Tall Grass Phase 3), with 8 additional lots proposed. This final plat application does not include these lots, and shows Bermuda ending at Wright St. with a cul-de-sac.

Adequate Public Facilities:

Due to the fact that the preliminary plat was approved prior to the adoption of the Unified Development Code, the developer is following the old code's process and is not required to construct public improvements prior to final plat approval. All public improvement plans have been reviewed and approved by city staff and the city's contracted engineer.

Sanitary Sewer System: This project will be served by an extension of the City's public sewer.

Storm Water System: The project includes a stormwater system with outflows into the lake.

Water System: The project will be served by an extension of the City's water system.

Summary:

Staff recommend approval of the final plat of Tall Grass Phase 4 with the following conditions:

- Developer must provide a copy of the MDNR Water Main Extension/Construction Permit.
- Developer must provide a one year performance bond to cover 100% of the costs of constructing the public infrastructure.



City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax: 816-987-5141

Final Plat Application Major Subdivision (4 + lots)

Application is hereby made to the Development Services Department for approval of a Major Subdivision, final plat.

Subdivision Name: Tall Grass - 4th Phase

General Location: 4.05 acres @ the West end of Wright St. South of Tall Grass Dr

Sec: _____ Twp: _____ Rng: _____ Total Acreage: 4.05 Total Lots: 12

Applicant: Country Club Homes II LLC

Address: 1120 Eagle Ridge Blvd

City: Grain Valley MO State: _____ Zip: 64029

Phone: 816-229-8115 Email: bryan@countryclub-homes.com

Property Owner: Same

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: Same Agent: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____



City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax: 816-987-5141

Final Plat Application Major Subdivision (4+ lots)

Engineer/Surveyor: Brant Ladwig, PLS
Company Name: Ladwig + Associates LLC
Address: 33604 E 235th St.
City: Pleasant Hill State: MO Zip: 64080
Office Phone: 816-309-6621 Cell: _____
Email: brantladwig@hotmail.com

Property Owner : See attached letter Date: _____
Signature

Applicant/Developer: _____ Date: _____
Signature

Please submit the following along with the completed application and associated fees:
Two (2) Paper copies minimum size of 22 x 33
One (1) Electronic Version to mgentry@pleasanthill.com

Non Refundable Final Plat Fees: *Check Payable to: City of Pleasant Hill*
\$200.00

For Office Use Only:

Date Received: 1-27-2022 File #: 04375 Received by: Ng - email



1/27/22

City of Pleasant Hill

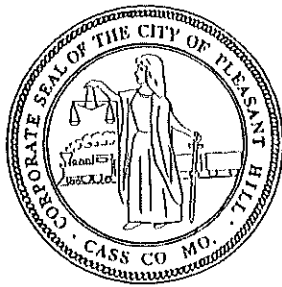
Project; Tall Grass Phase 4

Country Club Homes II LLC is the current owner of the project and agree that the development application can proceed.

Country Club Homes II LLC
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029
816-229-8115

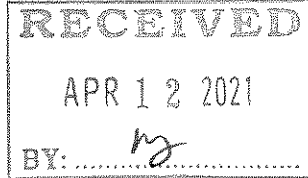
Please add Bryan Rahn, Bryan@countryclub-homes.com 816-985-2641 as primary contact.

Tony Ward, Member
Country Club Homes II LLC



City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax: 816-987-5141



FINAL PLAT APPLICATION

File # 04375, Date Received: 4-12-2021

The request for the Final Plat will be in writing by the County only after approval of the Preliminary Plat, and after approval of a change of zoning, if applicable.

Application is hereby made to the Community Development Division for approval of a subdivision plat.

Please Submit:

Five (5) Paper Copies, Minimum Size 22 X 33, 1-Electronic Version
Final Plat Fee \$200.00 +(1 to 30 lots), \$400+ (31-100 Lots), \$600+ (100 plus lots)
(Non-Refundable) Check payable to: City of Pleasant Hill

Subdivision Name: Tall Grass

Phase: 4th Lots: 1 to 12

General Location: _____

Applicant/Owner: Grant's Custom Homes, LLC

Phone: 816-739-1444 Email: admin@grantscustomhomes.com

Address: 1001 Cedar Street

City: Pleasant Hill State: Missouri Zip: 64080

Engineer/Surveyor: Brant Ladwig, PLS

Company Name: Ladwig & Associates, LLC

Address: 33604 East 235th Street

City: Pleasant Hill State: MO Zip: 64080

Office Phone: 816-309-6621 Cell: _____

Email: brantladwig@hotmail.com

Applicant(Signature):  Date: April 12, 2021

Affidavit of Publication

Date: February 16, 2022

STATE OF MISSOURI)
COUNTY OF CASS) ss.

I, Eva L. Smith, being duly sworn according to law, state that I am the Publisher of the Pleasant Hill Times, a weekly newspaper of general circulation in the County of Cass, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Pleasant Hill, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri, 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

1st

Insertion, Vol. 135 No. 25, 9th day of February, 2022

2nd

Insertion, Vol. 135 No. 26, 16th day of February, 2022



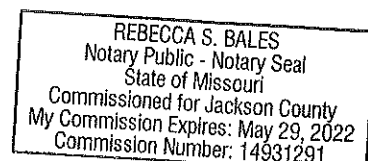
Eva L. Smith
Pleasant Hill Times

Subscribed and sworn to before me on this 16th day of February, 2022.


Notary Public

My commission expires

May 29, 2022



**NOTICE OF
PUBLIC HEARING**

NOTICE OF PUBLIC HEARING before the Planning and Zoning Commission of the City of Pleasant Hill, Missouri to be held at 6:30 pm, Tuesday, March 1, 2022 and before the City Council of the City of Pleasant Hill, Missouri to be held at 7:00 pm, Monday, March 14, 2022, both in the Council Chambers at 203 Paul Street, to consider the application for a final plat for the major subdivision, Tall Grass Phase 4, brought forth by Country Club Homes II LLC of the following described property

THE LAND IS DESCRIBED AS FOLLOWS: 4.05 acres located at the west end of Wright St, south to the west end of Tall Grass Dr.

The full legal description and supporting documents are available to be viewed at City Hall during normal business hours.

Written comments are invited.

Jodie Wasson

City Clerk

Dated: February 1, 2022

Feb. 9, 16, 2022

22-2504PN

Planning & Zoning Commission
Tuesday, March 1, 2022 at 6:30pm
Regular Meeting
City Council Chambers

In attendance: Chris Livingston, DeAnna Martin, Cathy Gilbert, CM Brian Bunch
Absent: Larry Rosanbalm, Julie McBride, Aaron Widhalm
City Staff: Kristen Dorman, Missy Gentry, Shelby Teufel
Public: Scott Grant, Bryan Rahn w/Country Club Homes, Mark Hood, John & Stephanie Whipple, Charlotte Pardue, Joyce Maggio, Bill Bedel, Alex Fleischman, Brian "Auggie" Augsburg, John King

Chris Livingston declared a quorum.

Brian Bunch made a motion to approve the consent agenda, including minutes, seconded by DeAnna Martin. Vote as follows: Livingston aye, Martin aye, Bunch aye, Gilbert aye.

First on the Agenda

1. Public Hearing: Final Plat approval for Tall Grass Phase 4
Location: 4.05 Acres located at the West end of Wright St, South to the West end of Tall Grass Dr.
Owner: Country Club Homes II, LLC

Brian Bunch made a motion to open the public hearing seconded by Cathy Gilbert. Vote as follows: Bunch aye, Livingston aye, Martin aye, Gilbert aye.

City comment given by Kristen Dorman: An application for the 4th and final phase of Tall Grass subdivision was submitted initially by Grants Custom Homes on April 12, 2021. Final approval of the construction plans was granted on January 25, 2022. On January 28, 2022 the city was informed the new property owner was Country Club Homes II, LLC and they would be the applicant at this point. The original preliminary plat was approved 15 years ago, to include Phase 4. The plat of 12 additional lots meets the intent of the preliminary plat but has the modification for not including the street and homes along the West side of the lake.

Construction plans for water, sanitary sewer, street and stormwater have been reviewed and approved by staff and contracted engineers. Staff recommends approval at this time with the conditions that the Performance Bond and DNR waterline extension permit are both provided to the City prior to construction beginning.

Applicant comment given by Bryan Rahn of Country Club Homes II, LLC: Country Club Homes II, LLC acquired this project from Grants Custom Homes recently. This will be the final phase of Tall Grass. They are ready to get started with the infrastructure as soon as possible and begin building homes quickly thereafter.

Gilbert asked what the price point of the houses in Phase 4 would be. Rahn responded that they would be similar to what is currently being built in Phase 3, split entry or ranch style homes, with 2,000 sq ft on average costing in the \$300,000 range. Rahn also stated that they would be utilizing standard plans that work with the land.

Public Comment as follows:

Charlotte Pardue, 509 Wright St, expressed concerns regarding the HOA covenants and restrictions. Pardue questioned if the builder would be presenting new home construction to the HOA as stated in the current HOA covenants and restrictions. Pardue also expressed concern regarding the increased traffic on Wright St. in particular. Pardue made the suggestion that speed bumps/humps be installed to deter speeding traffic.

Rahn responded to Pardue as follows: HOA will be established, they will not be presented to the current HOA with any building plans as the developer maintains architectural rights until the Phase is included in the HOA. Rahn stated they will not be selling the lots, but will be the developer and builder for Phase 4.

CM Bunch asked that the city look into the installation of speed bumps/humps along Wright Street.

Gilbert made the suggestion of installing children at play signs.

Joyce Maggio - 1111 N Campbell, stated that it appears that lots 7 & 8 of the Phase 4 encroach upon her existing driveway. Would like to know why there is a 20 ft easement along lots 7 & 8 and not along Lots 3-6. Is fencing allowed in the easement area?

Rahn responded to Maggio as follows: Unsure of the difference in the 20ft easement of lots 7&8 versus lots 3-6 but he will look into it. The encroachment is a bigger concern as the driveway crosses the property which could be a problem in the future with the new property owners once sold.

Maggio questioned what that meant for her.

CM Bunch responded to Maggio that she would need to have her property surveyed to ensure that what is shown is correct.

Bill Bunnell, 901 Wright St, asked if Country Club Homes would be keeping the streets clean all the way to State Route 7?

Rahn responded that they would clean the streets near the construction site and any major street issues but would not be regularly cleaning the streets in the neighborhood.

Alex Fleischman, 504 Wright St., had concerns with construction workers turning around in his driveway, blocking his mail box, and leaving construction debris in the streets near his home.

Rahn responded that they are not currently completing any type of construction along Wright St at this time.

Scott Grant, 1001 Cedar St., clarified that he no longer has investment in the completion of Phase 4. Grant stated that he is willing to answer any questions that the new developer or residents may have regarding Phase 4.

No further city comment was made.

No further applicant comment was made.

DeAnna Martin made a motion to close the public hearing, seconded by Cathy Gilbert. Vote as follows: Bunch aye, Livingston aye, Martin aye, Gilbert aye.

Board comment as follows:

Livingston confirmed the approval would be with the 2 conditions stated; Performance Bond to be provided and the DNR waterline extension permit.

Cathy Gilbert made a motion to recommend approval of Tall Grass Phase 4 final plat with the previously stated conditions, seconded by Brian Bunch. Vote as follows: Livingston aye, Bunch aye, Martin aye, Gilbert aye.

2. Public Hearing: Amendments to the Landscape Standards in the UDC
Presented by: Kristen Dorman, Assistant City Administrator

Cathy Gilbert made a motion to open the public hearing, seconded by DeAnna Martin. Vote as follows: Livingston aye, Bunch aye, Martin aye, Gilbert aye.

City comment given by Kristen Dorman: The City would like to amend Sec. 24006.10 in the UDC to eliminate the exemption for single family and two family developments from minimum landscaping standards, add requirements for a tree to be planted in the front yard, add requirements for shrubs for commercial/industrial developments, add list of plants not eligible for use, change the cash escrow language to add standard amount of \$1,000 for single family and two family residential, change length of time for temporary occupancy with cash escrow from 1 year to 90 days, and eliminate Ch. 50 landscaping requirements which contradict Sec. 24006.10.

Public Comment:

Scott Grant, 1001 Cedar St, stated he understood this would eliminate the misinterpretation of the code language and clean up the language. He fully supported the amendment.

DeAnna Martin made a motion to close the public hearing, seconded by Brian Bunch. Vote as follows: Livingston aye, Bunch aye, Martin aye, Gilbert aye.

Board discussion:

Gilbert questioned why the 1 ½ inch caliper tree was removed and the 3 inch caliper tree was stated. Dorman stated the 3 inch caliper was previously stated in the UDC, but we could change it back to the 1 ½ inch caliper as shown previously for single and two-family residential. Gilbert stated a 3 inch caliper was a very large tree and would be costly to the builder/developer. Dorman agreed to amend the language to the 1 ½ inch caliper to single family and two-family developments.

Gilbert stated the 90 day period may not be sufficient time to allow for proper weather to complete the landscaping and suggested a 180 days time frame. Gentry stated that she would prefer to keep the 90 days with the possibility of extensions as necessary. Gilbert stated a set time would be better to keep consistency in the future. CM Bunch stated 180 days was too long, suggested 120 days. Dorman stated that some other cities utilize winter months of December-March as the time period, and at that time the landscaping was to be completed. Commission members agreed the winter months would be acceptable.

CM Bunch stated he thought the amount of the cash escrow was not sufficient to cover the landscaping costs and suggested an increase to \$1,500. Livingston agreed the amount needed to be increased and suggested \$2,000. CM Bunch, Martin and Gilbert were satisfied with the increase of the required escrow amount to \$1,500.

CM Bunch wanted to confirm the shrubs only applied to commercial and industrial developments. Dorman stated that was correct as they are required in the landscape plan which applies to commercial and industrial developments.

Cathy Gilbert made a motion to recommend approval of the Amendments to the Landscape Standards to include the 3 amendments (1 ½ inch caliper tree for single and two family developments; time period of winter months December through March; \$1500 cash escrow amount) seconded by DeAnna Martin. Vote as follows: Livingston aye, Bunch aye, Gilbert aye, Martin aye.

3. Director Updates: given by Kristen Dorman

- a. Development fee increase: There are currently adopted fees which are allowed in the UDC the City should be charging with applications. Beginning with the new budget year, 04/01/2022, we will start charging the following development fees to all applicants: Building plan review fee; public infrastructure inspection fees; final plat recording fees and hearing publication fees. We are proposing an increase on the following fees: Rezoning \$150 increase, Preliminary Plat \$250 increase, Final Plat \$200 increase. A comparison to neighboring cities showed we have some of the lowest fees. The City also proposes to start charging for engineering plan review fees to recover these costs we are currently incurring. The charge will be for the actual cost of the fees incurred.
- b. Funding Request: UDC Overhaul: The current regulations are incomplete, conflicting and confusing for staff, developers and the public to interpret. It

includes obscure terminology and legalistic language, overly broad standards, conflicting and repeated sections. Staff have been making notes of corrections that need to be made to the current standards at this time, there are approximately 221 issues that we have found that need clarification or updating. With this budget request alongside the new Comp Plan that is currently being completed, we will be able to provide a better Development code that works in unison with the vision of the City.

- i. DeAnna Martin made a motion to recommend approval of the budget request for the UDC overhaul, seconded by Cathy Gilbert. Vote as follows: Livingston aye, Bunch aye, Martin aye, Gilbert aye.
- c. Development application updates: Commission was provided with an updated list of current applications with the Development Services Department and their current status. Gilbert asked that staff reach out to the applicant of the mixed use building to follow up with the progress of their project. Gentry stated she would follow up with the applicant.

Brian Bunch made a motion to adjourn the meeting, seconded by DeAnna Martin. Vote as follows: Livingston aye, Bunch aye, Martin aye, Gilbert aye.

Missy Gentry
Development Coordinator