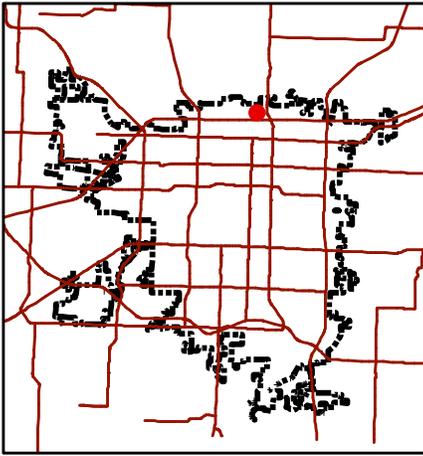


Development Review Staff Report

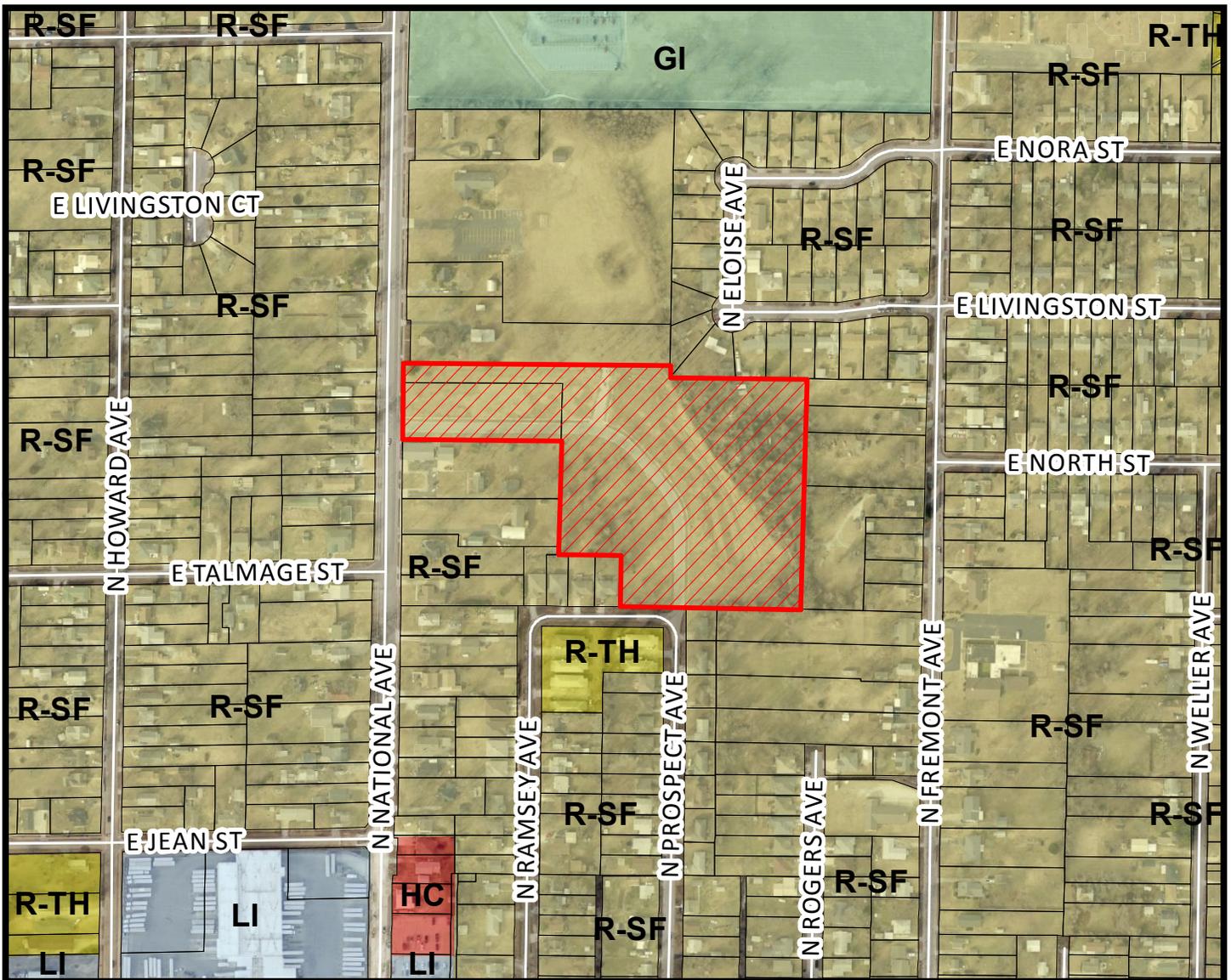
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Preliminary Plat - Paragon Court

LOCATION: 2638 N. National Avenue
CURRENT ZONING: R-SF, Single-Family Residential
PROPOSED ZONING: NA

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – PARAGON COURT

PURPOSE: To approve a preliminary plat to subdivide approximately 9.3 acres into a 32 lot single-family residential subdivision with common area

REPORT DATE: May 27, 2016

LOCATION: 2638 N. National Avenue

APPLICANT: Kenneth E. Pontious Family Living Trust

TRACT SIZE: Approximately 9.3 acres

EXISTING USE: Vacant/undeveloped land with an existing street and sidewalk

PROPOSED USE: Single-family patio court home subdivision

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Sanitary sewer shall be extended to all building sites. Existing sanitary sewer must be tested and approved prior to the final plat being recorded.
 - b. Sidewalks shall be constructed on one side of each internal street.
 - c. Detention basin was previously constructed but lacks sufficient volume per the approved public improvement plans. Applicant will be required to reconstruct detention basin in accordance with the approved plan or resubmit revised grading plan showing how additional volume in the detention basin will be attained.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. No access shall be permitted from any lot to National Avenue.
 - b. The dedication of right-of-way for National, Paragon and Prospect Avenues are required as follows. Paragon and Prospect will be classified as local residential, which requires 25 feet of right-of-way from the centerline and 50 feet of right-of-way in total. National Avenue is classified as a secondary arterial, which requires 35 feet of right-of-way from the centerline.
 - c. Change minimum width of sewer easements on plat and plans to 15 feet.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residences
East	R-SF	Single-family residences

South	R-SF	Single-family residences
West	R-SF	Single-family residences

HISTORY:

The original preliminary plat of Paragon Court was approved by City Council in 2005 (Special Ordinance 24903). It was approved as a zero lot line, cluster subdivision with 33 single-family lots. Public improvement plans were submitted, but never accepted and filed. Therefore, a final plat was never approved or recorded and the preliminary plat expired. The City has never accepted the existing infrastructure improvements for this subdivision area.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing uses. This category includes single-family housing. The recommended zoning includes the R-SF, Single-Family Residential District.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 9.3 acres into a 32 lot single-family residential subdivision named "PARAGON COURT". The property is currently zoned R-SF, Single-Family Residential District and is vacant/undeveloped land with an existing street and sidewalk.
2. The proposed zero lot line, cluster subdivision has been revised and resubmitted from the original preliminary plat that was approved in 2005 and expired in 2007. Zero lot line construction (Section 36-362) allows for single-family residences to have no side or rear yard setback which essentially allows them to be an attached single-family home. A cluster development (Section 36-361) preserves open space to serve recreational, scenic and public service purposes. The lot sizes in a residential cluster subdivision may be reduced from the minimum lot area prescribed for that zoning district (in this case 3,000 sq. ft.); however, all such lot reductions shall be compensated for by an equivalent amount of land in open space or common area to be preserved and maintained for its scenic or historic value, for recreation or conservation purposes. The proposed preliminary plat is allocating approximately 3.9 acres of common area compared to approximately 0.39 acres of lot reduction area which more than exceeds the provisions in the ordinance. The modifications of minimum lot widths are also permitted with a cluster development. The proposed preliminary plat is reducing the minimum lot widths in the R-SF District from 50 feet to 45 feet.
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

CITY COUNCIL: June 27, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – PARAGON COURT

AT&T COMMENTS:

AT&T does not have facilities placed along Prospect Avenue. Please note that developer of this property will need to contact engineer Steven Beier 417-836-2761, 180 days prior to construction so facilities can be placed to serve this development. AT&T would request that the utility easement shown on the south side of Prospect Ave. read utility easement and footage.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

Need to confirm water main location in lots 27-30. Our records do not show the water main encroaching this far into the lot. If it does then the water line easement makes sense. However the easement will be encroaching into the 20 foot building setback line.

Electric and water facilities were installed and accepted by CU in 2006. Thus all lots are served.

PUBLIC WORKS CONSTRUCTION INSPECTION COMMENTS:

Final acceptance of the original public improvement plans 5PW5713, were never accepted or completed. In order for the City to accept the public streets and stormwater associated with this plat, the following items will need addressed:

1. A new set of Public Improvement Plans will need to be submitted in ProjectDox. These may be the original set of public improvement plans with current survey data, elevations, etc. added to show the original set of plans were constructed correctly. Survey information shall include, but not be limited to: Manhole invert elevations, detention volume and elevations, and sidewalk elevations/cross-slope. Data should also be uploaded that clearly shows what remaining work will be done to bring all items into compliance, a bid submitted for this work, and fees paid.
2. The street will need to be cored to determine thickness of asphalt and base material in accordance with current City Standards.
3. The street will need to have an approved micro- seal placed on it to bring it to an acceptable maintenance level.
4. The City will allow the 4 feet sidewalks to remain. However, driveways must

accommodate 5 feet wide sidewalk sections.

5. Missing sidewalk shall be replaced.
6. Sidewalk ramp shall be added to tie sidewalk into Talmage Street.
7. Object markers shall be placed at dead-end street.
8. Storm boxes and pipes must be cleaned out and inverts poured if necessary.
9. Rip-rap pads must be added to storm inlets/exits as per original plans.
10. Also, sewer must be tested and cleanouts added as per Environmental Services comments.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

Preliminary plat is acceptable, but the following previous comments will need to be addressed before final plat approval:

1. Prospect Avenue and Paragon Street are not public streets. The streets will need to meet current City of Springfield public works standards before the city will consider them to be accepted into the city street system.
2. The size of the lots are small. Access may need to be shared by two lots (for example, Lots 1&2; Lots 3&4, Lots 5&6, etc) if the lots are developed as shown on the preliminary plat. Access must meet city code requirements specified in Chapter 98-117 - Residential Driveway Approaches.
3. No access from any lot to National.

STORMWATER COMMENTS:

The property is located in the Pea Ridge Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. Since the project will be disturbing less than one (1) acre there will not be a land disturbance permit required. There is an existing detention basin and storm sewer available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that development of the property will be subject to the following conditions at

the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
4. Detention basin was previously constructed but lacks sufficient volume per the approved public improvement plans. Applicant will be required to reconstruct detention basin in accordance with the approved plan or resubmit revised grading plan showing how additional volume in the detention basin will be attained.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Pea Ridge Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

Preliminary plat is acceptable however we have the following requirements before the final plat can be filed:

1. Prepare and submit AS-BUILT plans on subdivision.
2. Change minimum width of sewer easements on plat and plans to 15 feet.
3. Collect Inspection Fees on unfinished or reconstructed portions of the subdivision.
4. Require the current specifications on clean outs at the ROW and visually inspected the laterals. Contractor to provide CCTV (Closed-circuit television) of laterals to inspector.
5. Environmental Services will waive the requirement for tracer wire.
6. Shoot important elevations, such as flow lines, manhole lids, etc. Show as-built pipe grades on plans.
7. Vacuum, pressure and mandrel testing need to be performed by the developer's contractor. Any defects from this testing must be corrected.
8. There are three manholes with the wrong lid and frame that need to be corrected. One lid is welded shut. Could not be inspected. One manhole has an offset frame

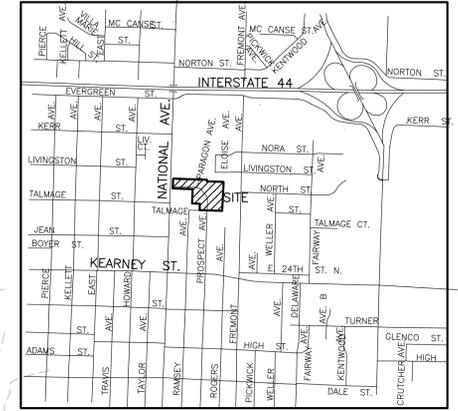
that needs to be corrected.

9. CCTV revealed 8 point repairs that need to be corrected.

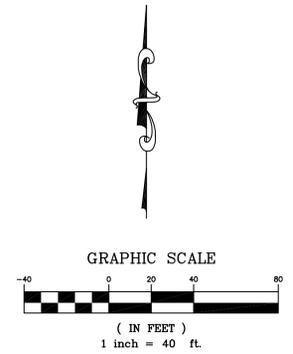
10. Anything that does not meet specs will need to be corrected.

PRELIMINARY PLAT OF PARAGON COURT

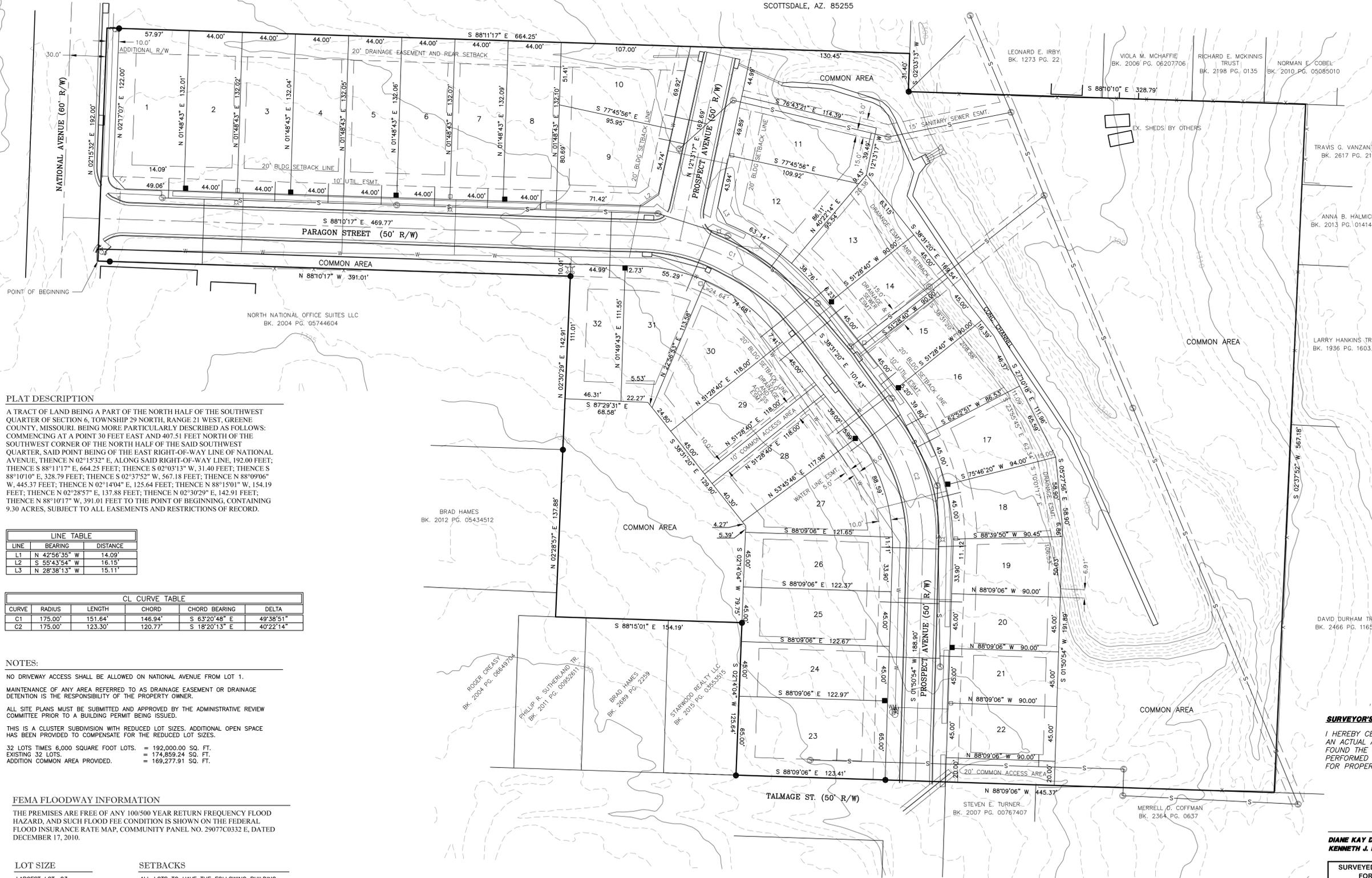
A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MO
A PROPOSED ZERO LOT LINE CLUSTER SUBDIVISION
OWNER/DEVELOPER: SHIRLEY PONTIOUS
8711 E. PINNACLE PEAK RD.
SCOTTSDALE, AZ. 85255



VICINITY MAP
1" = 1000'



- LEGEND**
- EXISTING IRON PIN
 - SET IRON PIN
 - ⊠ EXISTING STONE
 - (P) PLAT
 - (D) DEED
 - (M) MEASURED
 - ⊕ UTILITY POLE
 - ⊞ ELECTRIC PEDESTAL
 - ⊡ ELECTRIC TRANSFORMER
 - ⊗ LIGHT POLE
 - ⊕ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊕ WATER VALVE
 - ⊗ GAS VALVE
 - ⊕ SANITARY SEWER MANHOLE



PLAT DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30 FEET EAST AND 407.51 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID SOUTHWEST QUARTER, SAID POINT BEING OF THE EAST RIGHT-OF-WAY LINE OF NATIONAL AVENUE, THENCE N 02°15'32" E, ALONG SAID RIGHT-OF-WAY LINE, 192.00 FEET; THENCE S 88°11'17" E, 664.25 FEET; THENCE S 02°03'13" W, 31.40 FEET; THENCE S 88°10'10" E, 328.79 FEET; THENCE S 02°37'52" W, 567.18 FEET; THENCE N 88°09'06" W, 445.37 FEET; THENCE N 02°14'04" E, 125.64 FEET; THENCE N 88°15'01" W, 154.19 FEET; THENCE N 02°28'57" E, 137.88 FEET; THENCE N 02°30'29" E, 142.91 FEET; THENCE N 88°10'17" W, 391.01 FEET TO THE POINT OF BEGINNING, CONTAINING 9.30 ACRES, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LINE	BEARING	DISTANCE
L1	N 42°56'35" W	14.09'
L2	S 55°43'54" W	16.15'
L3	N 28°38'13" W	15.11'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	175.00'	151.64'	146.94'	S 63°20'48" E	49°38'51"
C2	175.00'	123.30'	120.77'	S 18°20'13" E	40°22'14"

NOTES:

NO DRIVEWAY ACCESS SHALL BE ALLOWED ON NATIONAL AVENUE FROM LOT 1.

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL SITE PLANS MUST BE SUBMITTED AND APPROVED BY THE ADMINISTRATIVE REVIEW COMMITTEE PRIOR TO A BUILDING PERMIT BEING ISSUED.

THIS IS A CLUSTER SUBDIVISION WITH REDUCED LOT SIZES. ADDITIONAL OPEN SPACE HAS BEEN PROVIDED TO COMPENSATE FOR THE REDUCED LOT SIZES.

32 LOTS TIMES 6,000 SQUARE FOOT LOTS. = 192,000.00 SQ. FT.
EXISTING 32 LOTS. = 174,859.24 SQ. FT.
ADDITION COMMON AREA PROVIDED. = 169,277.91 SQ. FT.

FEMA FLOODWAY INFORMATION

THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FEE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2907C0332 E, DATED DECEMBER 17, 2010.

LOT SIZE

LARGEST LOT: 23
ACRES: 0.18
SQFT: 8007.41

SMALLEST LOT: 20, 21, 22
ACRES: 0.09
SQFT: 4050.00

SETBACKS

ALL LOTS TO HAVE THE FOLLOWING BUILDING SETBACK DIMENSIONS, UNLESS OTHERWISE NOTED.

FRONT YARD = 20'
REAR YARD = 15'
SIDE YARD = 5'

SURVEY CLASSIFICATION
"URBAN SURVEY"

RECORD SOURCE
WARRANTY DEED
BOOK: 2005, PAGE: 48695

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: SHIRLEY PONTIOUS, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DIANE KAY DIEBOLD L.S. 2424
KENNETH J. BUCHANAN L.S. 2340, P.L.S. 1307

SURVEYED KENNETH E. PONTIOUS FAMILY FOR: LIVING TRUST	
SECTIONAL MAP R 21 W T 29 N SEC. 06	W.O.# 216012 DATE: 05-02-2016 DRAWN BY: KCB CHECKED BY: KJB REVISED: 05-16-2016 SCALE: 1" = 40' SHEET: 1 OF 1

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.



ROZELL SURVEY CO.
4270 S. HILLCREST STE 211
SPRINGFIELD, MISSOURI 65810
PHONE: (417) 881-0505
FAX: (417) 881-0564