

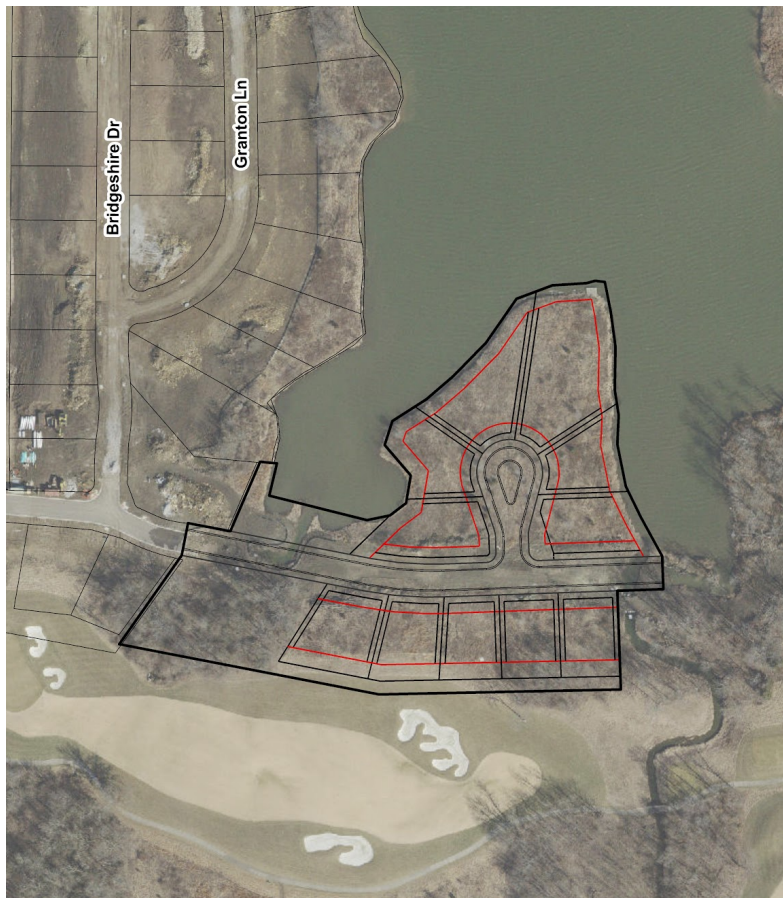


**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** December 9, 2019  
**Re:** Case #19011 - Edgewater at Creekmoor 7th Final Plat Lots 219 thru 229 and Tracts I & J

**GENERAL INFORMATION**

**Applicant/  
Property Owner:** Cooper Land Development, Inc.  
903 N. 47<sup>th</sup> Street  
Rogers, AR 72756

**Property Location:** Hampstead Drive, east of Creekmoor Drive.



**Site Photographs:**



View looking east along Hampstead Drive (Future Extension in background)



View looking toward the future extension of Hampstead Drive



## PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Edgewater at Creekmoor Seventh Plat – Lots 219 thru 229 and Tracts I & J

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

## PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. The Edgewater 6th Plat, located to the northwest, was approved by the City on February 26, 2018.

## ENGINEERING DIVISION COMMENTS

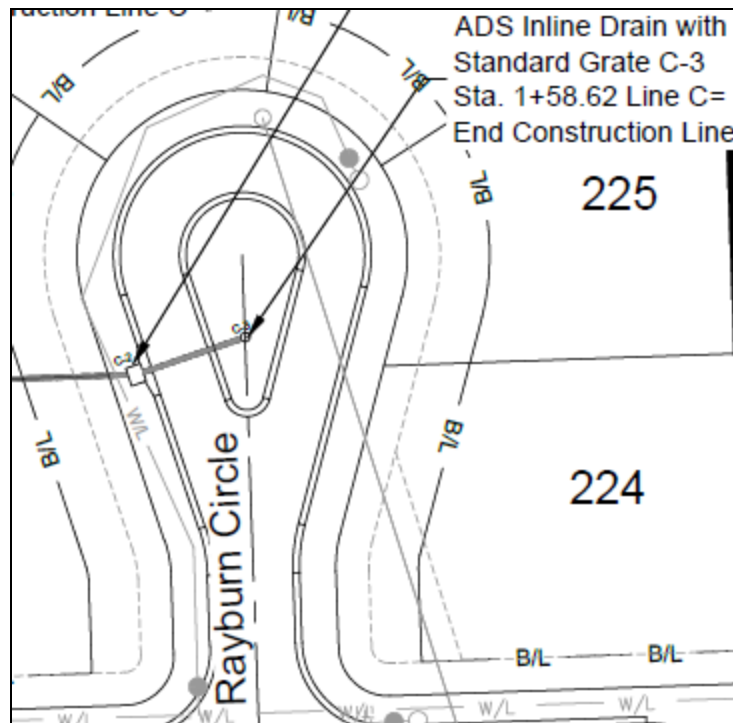
In its attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

## STAFF COMMENTS

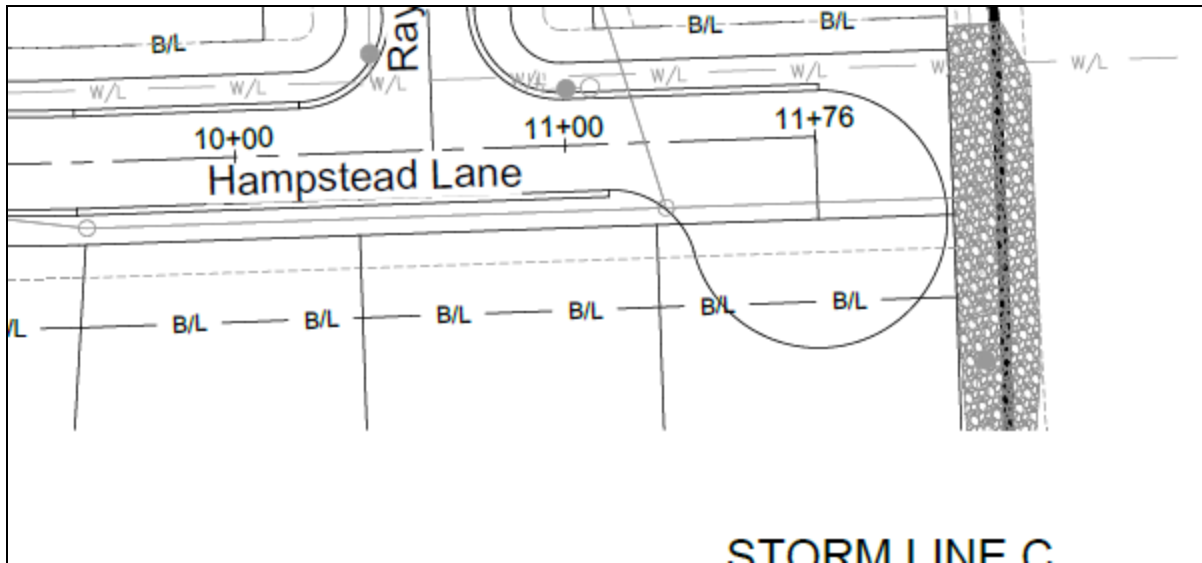
1. The current and proposed bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

Requirements	
<b>Minimum Lot Area</b>	
per lot	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
per dwelling unit	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
<b>Minimum Lot Width (ft.)</b>	Interior Lot: 50 ft. Corner Lot: 55 ft.
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	25
rear	25
side corner	15
side	7.5
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	40%

2. Five foot (5') sidewalks will be required to be installed on lots within this subdivision. A transition from four foot (4') sidewalks in the previous phases of Creekmoor, to the west (Edgewater 6th, and Westbrook 12th and 13th) to five foot (5') sidewalks will be made in Tracts I and J.
3. The 100-year flood pool elevation line does extend onto lots within the proposed subdivision. While the UDC does not allow any portion of any newly created lot to extend into the floodplain, the UDC also exempts subdivisions that had obtained preliminary plat approval prior to adoption of the code provision. The Creekmoor preliminary plan and MOU were approved prior to the adoption of the code provision, thus the flood pool elevation line is allowed to extend onto lots within the subdivision. There is adequate area allowed for the building of a home on all of the affected lots. Minimum low opening elevations have been provided for all affected lots.
4. The plat and engineering construction drawings have incorporated the new tear-drop design for cul-de-sacs. This design allows for an island to be installed in the cul-de-sac as a water quality measure.



5. A temporary cul-de-sac will be required at the eastern terminus of Hampstead Lane. Pavement for the turnaround will temporarily extend onto Lot 223.



## **PLANNING COMMISSION PROPOSED FINDINGS OF FACT**

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u> Review	<u>Planning Commission</u> November 19, 2019	<u>City Council 1<sup>st</sup></u> November 25, 2019	<u>City Council 2<sup>nd</sup></u> December 9, 2019
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## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19011 Edgewater at Creekmoor Seventh Final Plat; Lots 219 thru 229 and Tracts I & J to the City Council with a recommendation for approval.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its November 19, 2019 meeting, voted 8-0 to accept the staff proposed findings of fact and forward Case #19011 Edgewater at Creekmoor Seventh Final Plat; Lots 219 thru 229 and Tracts I & J to the City Council with a recommendation for approval.

## **CITY COUNCIL ACTION 1ST READING - 11/25/2019**

The City Council, at its November 25, 2019 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #19011 Edgewater at Creekmoor Seventh Final Plat; Lots 219 thru 229 and Tracts I & J on 1st reading.

## **CITY COUNCIL ACTION 2ND READING - 12/9/2019**

The City Council, at its December 9, 2019 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #19011 Edgewater at Creekmoor Seventh Final Plat; Lots 219 thru 229 and Tracts I & J on 2nd reading.