



To: City Council
From: Planning and Zoning Commission
Date: December 23, 2019
Re: Case #19012 Foxridge Business Park Final Plat

GENERAL INFORMATION

Applicant/
Property Owner: Hy-Vee Inc.
5820 Westown Parkway
West Des Moines, IA 50266

Property Location: Southwest corner, Foxwood Drive and Fox Ridge Drive.



Existing Zoning: "C-3" Regional Commercial District

Existing Surrounding Zoning: **North:** "C-2" General Commercial District
South: "C-3" Regional Commercial Residential
East: "C-2" General Commercial
West: "C-3" Regional Commercial District

Existing Surrounding Uses: **North:** Commercial Shopping Center
South: Undeveloped
East: Commercial Pharmacy
West: Undeveloped

Total Tract Size: **3.7427 Acres**

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for commercial development.

Major Street Plan: The Major Thoroughfare Plan Map classifies 58 Highway as a Major Arterial and N. Fox Ridge Drive as a Major Collector.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Foxridge Business Park.

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 "C-3" Regional Commercial Zoning District designation was established on November 12, 1999.
2. The subject property was initially included in the Eagle Glen preliminary plat. The Eagle Glen plat, as it applied to the subject property, expired in 2012.
3. The Dean Commercial Preliminary Plat was approved on May 13, 2019. This plat included the subject property and the approximately 37 acres of remaining undeveloped commercially zoned property.

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 bulk and dimensional standards for the “C-3” Regional Commercial District zoning classification for the property is provided below. The lot in the proposed plat is compliant with the requirements.

C-3	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50

2. The Final Plat includes right-of-way necessary for Brome Drive and Rye Drive to be constructed and dedicated to the City of Raymore upon completion.
3. The Final Plat includes additional right-of-way for Fox Ridge Drive to allow for construction of a right-turn lane for southbound traffic on Fox Ridge Drive to turn into the site and onto Brome Drive.
4. Five-foot (5') sidewalks will be required along Foxwood Drive, Fox Ridge Drive, Brome Drive and Rye Drive.
5. The Public Works Director is allowing the omission of a ten-foot (10') utility easement that would normally be required along the north side of Brome Drive. Due to existing topography of the site and the potential conflict between improvements on the site and the location of the easement, the easement is not being required.
6. With the addition of a right-turn lane for eastbound traffic on Foxwood Drive to turn onto Rye Drive and Fox Ridge Drive, the existing sidewalk along Foxwood Drive must be relocated. Due to limited right-of-way, the sidewalk will be located within a sidewalk easement upon Lot 1 that is identified on the final plat.

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 Plat. 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 conditions that may have been attached to the approval of the preliminary plat.

Conditions attached to the preliminary plat approval have either been complied with or are being incorporated into recommended conditions of approval for the final plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	December 17, 2019	December 23, 2019	January 13, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19012 Foxridge Business Park Final Plat to the City Council with a recommendation for approval, subject to the following conditions:

1. Easement documents shall be provided for:
 - a. the sanitary sewer line to be constructed from the northern terminus of the sanitary sewer on The Lofts of Fox Ridge development to connect with Lot 1.
 - b. the storm sewer line to be constructed from Brome Drive south to connect with the existing storm sewer along Fox Ridge Drive.
 - c. the storm sewer line outlet structure near the intersection of Brome Drive and Rye Drive.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its December 17, 2019 meeting, voted 8-0 to accept the staff proposed findings of fact and forward Case #19012 Foxridge Business Park Final Plat to the City Council with a recommendation for approval, subject to the following conditions:

1. Easement documents shall be provided for:
 - a. the sanitary sewer line to be constructed from the northern terminus of the sanitary sewer on The Lofts of Fox Ridge development to connect with Lot 1.
 - b. the storm sewer line to be constructed from Brome Drive south to connect with the existing storm sewer along Fox Ridge Drive.
 - c. the storm sewer line outlet structure near the intersection of Brome Drive and Rye Drive.