



To: Planning and Zoning Commission
From: City Staff
Date: February 18, 2020
Re: Case #19008: Sunset Plaza PUD Final Development Plan

GENERAL INFORMATION

**Applicant/
Property Owner:** SPC, LLC
33i
Lake Lotawana, MO 64086

Property Location: Generally located on Coway Street, between Sunset Lane and N. Park Drive



Site Photographs:



View looking north along Sunset Lane from the intersection of Sunset and W. Pine.



View looking north from W. Pine Street along the eastern property line. Existing two-family dwellings to the east.



View looking south along Conway Street toward the existing two-family dwellings along W. Pine Street.



View looking north along Conway Street at the South Metro Fire Station near the project's north property line.

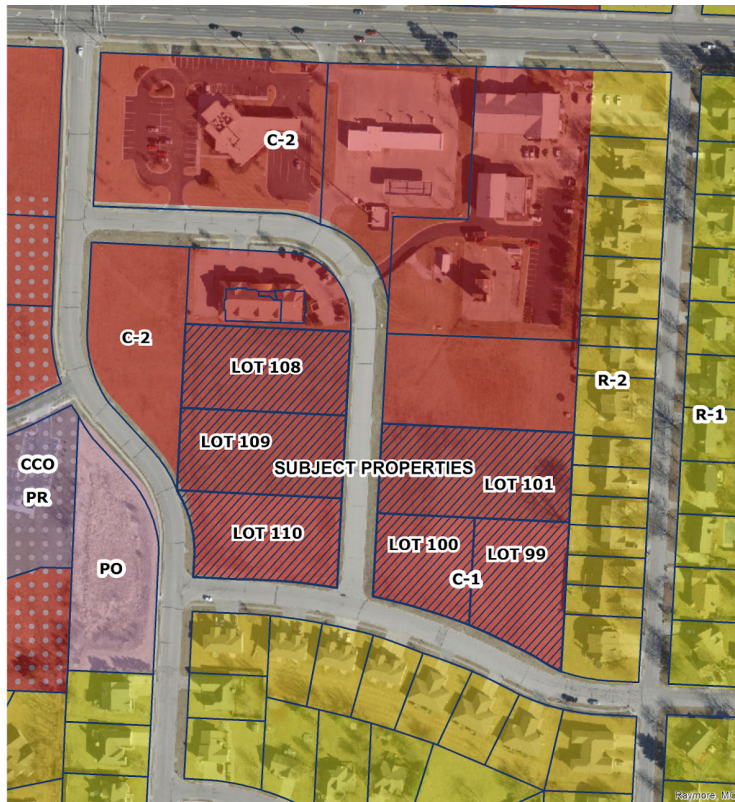


View looking west along Conway towards Sunset Lane.



View looking west toward Sunset Land from the intersection of W. Pine St. and Conway St.

Existing Zoning: "C-1" Neighborhood Commercial District
 "C-2" General Commercial District



Proposed Zoning: "PUD" Planned Unit Development

Existing Surrounding Zoning: **North:** C-2 General Commercial
South: R-2 Single and Two Family Residential
East: R-2 Single and Two Family Residential
West: C-2 General Commercial

Existing Surrounding Uses: **North:** Medical Office; South Metro Fire District
South: Two Family Residential (Duplex)
East: City Hall, Public Use
West: Two Family Residential (Duplex)

Total Tract Size: 5.05 Acres

Total Number of Lots: 13

Total Number of Units: 67

Density – units per Acre: 13.5

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies N. Sunset Lane and W. Pine Street as Minor Collector Roadways. Conway Street is classified as a local road.

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 Development Plan approval for a multi-unit residential planned unit development

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. Lots 99, 100 and 110 along W. Pine Street were rezoned from "C-2" Neighborhood Shopping Center District and "R-2" Two Family Residential District to the current "C-1" Neighborhood Commercial District on August 28, 2000.
2. Lots 101, 108 and 109 were rezoned from "R-2" Two Family Residential District to the current "C-2" Neighborhood Commercial District on August 28, 2000.
3. The Town Center 4th Plat, which created the subject properties, was approved by the City on May 14th 2001.
4. A Building Permit for the commercial building located directly north of the subject properties (613 W. Conway) was issued on May 22, 2014.

ENGINEERING DIVISION COMMENTS

The Engineering Division of the Public Works Department has reviewed the application and indicated that it does comply with the design standards of the City of Raymore and recommends approval of the application. Please see the attached memorandum for specific comments.

STAFF COMMENTS

1. The Sunset Plaza Final Plat is being considered coincident with the request to reclassify the zoning of the subject property from "C-1" Neighborhood Commercial and "C-2" General Commercial to "PUD" Planned Unit Development. Approval of the final plat is contingent upon approval of the rezoning application.
2. Under the proposed PUD zoning designation the following development standards will be applicable to the property:

PUD (Proposed)	
Minimum Lot Area	
per lot	10,000 sq.ft.
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	90
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	19
side	8
side, abutting residential district	15
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

3. A development agreement has been prepared that outlines the expectations from the applicant, property owner and City regarding the project.
4. The applicant is requesting final plat approval of the entire development, but will construct the development in three concurrent phases in order to accommodate the construction of the necessary utility extensions, and the proposed private drive.

STAFF 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 Development Plan is substantially the same as the Preliminary Development Plan. 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 Preliminary Plan submitted with the request to reclassify the zoning of the property to PUD.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	February 18, 2020	February 24, 2020	March 9, 2020

STAFF RECOMMENDATION

City Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19008: Sunset Plaza PUD Final Plat/Final Development Plan to the City Council with a recommendation of approval, subject to the following conditions:

1. Approval of the Final Plat is contingent upon City Council approval of Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan.