



To: City Council
From: Planning and Zoning Commission
Date: August 10, 2020
Re: Case #20013 - Dean Avenue Extension ROW - Final Plat

GENERAL INFORMATION

**Applicant/
Property Owner:** Grant Harrison, KCI Raymore Industrial Land LLC
4900 Main Street, Ste 400
Kansas City, MO 64112

Property Location: Dean Avenue extension, south of N Cass Parkway



Existing Zoning: “C-3” Regional Commercial, “PUD” Planned Unit Development, “A” Agriculture District

Existing Surrounding Zoning: **North:** “C-3” Regional Commercial, “PUD” Planned Unit Development
South: “A” Agriculture District
East: “A” Agriculture District
West: “C-3” Regional Commercial, “PUD” Planned Unit Development

Existing Surrounding Uses: **North:** Undeveloped with some Single Family to the NE
South: Undeveloped
East: Undeveloped
West: Undeveloped

Total Tract Size: 10.1675 acres

Total Number of Lots: 5 Tracts and Right-of-Way

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for high-density residential development and commercial development. The Growth management also identifies the right-of-way area as a future road.

Major Street Plan: The Major Thoroughfare Plan Map classifies S Dean Avenue and the extension of the road, as a Minor arterial 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 Plat approval for Dean Avenue Extensions Right-of-Way.

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 land area just south of North Cass Parkway was rezoned to ‘C-3’ Regional Commercial District on March 23, 2014.
2. The North Cass Plaza Preliminary Plan, to be located on the south side of North Cass Parkway on both sides of Dean Avenue extended, was initially approved on

March 14, 2014. The preliminary plan has subsequently expired.

3. The Venue of The Good Ranch, a 204-unit townhome development proposed for the northeast corner of North Cass Parkway and Dean Avenue, was approved on September 9, 2019.
4. The area to the west of the Dean Avenue extension was rezoned to PUD on December 23, 2019.
5. The preliminary plan for the Raymore Industrial Development, proposed by Van Trust Real Estate for 136 acres adjacent to the west side of the proposed Dean Avenue extension right-of-way, was approved on December 23, 2019.

ENGINEERING DIVISION COMMENTS

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 extension of Dean Avenue south of North Cass Parkway is included as part of the City Transportation Master Plan. The Master Plan proposes Dean Avenue to extend south to 195th Street.
2. Construction plans submitted for the proposed extension of Dean Avenue include the construction of a temporary cul-de-sac at the southern end of the right-of-way. This cul-de-sac can be constructed within the eighty-foot (80') right-of-way.
3. Site work has commenced on the construction of the Dean Avenue Extension. With the approved preliminary plan, and with approved construction plans for the road, the City Code allows installation of public infrastructure (the road) prior to approval and recording of the final plat.
4. The City of Raymore is currently having a traffic study completed that will determine future traffic control measures that may be necessary for the entire Dean Avenue corridor, including the new 4-way intersection that will be created at Dean Avenue and North Cass Parkway.
5. Upon completion of the Dean Avenue extension, traffic will be stopped for northbound and southbound traffic on Dean Avenue at its intersection with North Cass Parkway. Eastbound and Westbound traffic on North Cass Parkway will not have a stop sign.

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 Plan. Roadway alignments and 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 final plat complies with the conditions of the that were attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	August 4, 2020	August 10, 2020	August 24, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20013 Dean avenue Extension Right-of-Way Final Plat to the City Council with a recommendation for approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its August 4, 2020 meeting, voted 7-0-1 to accept the staff proposed findings of fact and forward Case #20013 Dean avenue Extension Right-of-Way Final Plat to the City Council with a recommendation for approval.