

**To:** Planning & Zoning Commission  
**From:** Katie Jardieu, City Planner  
**Date:** December 1, 2020  
**Re:** Case #20024: Raymore Commerce Center - First Plat

## GENERAL INFORMATION

**Applicant/  
Property Owner:** VanTrust Real Estate  
% Grant Harrison  
4900 Main Street, Ste 400  
Kansas City, MO 64112

**Property Location:** SE of I-49 and North Cass Parkway



**Existing Zoning:** PUD Planned Unit Development District

**Existing Surrounding Zoning:** North: C-3 - Regional Commercial District  
South: PUD - Planned Unit Development District  
East: A - Agricultural District  
West: I-49

**Existing Surrounding Uses:** North: Undeveloped  
South: Undeveloped  
East: Undeveloped  
West: Interstate 49

**Total Tract Size:** 40.1463 acres

**Total Number of Lots:** 1 Lot

**Density – units per Acre:** n/a

**Growth Management Plan:** The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Commercial and Business Development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Dean Avenue and North Cass Parkway as minor arterial roads.

**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 *Raymore Commerce Center, First Plat*

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 property was rezoned to PUD Planned Unit Development District in December 2019. The rezoning to PUD included approval of the preliminary plan.

2. The North Cass Plaza Final Plat to the north was approved in November 2020.
3. A sixty foot transmission line easement bounds the property to the north and is identified in this proposed plat.
4. The Dean Avenue Right of Way Extension Final Plat was recorded in October 2020. Construction for the extension of Dean Avenue is underway.
5. The site plan for the Raymore Commerce Center, including the building under construction on the subject property, was approved by the Planning and Zoning Commission on October 16, 2018.

**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 current bulk and dimensional standards for the PUD Planned Unit Development zoning district are as follows:

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

2. The proposed project was shared with the South Metropolitan Fire Protection District. The District had no comments or concerns.
3. The portion of Dean Avenue adjacent to the lot and connecting with North Cass Parkway will need to be accepted by the City Council before any Certificate of Occupancy is issued for the property.
4. Approval of the preliminary plan, and approval of the site plan, allowed construction of the building upon the lot to be commenced prior to

approval of the final plat. The final plat must be approved and recorded prior to the issuance of a Certificate of Occupancy for the building on the lot.

5. The lot is located within the service area of Cass County Water Supply District #10. Extension of the water main to serve the property is underway.
6. Sanitary sewer mains were extended to serve any development upon the lot.

## **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 proposed final plat is substantially the same as the approved preliminary plan.

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.**

There were no conditions attached to the approval of the preliminary plan.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	December 1, 2020	December 14, 2020	December 28, 2020

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20024 Raymore Commerce Center - First Plat to the City Council with a recommendation of approval.