



To: City Council
From: Planning and Zoning Commission
Date: December 21, 2020
Re: Case #20025: Raymore Galleria North Third Plat

GENERAL INFORMATION

**Applicant/
Property Owner:** North Raymore 58 Equity Partners, LLC
605 W. 47th Street Suite 200
Kansas City, MO 64112

Property Location: N. Side of 58 Highway, east of Westgate Drive



Existing Zoning: C-3 Regional Commercial District

Existing Surrounding Zoning: **North:** C-3 - Regional Commercial District
South: C-3 - Regional Commercial District
R-1 - Single-Family Residential
East: PUD - Planned Unit Development District
West: C-3 - Regional Commercial District

Existing Surrounding Uses: **North:** Undeveloped
South: Commercial
Single-Family Residential
East: Planned Residential Senior Living
West: Commercial

Total Tract Size: 3.45 acres

Total Number of Lots: 2 Lots & 2 tracts

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 Highway 58 as a major arterial and Westgate Drive 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 *Raymore Galleria North Third 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 C-3 Regional Commercial District in June 2009.

2. The Raymore Galleria North Preliminary Plat was approved on June 28, 2010.
3. A site plan for lot 2 was approved on September 15, 2020 for a Scooter’s Coffee Drive Thru. Installation of utilities and site grading has begun.
4. A private drive was previously constructed through Tract “A” to provide rear lot access.
5. Access to the site from 58 Highway using the private drive in Tract “A” was approved with the Preliminary Plat for Raymore Galleria North.

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 C-3 Regional Commercial zoning district are as follows:

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 proposed project was shared with the South Metropolitan Fire Protection District. The District had no comments or concerns.
3. There is a 27-foot access easement for the private drive recently constructed to the east of the car wash.
4. Extensions of the water main, sanitary sewer main, and driveway access to serve the two lots were previously constructed by the developer.
5. The stormwater detention area in Tract “B” was previously constructed by

the developer.

6. There is a storm sewer outlet pipe from the detention area that crosses through the property towards 58 Highway.
7. Site Plan approval will be required before the issuance of any building permit upon Lot 1.
8. No buildings are being proposed for Lot 1 at this time.
9. The area to the north, approximately 5.64 acres contained in Lot 4 of the Westgate Plat, will remain unplatted as a C-3 zoned commercial area.

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 proposed final plat is substantially the same as the approved preliminary plat.

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 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 1, 2020	December 14, 2020	December 21, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20025 Raymore Galleria North Third Plat to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its December 1, 2020 meeting, voted 7-0 to accept the staff proposed findings of fact and forward Case #20025 Raymore Galleria North Third Plat to the City Council with a recommendation of approval.

CITY COUNCIL ACTION 1ST READING - 12/14/2020

The City Council, at its December 14, 2020 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #20025 Raymore Galleria North Third Plat on 1st reading.

CITY COUNCIL ACTION 2ND READING - 12/21/2020

The City Council, at its December 21, 2020 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #20025 Raymore Galleria North Third Plat on 2nd reading.