

To: City Council
From: Planning and Zoning Commission
Date: May 24, 2021
Re: Case #21007: Eastbrooke at Creekmoor - Second Plat - Lots 35-75 and Tracts D, E, F

GENERAL INFORMATION

**Applicant/
Property Owner:** Cooper Land Development
% Ernie Deaton
903 N. 47th Street, Ste 101
Rogers, AR 72756

Property Location: W of N. Madison Street along Hampstead Drive



Existing Zoning: PUD Planned Unit Development District

Existing Surrounding Zoning: North: PUD - Planned Unit Development District
South: A - Agricultural District
East: RE - Rural Estate District
West: PUD - Planned Unit Development District

Existing Surrounding Uses: North: Creekmoor PUD
South: Residential
East: Residential
West: Creekmoor PUD

Total Tract Size: 9.249 acres

Total Number of Lots: 41 Lots and 3 Tracts

Density – units per Acre: 11

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies N. Madison Street as a major collector road. Hampstead Drive is classified as a minor collector 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 *Eastbrooke at Creekmoor, Second Final Plat - Lots 35-75 and Tracts D, E, F*

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 January 2004. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).

2. The Eastbrooke at Creekmoor - First Final Plat to the east was recorded August, 18, 2020.
3. The site plan for the community pool is part of the Cunningham at Creekmoor Second Final Plat, Tract C and was approved October 3, 2017

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 this phase of the PUD Planned Unit Development zoning district, was established by the 6th amendment to the Creekmoor MOU, approved on November 25, 2019, are as follows:

PUD	
Minimum Lot Area	
per lot	4,500 sq ft regular lot or cul-de-sac lot; 5,200 sq ft corner lot
per dwelling unit	-
Minimum Lot Width (feet)	30 ft cul-de-sac lot; 40 ft regular lot; 47 ft corner lot
Minimum Lot Depth (feet)	100 ft cul-de-sac lot; 110 ft regular and corner lot
Yards, Minimum (feet)	
front	25
rear	25
side	7
side, abutting residential district	5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	45

2. The lot sizes within Eastbrooke have been reduced to allow for a new housing option for buyers within the Creekmoor community. The decreased lot widths will require a smaller square footage home and be limited to a two-car garage.
3. The property to the south is zoned 'A' Agricultural District and no buffer or landscape screening is required.

4. A right turn lane for southbound traffic on Madison Street at the intersection with Hampstead Drive has been installed as part of the public improvements to accommodate the residential traffic.
5. All provisions of the Memorandum of Understanding have been met.

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 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.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was 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	May 4, 2021	May 10, 2021	May 24, 2021

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21007 Eastbrooke at Creekmoor - Second Final Plat to the Planning and Zoning Commission with a recommendation of approval subject to the following condition:

1. Prior to submitting the final plat drawing for City signatures for recording purposes, Hampstead Court shall be renamed. With the use of Hampstead Drive, the cul-de-sac shall have a distinct, different name than Hampstead Court.

STAFF RECOMMENDATION

The Planning and Zoning Commission, at its May 4, 2021 meeting, voted 8-0-1 to accept the staff proposed findings of fact and forward Case #21007 Eastbrooke at Creekmoor - Second Final Plat to the City Council with a recommendation of approval subject to the following condition:

1. Prior to submitting the final plat drawing for City signatures for recording purposes, Hampstead Court shall be renamed. With the use of Hampstead Drive, the cul-de-sac shall have a distinct, different name than Hampstead Court.

CITY COUNCIL ACTION 1ST READING - 5/10/2021

The City Council, at its May 10, 2021 meeting, voted 7-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #21007 Eastbrooke at Creekmoor - Second Final Plat on 1st reading subject to the following condition:

1. Prior to submitting the final plat drawing for City signatures for recording purposes, Hampstead Court shall be renamed. With the use of Hampstead Drive, the cul-de-sac shall have a distinct, different name than Hampstead Court.