

**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** May 24, 2021  
**Re:** Case #21008: The Venue of the Good Ranch - Final Plat

## GENERAL INFORMATION

**Applicant/  
Property Owner:** Venue Land Partner, LLC  
% Jake Loveless  
21 SE 29th Terrace  
Lee's Summit, MO 64082

**Property Location:** N. Cass Parkway and Dean Avenue



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

**Existing Surrounding Zoning:** **North:** R1-P - Single Family Residential Planned District  
**South:** C3 & A - Regional Commercial District & Agricultural District  
**East:** PR & R1-P - Parks, Recreation and Public Use; Single Family Residential Planned District  
**West:** C3 - Regional Commercial District

**Existing Surrounding Uses:** **North:** Meadowood of the Good Ranch  
**South:** Undeveloped  
**East:** Stonegate of the Good Ranch  
**West:** Undeveloped

**Total Tract Size:** 25.68 acres

**Total Number of Lots:** 6 Lots and 2 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 S. Dean Avenue and N. 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 *The Venue at the Good Ranch, Final Plat - Lots 1-6 and Tracts A, B*

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 September 2019. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).
2. Meadowood of the Good Ranch - Third Final Plat to the north was recorded July 14, 2015.
3. The preliminary plan for the community pool and clubhouse is part of the Memorandum of Understanding and is located on Tract B.

## 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 PUD- Planned Unit Development zoning district, was established by The Venue at the Good Ranch MOU, recorded on September 17, 2019, as follows:

PUD	
<b>Minimum Lot Area</b>	
per lot	1 acre
per dwelling unit	-
<b>Minimum Lot Width (feet)</b>	90 ft
<b>Minimum Lot Depth (feet)</b>	100 ft
<b>Yards, Minimum (feet)</b>	
front	25
rear	19
side	10
side, abutting residential district	-
<b>Minimum Building Separation</b>	5
<b>Maximum Building Height (feet)</b>	40
<b>Maximum Building Coverage (%)</b>	40

2. The townhouse style homes allow for a new housing option for buyers within the Raymore community.
3. The property to the north and northwest is zoned 'R1-P' Single Family Residential Planned District and a Type-A landscape buffer or landscape screening is required.

4. Street trees shall be provided at a rate of one tree per fifty (50) linear feet along the designated greenways of S. Dean Avenue and N. Cass Parkway.
5. The development is located within the Cass County Public Water Supply District #10 and will be served by the district.

**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 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></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 #21008: The Venue of the Good Ranch - Final Plat to the Planning and Zoning Commission with a recommendation of approval.

## **PLANNING AND ZONING COMMISSION 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 #21008: The Venue of the Good Ranch - Final Plat to the City Council with a recommendation of approval.

## **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 #21008: The Venue of the Good Ranch - Final Plat on 1st reading.

## **CITY COUNCIL ACTION 2ND READING - 5/24/2021**

The City Council, at its May 24, 2021 meeting, voted 7-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #21008: The Venue of the Good Ranch - Final Plat on 2nd reading.