

To: City Council
From: Planning and Zoning Commission
Date: May 24, 2021
Re: Case #21009: Oak Ridge Farms - Final Plat

GENERAL INFORMATION

**Applicant/
Property Owner:** Midwest Trading & Acquisitions, LLC
% Sean Seibert
3303 Main Street
Grandview, MO 64030

Property Location: Generally the property East of Washington St, South of Foxwood Dr and North of Jenny Lane.



Existing Zoning: PUD Planned Unit Development District

Existing Surrounding Zoning: North: R-1 - Single Family Residential District
South: PUD; M-1; R-3A - Planned Unit Development

District; Light-Industrial District; Multiple-Family Residential District
East: A - Agricultural District
West: R-2 - Single and Two-Family District

Existing Surrounding Uses: **North:** Single Family
South: Single Family; Multi-Family; Storage Units
East: Undeveloped
West: Two-Family Units

Total Tract Size: 23.769 acres

Total Number of Lots: 57 Lots and 4 Tracts

Density – units per Acre: 2.16

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Pine Street and Franklin Street, south of Pine Street, as collector 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 *Oak Ridge Farms, Final Plat - Lots 1-57 and Tracts A, B, C, & D*

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 2020. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).
2. The required parkland dedication is being met through a public trail around the detention pond along with benches throughout the trail.
3. A landscape buffer located within the Common Area of Tract C, south of lot 38, is required as part of the Memorandum of Understanding.

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, established by the Oak Ridge Farms rezoning and MOU, recorded on October 14, 2020, are as follows:

PUD	
Minimum Lot Area	
per lot	6,480
per dwelling unit	-
Minimum Lot Width (feet)	48 ft
Minimum Lot Depth (feet)	105 ft
Yards, Minimum (feet)	
front	30
rear	30
side	6.25
side, corner lot	25
Minimum Building Separation	5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	45

2. The duplex style homes allow for an extension of the previous Oak Ridge Farms with the addition of single family homes as another option for renters within the Raymore community.
3. Yard trees shall be provided at a rate of one tree per dwelling unit. Corner lots will provide one tree for each front yard.

4. The eight-foot trail around the stormwater pond in Tract C is required to be completed prior to the issuance of any Certificates of Occupancy in the subdivision phase.
5. The terms of the recorded Memorandum of Understanding remain in effect.
6. The developer intends to continue the same architectural style of the buildings that exists in the two-family dwelling units constructed in the first two phases of Oak Ridge Farms.
7. The subdivision plat contains right-of-way for the future construction of a cul-de-sac at the northern terminus of Crest Drive in the Falcon Crest Subdivision. The City will be responsible for the construction of the cul-de-sac.
8. The subdivision plat provides street connections to the Ramblewood Subdivision (Franklin Street) to the south and to the Cumberland Hills Subdivision to the north (Crest Drive).

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> Review	<u>Planning Commission</u> May 18, 2021	<u>City Council 1st</u> May 24, 2021	<u>City Council 2nd</u> June 14, 2021
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STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21009: Oak Ridge Farms - Final Plat to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its May 18, 2021 meeting, voted 8-0 to accept the staff proposed findings of fact and forward Case #21009: Oak Ridge Farms - Final Plat to the City Council with a recommendation of approval.