

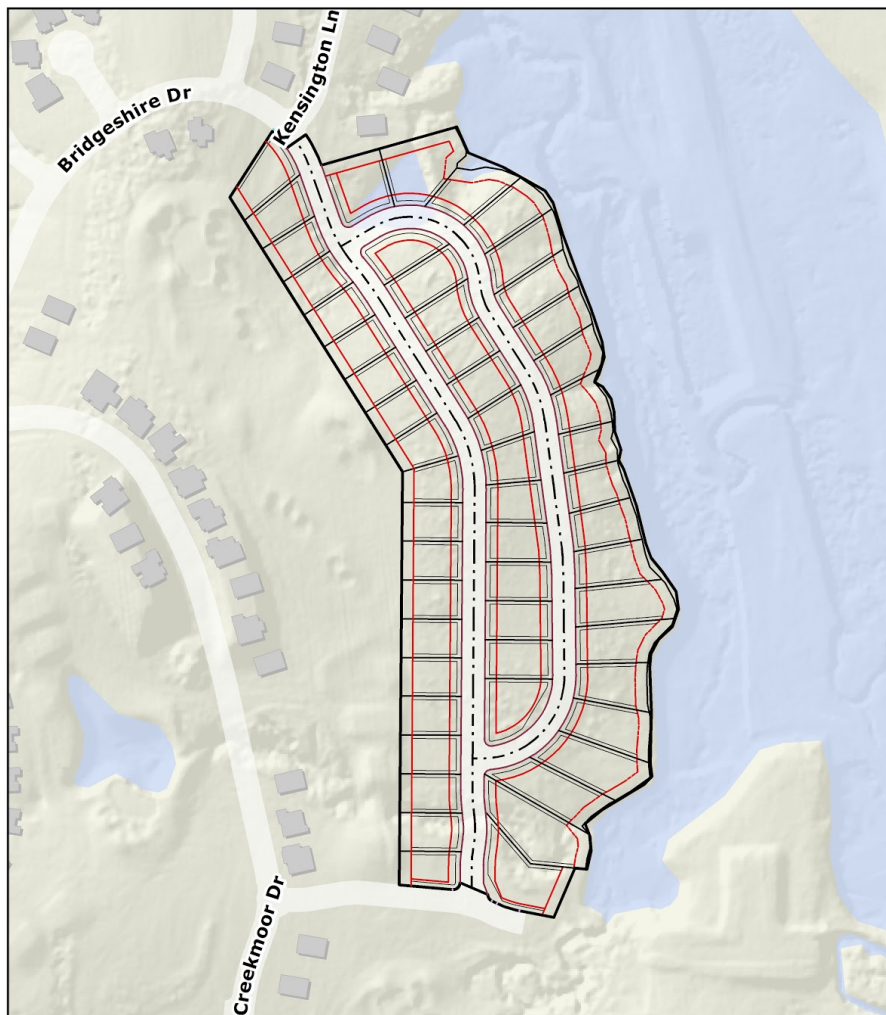


To: City Council  
From: City Staff  
Date: February 26, 2018  
Re: Case #18001 - Edgewater at Creekmoor  
6th Final Plat; Lots 165-218 and Tract H

**GENERAL INFORMATION**

**Applicant/  
Property Owner:** Cooper Land Development, Inc.  
903 N. 47<sup>th</sup> Street  
Rogers, AR 72756

**Property Location:** Bridgeshire Drive, between Kensington Lane (Edgewater 5th)  
and Hampstead Lane (Westbrook 12th)



2016 Aerial Photograph:





**Site Photographs:**



(View looking south from Bridgeshire Drive)



(View looking north at the intersection of Bridgeshire Drive and Granton Lane)



(View looking north from the intersection of Hampstead Lane and Bridgeshire Drive).

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

**Existing Surrounding Zoning:** **North:** "PUD" Planned Unit Development  
**South:** "PUD" Planned Unit Development  
**East:** "PUD" Planned Unit Development  
**West:** "PUD" Planned Unit Development

**Existing Surrounding Uses:** **North:** Single Family Residential  
**South:** Single Family Residential  
**East:** Creekmoor Lake  
**West:** Golf Course

**Total Tract Size:** 19.98

**Total Number of Lots:** 54

**Density – units per Acre:** 2.65

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Bridgeshire Drive and Granton Lane as Local Streets. Hampstead Drive and Creekmoor Drive are classified as Minor Collectors.

**Advertisement:** City Ordinance does not require advertisement for Final Plats.

**Public Hearing:** City Ordinance does not require a public hearing for Final Plats

## **PROPOSAL**

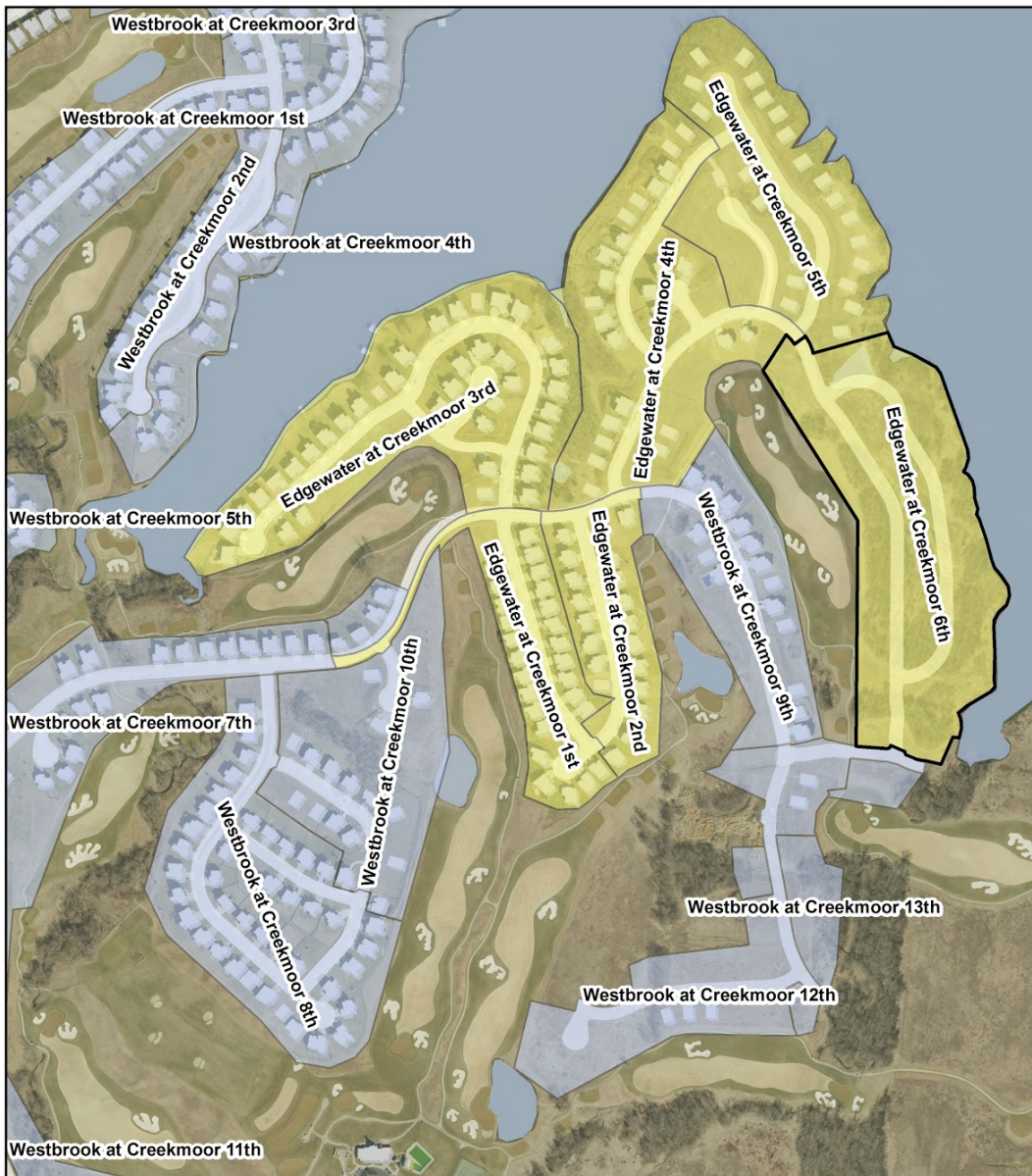
*Outline of Requested Action:* The applicant seeks to obtain Final Plat approval for Edgewater at Creekmoor 6th Plat – Lots 165-218 and Tract H

*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 Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. The Edgewater at Creekmoor 5th Plat, located directly north, was recorded on July 13, 2016.
3. Westbrook at Creekmoor Twelfth Plat, located to the southwest, was recorded on April 17, 2017.
4. The Westbrook at Creekmoor 13th Plat, located to the southwest, was recorded on December 12, 2017. A phasing map for the Creekmoor Subdivision is provided below.





**ENGINEERING DIVISION COMMENTS**

In its attached memorandum, 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 and proposed bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

Requirements	
<b>Minimum Lot Area</b>	
per lot	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
per dwelling unit	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
<b>Minimum Lot Width (ft.)</b>	Interior Lot: 50 ft. Corner Lot: 55 ft.
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	25
rear	25
side corner	15
side	7.5
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	40%

2. Lots 207 thru 217 are considered double-frontage lots. Driveway access for these lots will be restricted to Bridgeshire 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 final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

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> February 6, 2018	<u>City Council 1<sup>st</sup></u> February 12, 2018	<u>City Council 2<sup>nd</sup></u> February 26, 2018
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## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18001 Edgewater at Creekmoor 6th Final Plat; Lots 165-218 and Tract H to the City Council with a recommendation of approval.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its February 6, 2018 meeting, voted 6-0 to accept the staff proposed findings of fact and forward Case #18001 Edgewater at Creekmoor 6th Final Plat; Lots 165-218 and Tract H to the City Council with a recommendation of approval.

## **CITY COUNCIL ACTION 1ST READING - 2/12/2018**

The City Council, at its February 12, 2018 meeting, voted 7-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #18001 Edgewater at Creekmoor 6th Final Plat; Lots 165-218 and Tract H on 1st reading.

## **CITY COUNCIL ACTION 2ND READING - 2/26/2018**

The City Council, at its February 26, 2018 meeting, voted 5-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #18001 Edgewater at Creekmoor 6th Final Plat; Lots 165-218 and Tract H on 2nd reading.