

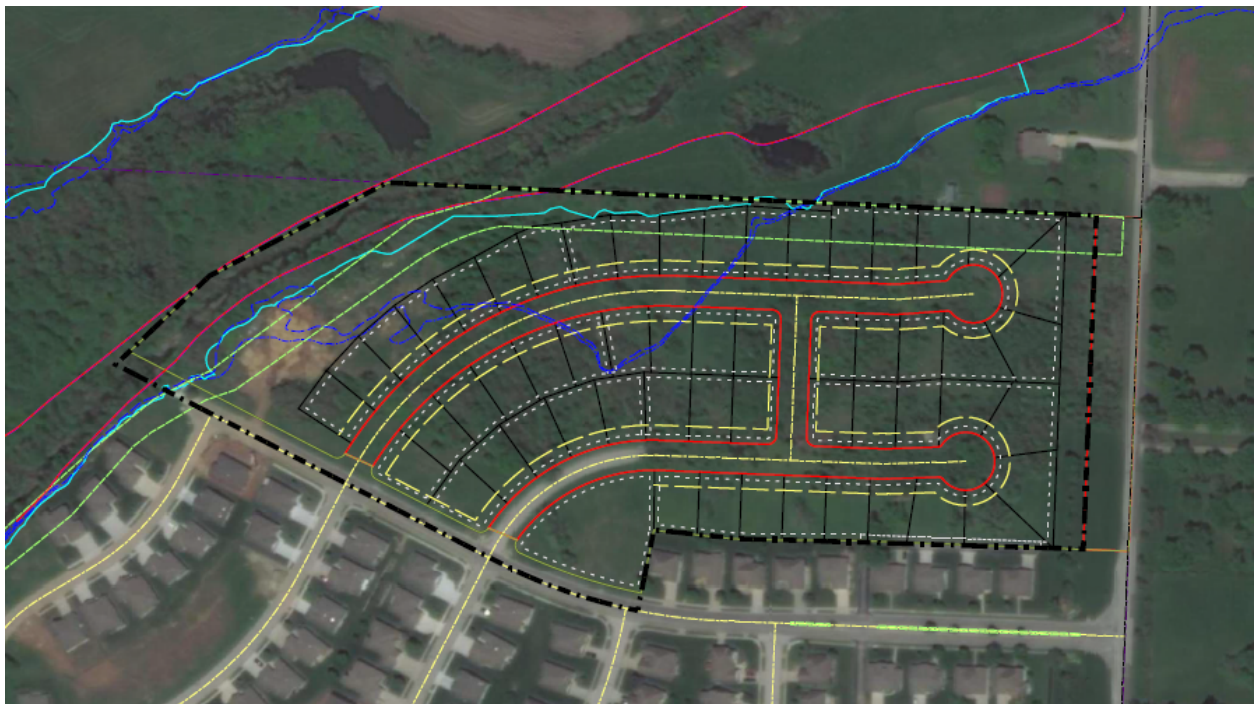


To: City Council
From: Planning and Zoning Commission
Date: October 11, 2021
Re: Case #21027 - Alexander Creek 3rd Plat

GENERAL INFORMATION

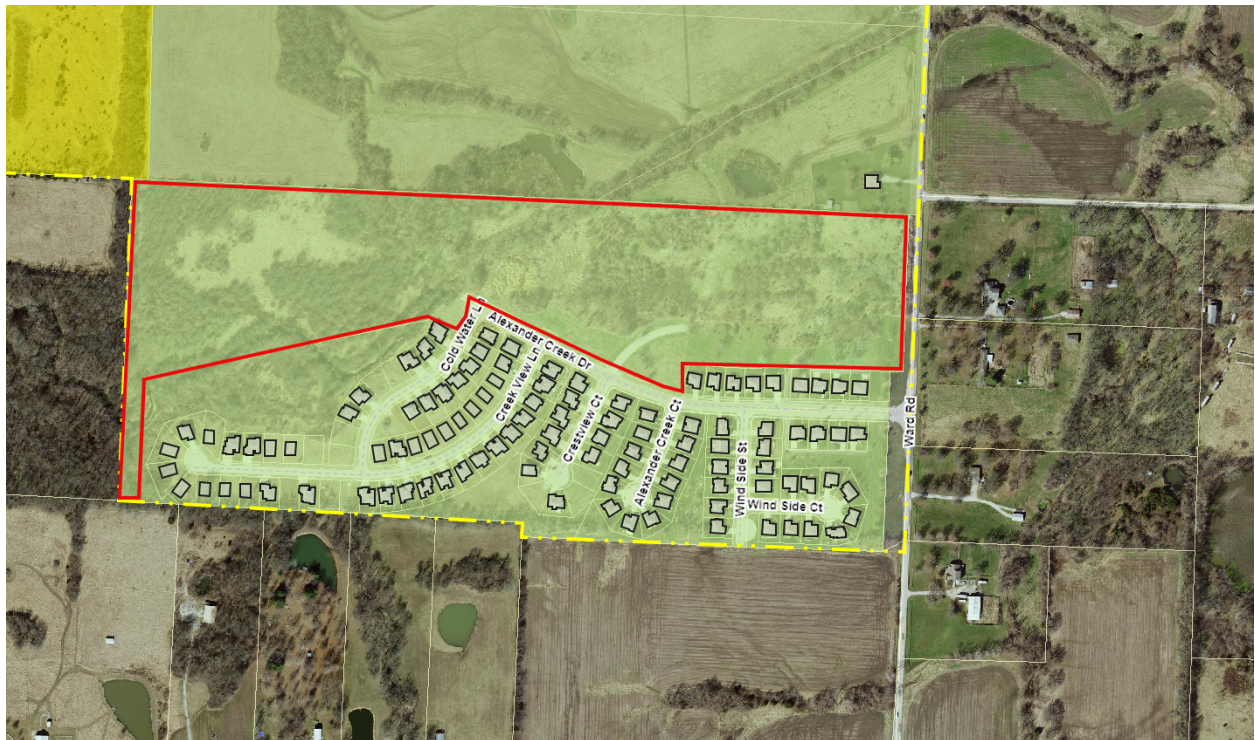
**Applicant/
Property Owner:** Alexander Creek Holdings, LLC
P.O. Box #6437
Lee's Summit, MO 64064

Property Location: North of Alexander Creek Drive, west of Ward Road



Existing Zoning:

PUD - Planned Unit Development District



Existing Surrounding Zoning:

- North:** A - Agriculture District
- South:** PUD - Planned Unit Development District
- County Zoning**
- East:** County Zoning
- West:** R1 - Single Family Residential
County Zoning

Total Tract Size: 18.797 acres

Total Number of Lots: 55 lots and 3 Tracts

Legal Description:

All that part of the Northeast Quarter of Section 13, Township 46 North, Range 32 West of the Fifth Principal Meridian in the City of Raymore, Cass County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Beginning at the Northeast Corner of said Northeast Quarter;thence South 02°13'32" West, along the East line of said Northeast Quarter, a distance of 552.30 feet to the Northeast corner of ALEXANDER CREEK 1ST PLAT, a subdivision in said City of Raymore, Cass County, Missouri;thence leaving said East line and along the North line of said ALEXANDER CREEK 1ST PLAT, North 87°46'19" West, a distance of 424.99 feet;thence North 86°38'52" West, continuing along said North line, a distance of 20.00 feet;thence North 89°40'52" West, continuing along said North line, a distance of 161.71 feet;thence North 87°35'41" West, continuing along said North line, a distance of 50.15 feet;thence North 83°52'38" West, continuing along said North line, a distance of 130.40 feet;thence South 11°16'21" West, continuing along said North line, a distance of 106.09 feet;thence continuing along said North line and along the North line of ALEXANDER CREEK 2ND PLAT, a subdivision in said City of Raymore, Cass County, Missouri, along a non-tangent curve to the right, having an initial tangent bearing of North 78°43'40" West, a radius of 870.00 feet, a central angle of 13°53'55", and an arc length of 211.04 feet to a point of compound curvature;thence continuing along

said North line of ALEXANDER CREEK 2ND PLAT, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 100°20'38", and an arc length of 26.27 feet;thence North 67°35'32" West, continuing along said North line, a distance of 51.13 feet;thence continuing along said North line, along a non-tangent curve to the right, having an initial tangent bearing of South 33°28'14" West, a radius of 15.00 feet, a central angle of 83°54'00", and an arc length of 21.96 feet;thence North 62°37'46" West, continuing along said North line, a distance of 187.32 feet;thence continuing along said North line, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 94°34'34", and an arc length of 24.76 feet;thence North 65°10'59" West, continuing along said North line, a distance of 50.36 feet;thence continuing along said North line, along a non-tangent curve to the right having an initial tangent bearing of South 31°22'06" West, a radius of 15.00 feet, a central angle of 86°00'08", and an arc length of 22.52 feet;thence North 62°37'46" West, continuing along said North line and its Westerly prolongation, a distance of 379.51 feet;thence North 46°40'34" East, a distance of 182.64 feet;thence North 62°18'08" East, a distance of 333.09 feet to a point on the North line of said Northeast Quarter;thence South 87°17'57" East, along said North line, a distance of 1,248.97 feet to the Point of Beginning, containing 818,777 square feet, or 18.797 acres, more or less.

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Alexander Creek Drive as a local road. Ward Road is classified as a minor arterial road.

Items of Record:

- Exhibit 1. Unified Development Code**
- Exhibit 2. Application**
- Exhibit 3. Growth Management Plan**
- Exhibit 4. Staff Report**
- Exhibit 5. Final Plat**

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Alexander Creek 3rd 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 "PUD" Planned Unit Development zoning designation for Alexander Creek Subdivision was established on March 23, 2003.
2. The original preliminary plat was approved as part of the PUD rezoning in 2003.

3. The approved preliminary plat was modified in 2005 (boundary of development modified) and in 2007 (maximum building coverage allowed on a lot was increased to 38%).
4. Phases 1-3 of the subdivision follow the approved preliminary plat. The original preliminary plat for the remaining undeveloped land, including Phase 4, expired in 2019.
5. The 1st Phase of Alexander Creek was platted in March 2004.
6. The 2nd and 3rd Phase of Alexander Creek was platted in October 2005.
7. The reconstruction of Ward Road, approved as part of the 2020 voter approved General Obligation bond, is currently in the design phase.
8. The preliminary plat for Alexander Creek Phase 4 was approved on March 8, 2021.

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 bulk and dimensional standards determined during the property rezoning are as follows:

PUD	
Minimum Lot Area	6,000
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	60
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	20
side	5
side, abutting residential district	15
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	38

2. The proposed project was shared with the South Metropolitan Fire Protection District. All comments of the District have been met.

3. There is a 75-foot right-of-way provided for the expansion of Ward Road. The final plat provides the required right-of-way.
4. Final Plat approval and acceptance of the required public infrastructure will be required before the issuance of any building permits on the property.
5. The Raymore Parks and Recreation Board, on June 23, 2020, accepted the fee-in-lieu requirement that will be paid at the time the final plat is recorded.
6. The subdivision is served by Cass County Public Water Supply District #3. A water main exists along Ward Road to serve the new development. The district is aware of the proposed subdivision and indicated the new homes can be served by the district.
7. The proposed street names have been checked against the City and County databases and are compliant with the City addressing policy.
8. The developer is required to construct a shade structure with sidewalk connections on Tract A. This amenity is required to be completed with the public infrastructure prior to the construction of any homes in the final plat.
9. Five foot (5') sidewalks will be required to be installed on lots within this final plat.
10. There is an existing sanitary sewer easement crossing through lots 155-166 that was established prior to the development of the Alexander Creek Subdivision. The easement through these lots is no longer needed and will be vacated under a separate instrument.
11. A landscape buffer will be installed in Tract C along Ward Road. The landscaping must be installed prior to issuance of the first Certificate of Occupancy for a home in the final plat area.
12. Installation of public improvements for the 3rd Plat area commenced after approval was granted for the preliminary plat.

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>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	September 21, 2021	September 27, 2021	October 11, 2021

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21027 Alexander Creek 3rd Plat to the City Council with a recommendation for approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its September 21, 2021 meeting, voted 7-0-1 to accept the staff proposed findings of fact and forward Case #21027 Alexander Creek 3rd Plat to the City Council with a recommendation for approval.

CITY COUNCIL ACTION 1ST READING - 9/27/2021

The City Council, at its September 27, 2021 meeting, voted 7-0 to accept the Planning and Zoning Commission proposed findings of fact and approved case #21027, Alexander Creek 3rd Plat on 1st reading.

CITY COUNCIL ACTION 2ND READING - 10/11/2021

The City Council, at its October 11, 2021 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved case #21027, Alexander Creek 3rd Plat on 2nd reading.