



To: City Council
From: Planning and Zoning Commission
Date: September 9, 2019
Re: **Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan**

GENERAL INFORMATION

**Applicant/
Property Owner:** Jake Loveless, Griffin Riley Property Group
21 SE 29th Terrace
Lee’s Summit, MO 64082

Requested Action: Reclassification of zoning from “A” Agricultural District to “PUD” Planned Unit Development, and preliminary development approval

Property Location: Northeast corner of Dean Avenue and North Cass Parkway



Site Photographs:



View looking north along Dean Avenue from the southeast corner of the proposed site.



View looking east along North Cass Parkway from the southeast corner of the proposed site.



The existing farm pond that will be rehabilitated into a stormwater/amenity feature.



View looking north along Dean Avenue, located roughly at the proposed subdivision entrance.



View looking south east toward Hubach Hill Rd. and the Stonegate subdivision from the proposed subdivision entrance at Dean Avenue.



View looking south at the proposed site at the intersection of Fox Ridge Drive and Buffalo Grass Drive (Meadowood 3rd). The existing pond is located directly south of this intersection. A subdivision entrance is proposed to the west of the pond.



View looking west along Fox Ridge Drive from Buffalo Grass Drive (Meadowood 3rd). A subdivision entrance is proposed mid-block between Buffalo Grass Drive and Dean Avenue.



View looking east along Fox Ridge Drive towards the Wood Creek and Stonegate Subdivisions.

Existing Zoning: "A" Agricultural District

Proposed Zoning: "PUD" Planned Unit Development District

Existing Surrounding Uses:

North:	Single Family Residential
South:	Undeveloped (future commercial)
East:	Public Use (Linear Park) Single Family Residential
West:	Undeveloped (future commercial)

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Low Density development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies Dean Avenue and North Cass Parkway as Minor Arterial Roadways. Fox Ridge Drive is classified as a Minor Collector. Proposed roads in the development are classified as Local Roads.

Legal Description:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE S 03°26'02" W, ALONG THE WEST LINE OF SAID SECTION 20; 1745.66 FEET; THENCE S 86°33'58" E, 202.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 32°38'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MEADOWOOD OF THE GOOD RANCH 3RD PLAT", A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 57°37'37" E, 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWOOD, IN A NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 32°21'40" W, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 57°21'51" E, 18.78 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 326.50 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 82°49'58" E, 153.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 3177 AT PAGE 356, FOR THE FOLLOWING 23 COURSES, S 47°40'05" E, 65.22 FEET; THENCE SOUTH 06°43'46" E, 54.28 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE S 07°16'14" E, 24.84 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE SOUTH 07°16'14" E, 24.8 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 78°25'39" E, 40.71 FEET; THENCE S 60°11'28" E, 129.07 FEET; THENCE S 27°47'33" E, 95.37 FEET; THENCE S 43°24'40" E, 26.51 FEET; THENCE 13°35'20" W, 194.86 FEET; THENCE S 09°22'57" E, 142.33 FEET; THENCE S 12°09'04" E, 185.66 FEET; THENCE S 16°58'52" W, 36.55 FEET; THENCE S 11°09'22" E, 239.14 FEET; THENCE S 38°56'55" E, 46.21 FEET; THENCE S 15°33'04" W, 39.01 FEET; THENCE S 28°22'33" W, 122.42 FEET; THENCE S 43°17'22" W, 52.61 FEET; THENCE S 22°59'58" W, 69.66 FEET; THENCE 37°04'30" W, 165.15 FEET; THENCE S 12°56'13" W, 121.00 FEET;

THENCE 01°11'04", 55.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF N 62°07'52" W, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+97.62, 62.68 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, N 20°21'34" E, 62.28 FEET, TO STATION 524+95.29, 124.91 FEET LEFT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 28 56'29" W, 78.08 FEET, TO STATION 523+39.13, 175.00 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 20°24'26" E, 14.38 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1550.00 FEET, AND AN ARC LENGTH OF 1427.74 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,118,662 SQUARE FEET, OR 25.7 ACRES, MORE OR LESS.

Advertisement: August 1, 2019 edition of **The Journal**
August 8, 2019 edition of **The Journal**

Public Hearing: August 20, 2019 Planning Commission meeting
August 26, 2019 City Council meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Good Ranch Land Use Plan
Exhibit 7. Staff Report
Exhibit 8. Proposed Development Plan
Exhibit 9. Comments from Adjacent Property Owners
Exhibit 10. Good Neighbor Informational Meeting Summary
Exhibit 11: Draft Memorandum of Understanding

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 25.7 acres of land from the current "A" Agricultural District to a "PUD" Planned Unit Development District to develop the next phase of the Good Ranch. A request for PUD zoning includes a requirement to submit a preliminary development plan.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- Initially approved in 1994, the Good Ranch community was planned for a mixture of residential, commercial and light industrial uses spread over 1,700 acres.
- Other residential phases, including Wood Creek, Stonegate, The Meadows and Meadowood of the Good Ranch have been approved and completed over the last several years.
- The most recent phase, Prairie View of the Good Ranch, was approved by the City on November 27, 2017. This phase is currently under construction.
- The approved Land Use Plan for the Good Ranch, approved in 1994, identified this area (Tract 2) as appropriate for attached single family development, which is consistent with the request.
- On June 14, 2006, the City Council approved a request to rezone a portion of Tract 2 from the previous "A" Agricultural District to "R-1P" Single Family Planned Residential District to allow for the development of the Meadowood subdivision.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

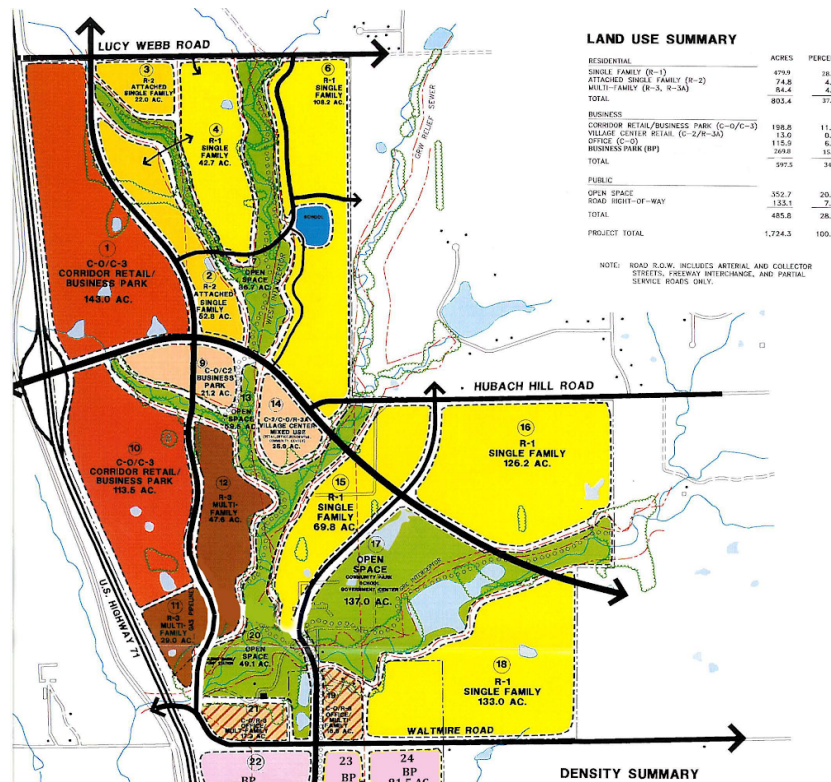
A Good Neighbor Informational meeting was held on August 7, 2019. 90+ residents attending the meeting, in addition to City staff, the applicant, and the project engineer. A summary of the meeting has been attached to the staff report, and is identified as Exhibit 10

ENGINEERING DIVISION COMMENTS

The Engineering Division of the Public Works Department has reviewed the application and indicated that it does comply with the design standards of the City of Raymore and recommends approval of the application. Please see the attached memorandum for specific comments.

STAFF COMMENTS

1. The Good Ranch Land Use Plan, initially approved in 1994, identified the subject property (Tract 2) as appropriate for attached single family dwellings. The Good Ranch Land Use Plan, and associated Memorandum of Understanding (MOU), provide guidance and assurance that the Developer (Good-Otis LLC) agrees to development the land in accordance with the approved Land Use Plan and that the City agrees to rezone property in accordance with the approved Land Use Plan.
2. Attached single family dwellings, commonly referred to as townhomes, are permitted by right under the "R-3" Medium Density Residential District, and the "R-3A" Multiple Family Residential District. A Planned Unit Development (PUD) can be approved to accommodate the development of attached single family townhomes.
3. The Land Use Plan for the Good Ranch community was amended to allow the construction of the Meadows and Meadowood subdivisions. This area was originally planned for attached single-family dwellings. The amendment allowed for the construction of detached single-family dwelling units.
 - o The amendment to the Land Use plan only applied to the Meadows and Meadowood subdivisions, with Tract 2 left with the "attached single-family" designation.



4. The creation of a Planned Unit Development (PUD) District allows for greater flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and enhanced design. The following components of the proposed development are being included as part of the PUD request:

- Variety in Building Elevations** - The applicant has provided (2) distinct building types, each with a distinct building facade. The variety in building types will help mitigate the appearance of monotony within the development. The development proposes two variations of a standard front-garage entry unit, with a 1-car and 2-car options, as well as a rear-loaded garage option. The units with rear-loaded garages will have vehicular access off of proposed Cedarcrest Drive, with front-door pedestrian access along Dean Avenue.
- Private Amenities and Open Space**- The proposed subdivision includes a number of private open space and amenities spread throughout, including a playground, pickleball courts, dog park, pool, clubhouse, on-street guest parking areas, and centralized solid waste collection areas. The PUD provides the proper mechanisms for the maintenance and control of common open space and amenities.
- Development Standards** - To accommodate the building types and amenities proposed within the subdivision, the applicant has requested the following development standards for the property.

	PUD (Proposed)	R-3	R-3A
Minimum Lot Area Per Lot	---	11,250 sq.ft.	12,000 sq.ft.
Lot 1	1.94ac.	---	---
Lot 2	2.98ac.	---	---
Lot 3	3.31ac.	---	---
Lot 4	2.18ac.	---	---
Lot 5	1.76ac.	---	---
Lot 6	2.23ac.	---	---
per dwelling unit	---	3,750 sq.ft.	2,000 sq.ft.
Lot 1	3,022 sq.ft.	---	---
Lot 2	3,609 sq.ft.	---	---
Lot 3	3,008 sq.ft.	---	---
Lot 4	2,972 sq.ft.	---	---
Lot 5	3,193 sq.ft.	---	---
Lot 6	2,704 sq.ft.	---	---
Minimum Lot Width (feet)	90	90	90
Minimum Lot Depth (feet)	100	120	120
Yards, Minimum (feet)			
front	25	30	30
rear	30	30	30
side	9	10	10
Maximum Building Height (feet)	40	50	50
Maximum Building Coverage (%)	40	30	40
Minimum Building Separation (feet)	15	20	20

5. The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Single Family Dwelling, Attached	2 per dwelling unit

Based on the 204 proposed units, a total of 408 spaces are required. Through the provision of off-street driveway/garage parking, and the provision of additional on-street dedicated guest parking spaces, a total of 455 parking spaces have been provided on the proposed plan.

6. A Memorandum of Understanding (MOU) has been prepared for the proposed rezoning and preliminary development plan that outline the expectations from the applicant and City regarding the project. A development agreement will be prepared when final plat applications are submitted.
7. Of the existing housing stock within the City of Raymore, the number of housing units by type can be summarized as follows:
- **Single Family Dwellings** - 83.84%
 - **Two Family Dwellings** - 5.04%
 - **Four Family Dwellings** - 8.88%
 - **5+ Family Dwellings** - 2.23%
8. According to US Census and American Community Survey (ACS) data, the breakdown of occupied residential dwelling units by ownership type (owner vs. renter), including attached and detached single family dwellings, as well as all multi-family dwellings, within the City of Raymore can be summarized as follows:

	Raymore, MO	Kansas City Metro Area	United States
Owner Occupied Units	81%	67%	65%
Renter Occupied Units	19%	33%	35%

9. The Good Ranch Community Master Plan, Land Use Plan, as well as the proposed preliminary development plan, employ a number of positive planning principles, including interconnectivity between neighborhoods and similar land uses through the use of greenways and linear parks, and the separation of sensitive land uses (schools, single family neighborhoods) from higher intensity uses (commercial, higher density residential, light industrial, etc...) through the use of natural buffers and land use transitions.
- The Good Ranch Land Use Plan utilizes a land use transition from future commercial and light-industrial development on the east side of I-49, west of Dean Avenue, to medium-high density residential

development on the east side of Dean Avenue. The proposed attached single family residential areas provide a logical land use transition between future commercial and light industrial uses and existing single family subdivisions.

- The existing and future linear park system provides a substantial natural separation between the future commercial, light-industrial, and higher density residential development and the single family subdivisions that exist on the east side of the creek and linear park area.

10. The use of land-use transitions between different land uses, including the transition between single family detached homes, attached single family homes, higher density multi-family dwellings, and commercial and industrial uses is a common practice seen throughout our community. The attached Land Use Transition Map shows the natural transition of land uses that has been utilized in other developments in our community including:

- **Timber Trails**
(Medium Density Attached Single Family > Single Family)
- **Remington Subdivision**
(Commercial > Attached Single Family > Single Family)
- **Town Center**
(Commercial > Attached Single Family > Single Family)

11. The rezoning request and preliminary development plan were shared with the Raymore-Peculiar School District. No concerns were received.

12. The rezoning request and preliminary development plan were shared with the South Metropolitan Fire Protection District. No concerns were received.

13. Notices of the Good Neighbor Meeting and Planning and Zoning Commission public hearing were mailed to forty-three (43) adjacent property owners, as well as HOA groups. Staff has included comments that were received as "Exhibit 9" of the staff report.

14. A primary concern raised by residents who attended the Good Neighbor meeting was the perceived impact the proposed development would have on the values of their detached single family homes. Staff completed research on the question and found the following:

- Immediately adjacent to the Sky-Vue development are two newer subdivisions, Hidden Meadows and Monroe Park, both of which were built after the Sky-Vue units were constructed. Values of the single family homes closest to Sky-Vue units (properties are immediately adjacent to the units) have steadily been increasing over the past 6 years.
- Immediately adjacent to the Manor Homes apartment community are detached single-family homes in the Eagle Glen subdivision and Silver

Lake subdivision. Values of the single family homes closest to the apartment community (properties are immediately adjacent to the apartments) have steadily been increasing over the past 6 years. New single-family homes, with apartment buildings as close as 80-feet away, have been constructed and sold over the past few years in Eagle Glen subdivision. The value of these homes have steadily been increasing over the past 6 years.

- o New homes were built in Creekmoor Subdivision within 90 feet of existing duplex units. The value of these homes have steadily been increasing over the past 6 years.

15. The City Economic Development Director has reported to City Council on several occasions that the developers and businesses he meets with about the commercial land available at the North Cass Parkway interchange area share two principal concerns with him:
 - a. Traffic volumes on North Cass Parkway and Dean Avenue are significantly below the threshold needed to attract commercial development to the area; and
 - b. Residential development of higher density, specifically market rate apartments and townhomes, near the commercial area, are needed.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in dealing with a PUD request. Under 470.050 (F) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City;

There are inconsistencies between the preliminary development plan, the Growth Management Plan (GMP), and the Good Ranch Land Use Plan, specifically the land use component. The GMP identifies this area as appropriate for low density development, while the Good Ranch Land Use Plan identifies Tract 2 as appropriate for attached single-family (medium density). Because of the MOU that currently exists with Good-Otis LLC, the Good Ranch Land Use Plan map governs future land use of the property.

When the Meadows and Meadowood subdivisions were planned, the GMP was modified to reflect the change from medium density to low density in those areas. Inadvertently, the change from medium density to low density covered the entirety of Tract 2, which is still identified as medium density on the Good Ranch Land Use plan.

The Good Ranch Land Use Plan is the guiding document for this neighborhood, thus the request is consistent with the approved plan.

Additionally, the City's adopted Strategic Plan, adopted in 2017, and Growth Management Plan include goals and strategies that are supported by the proposed development, including:

- **Strategic Plan Goal 3.2.4** - Provide quality, diverse housing options that meet the needs of current and future residents.
- **GMP Physical Development Goal 4.2** - Support development applications that provide for choices in housing style and cost.

2. the preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose;

The proposed preliminary development plan is consistent with the standards for a Planned Unit Development. The purpose of the proposed PUD and preliminary development plan is to provide flexibility in the design, location, orientation and phasing of the proposed development in order to meet the needs of the developer, applicant, and future tenants of the buildings.

The proposed PUD provides the proper mechanisms for unified ownership of all proposed buildings within the development, as well as the provision and maintenance of all common areas and amenities that are being proposed.

3. the nature and extent of common open space in the PUD;

Common open space is being provided as part of the development. Dedicated playground and park space, pickleball courts, a pool, clubhouse and dog park are being proposed as amenities for residents. Roughly 7 acres of the proposed development have been identified as common open space.

4. the reliability of the proposals for maintenance and conservation of common open space;

The PUD designation will require the developer/property owner to create a property owner's association that will assume the maintenance of all common areas, detention basins, amenities and guest parking areas. Additionally, a stormwater maintenance agreement will be required for the stormwater detention areas, which will involve requirements for perpetual maintenance.

5. The adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan;

The proposed preliminary development plan does provide common open space. The plan proposes roughly 7 acres of open space, roughly 27% of the entire land area of the development, which includes a number of active and passive recreational amenities.

6. whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment;

The preliminary development plan does make adequate provisions for public services, adequate control over vehicular traffic and parking, and furthers the amenities of light and air, recreation and visual enjoyment. The proposed units maintain significant separation between other adjacent buildings, using the existing stream corridor to mitigate any visual impact to surrounding neighborhoods.

The proposed plan includes area for guest parking to reduce the congestion of parked cars along the street, as well as centralized solid waste collection areas that will minimize the amount of trash and recycling containers along the street, and limit the amount of truck traffic within the proposed neighborhood.

7. whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area;

The proposed development plan will not have an adverse effect on the adjacent properties. Future commercial development is planned to the west of the subject property, along Dean Avenue. The proposed development provides a logical land use transition between the commercial development to the west, and the existing neighborhoods within the Good Ranch Community to the east.

Additionally, the existing stream corridor will be preserved and left as a natural barrier to mitigate any visual impact that may result from the proposed development.

8. whether potential adverse impacts have been mitigated to the maximum practical extent;

The potential adverse impacts on surrounding properties have been mitigated to the maximum practical extent. Buildings on the proposed site are completely separated from other single family homes adjacent to the site at a distance anywhere from 270 feet, to more than 800 feet, by a heavily wooded stream corridor. This natural buffer will significantly mitigate any adverse visual impact that may result from the proposed development.

Additionally, congestion generated by on-street guest parking that is typically associated with attached single family development has been mitigated to the most practical extent through the provision of 47 dedicated on-street parking spaces that are located throughout the proposed subdivision. These spaces would be maintained by the developer for the use of residents and their guests.

9. whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the use of (non-PUD) conventional Unified Development Code;

The proposed preliminary development plan does represent a unique development proposal that could not have been accomplished through the use of conventional zoning districts and development standards.

Attached single family dwellings (townhomes) are permitted in the R-3 and R-3A zoning districts. However, such zoning districts do not allow the flexibility needed for the provision of common open space and amenities. Additionally, the proposed development standards that the PUD zoning designation provides allows the flexibility for the applicant to provide multiple building types and elevations.

10. the sufficiency of the terms and conditions proposed to protect the interests of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

The applicant is requesting preliminary approval for the entire development, with plans to construct the subdivision in concurrent phases. The terms and conditions outlined within the MOU have been deemed to be sufficient to protect the interests of the public and the residents of the PUD

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	August 20, 2019	August 26, 2019	September 9, 2019

STAFF RECOMMENDATION

The Good Ranch Community Master Plan was originally approved in 1994, and contemplated a variety of land uses spread over the entire 1,700 acres. The overall Land Use plan for the community identified this tract of land as appropriate for the future development of attached single family homes. While portions of this area have been modified to allow for the development of single family homes (Meadows and Meadowood), staff believes this property is still well suited for attached single family development.

Zoning: The Unified Development Code outlines provisions for the development of single family attached dwelling within the R-3 and R-3A zoning district, subject to certain development standards. While the proposed Planned Unit Development (PUD) also allows for the development of attached single family dwellings, it also provides the City, and the general public, more assurance and security relative to the quality of development proposed on the site through the incorporation of a Memorandum of Understanding (MOU), an agreement that is not required within the R-3 and R-3A zoning districts. The MOU ensures that the property will be

developed in accordance with the approved preliminary plan.

Land Use: Given the variety of land uses approved on the west side of Dean Avenue, north and south of North Cass Parkway as part of the Good Ranch Master Plan, the proposed development provides a logical and well-planned land use transition that buffers the existing single family subdivisions from future commercial and light industrial growth. Additionally, the preservation of the existing stream corridor and placement of stormwater facilities provides an additional buffer between land uses.

Transportation: Both Dean Avenue and North Cass Parkway were built as arterial roadways that were designed to accommodate both existing traffic, as well as traffic generated by future development within the Good Ranch and surrounding areas. Fox Ridge Drive was built as a collector roadway and provides connectivity of the proposed development to the Stonegate Elementary School, and another access point to Dean Avenue. Based on existing traffic volumes, there is ample available capacity for these roadways to absorb additional traffic that will be generated by the proposed development.

Strategic Plan: The City Strategic Plan, adopted in 2017, includes the goal to provide quality, diverse housing options that meet the needs of current and future residents. The City currently has housing options that include:

- Detached single-family homes in a golf-course community
- Detached single-family homes on ¼ acre lots with, or without, an HOA
- Large Lot single-family homes
- Detached single-family homes on small, narrow lots
- Maintenance provided single-family developments
- Age-restricted single-family developments
- Duplex units (no amenities)
- Townhome units (no amenities)
- Apartment complex units

What the City currently does not have is a townhome development with amenities. The proposed development will meet the housing option need and demand for townhome units with amenities.

City Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact, and forward Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its August 20, 2019 meeting, voted 5-1 to accept the staff proposed findings of fact, and forward Case #19019: The Venue of

the Good Ranch PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval.

CITY COUNCIL ACTION 1ST READING - 8/26/2019

The City Council, at its August 26, 2019 meeting, voted 7-1 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan on 1st reading.

CITY COUNCIL ACTION 2ND READING - 9/9/2019

The City Council, at its September 9, 2019 meeting, voted 7-1 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan on 2nd reading.