



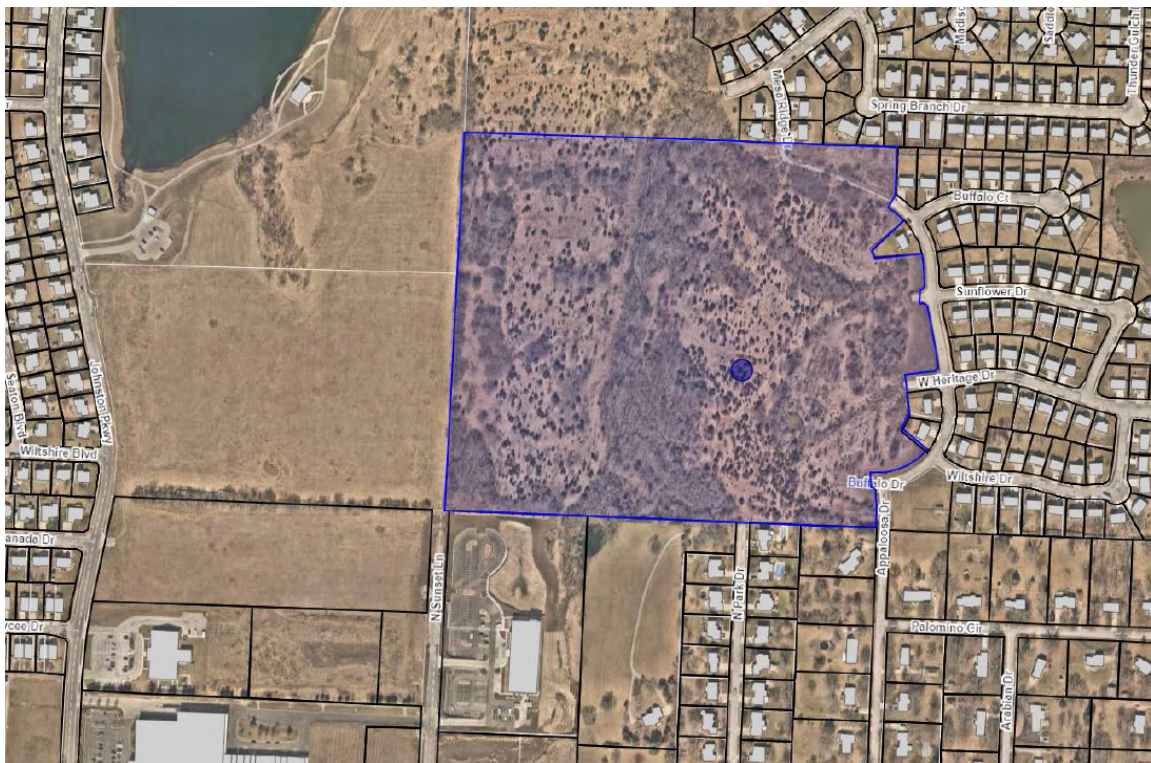
To: City Council
From: Planning and Zoning Commission
Date: December 20, 2021
Re: Case #21022: Madison Valley Phase 2 - Preliminary Plat

GENERAL INFORMATION

Applicant/Property Owner: Tony Ward
Blue Springs Safety Storage South, LLC
1120 NW Eagle Ridge Blvd.
Grain Valley, MO 64029

Requested Action: Preliminary Plat Approval for Madison Valley Phase 2

Property Location: Generally located north of 58 Highway, west of North Madison Street



Existing Zoning: "R-1" Single-Family Residential Planned District

Existing Surrounding Zoning:

North: R-1 (Single Family Residential)
East: R-1P (Single Family Residential Planned)
South: R-1 & PO (Single Family Residential & Professional Office)
West: R-1 & PR (Single Family Residential & Parks, Recreation and Public Use)

Total Tract Size: 46.26 acres

Total Number of Lots: 154 lots & 8 tracts

Legal Description:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, 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 SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, SOUTH 02°56'15" WEST, 19.59 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 19.59 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH HALF, A PORTION OF SAID LINE BEING THE SOUTH LINE OF MADISON CREEK THIRD PLAT, LOTS 104 THRU 149 AND TRACT E, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE, SOUTH 87°54'20" EAST, 1480.39 FEET TO THE NORTHWEST CORNER OF MADISON VALLEY FIRST PLAT, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE WEST LINE OF SAID MADISON VALLEY FIRST PLAT THE FOLLOWING 26 COURSES; THENCE SOUTH 02°06'10" WEST, 164.15 FEET; THENCE SOUTH 31°05'35" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 58°54'25" EAST, A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 72.08 FEET; THENCE SOUTH 47°17'20" WEST, 150.05 FEET; THENCE SOUTH 20°47'09" EAST, 28.87 FEET; THENCE NORTH 85°07'17" EAST, 161.56 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 13°06'01" EAST, A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 46.55 FEET; THENCE SOUTH 02°41'20" EAST, 59.20 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.98 FEET; THENCE SOUTH 04°56'45" EAST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 85°07'16" EAST, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.80 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 60.63 FEET; THENCE SOUTH 12°15'47" EAST, OF 51.15 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 93.84 FEET; THENCE SOUTH 06°44'55" EAST, 8.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 83°15'05" WEST, 101.08 FEET; THENCE SOUTH 06°44'55" EAST, 133.84 FEET; THENCE SOUTH 29°02'49" WEST, 56.36 FEET; THENCE SOUTH 50°24'46" EAST, 115.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 39°35'14" WEST, A RADIUS OF 225.00 FEET AN ARC LENGTH OF 209.22 FEET; THENCE SOUTH 02°51'53" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°08'53" EAST, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.49 FEET; THENCE SOUTH 05°03'48" EAST, 22.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 49.10 FEET; THENCE SOUTH 02°26'16" WEST, 45.84 FEET TO THE SOUTH LINE OF THE NORTH HALF, ALSO BEING THE NORTHEAST CORNER OF LOT 29, BRIDLECROFT LOTS 24 THRU 36, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF, ALSO BEING THE NORTH LINE OF SAID BRIDLECROFT, THE NORTH LINE OF WEDGEWOOD PLACE, WEDGEWOOD MEADOWS & THE SECOND REPLAT OF KIRBY ESTATES, ALL BEING SUBDIVISIONS OF LAND AS RECORDED AT THE CASS COUNTY, RECORDER OF DEEDS OFFICE, NORTH 87°34'38" WEST, 1477.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, NORTH 02°56'15" EAST, 1301.12 FEET, TO THE POINT OF BEGINNING AND CONTAINS 46.26 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 Sunset Lane as a Minor Collector.

Advertisement: August 19, 2021 **Journal** newspaper
September 9, 2021 **Journal** newspaper

Public Hearing: September 7, 2021 Planning Commission meeting
September 21, 2021 City Council meeting

Items of Record: **Exhibit 1. M**

ailed Notices to Adjoining Pr

Property Owner

- Exhibit 2. Notice of Publication
 - Exhibit 3. Unified Development Code
 - Exhibit 4. Application
 - Exhibit 5. Growth Management Plan
 - Exhibit 6. Staff Report
 - Exhibit 7. Preliminary Plat
 - Exhibit 8. Memorandum of Understanding
 - Exhibit 9. Faulkner email
- Additional exhibits as presented during hearing

PRELIMINARY PLAT REQUIREMENTS

The following section of the Unified Development Code is applicable to this application:

Section 470.110: Preliminary Plats

A. Applications

- 1. An application for a preliminary plat may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
- 2. For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

B. Memorandum of Understanding

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

C. Procedure

1. Pre-Application Conference

Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.

2. Development Review Committee and Other Agency Review

a. Upon receipt of a complete application, the Development Services Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the Development Review Committee for compliance with applicable regulations of this Code.

b. The Development Services Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:

- (1) Fire District;
- (2) Police Department;
- (3) School District;

(4) State Highway Department (if the subdivision is adjacent to a State Highway); and

(5) any utility companies providing gas, electric or telephone service in or near the subdivision.

c. The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.

d. If a report has not been returned to the office of the Development Services Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

3. Planning and Zoning Commission Public Hearing

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

4. Planning and Zoning Commission Recommendation

a. The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Development Services Director, or at the next regular meeting for which the plat may be scheduled.

b. The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.

c. If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.

d. If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval, subject to conditions.

e. If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.

f. If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Development Services Director.

5. City Council Public Hearing

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

6. City Council Action

- a. The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.
- b. If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.
- c. If the City Council approves an application, it will adopt a resolution to that effect.

7. Findings of Fact

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

- a. the preliminary plat will not adversely affect the appropriate use of neighboring property;
- b. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;
- c. the preliminary plat will not impose undue burden upon existing public services and facilities; and
- d. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

8. Effect of Approval of Preliminary Plat

a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:

- (1) a final plat application is submitted within one year of the date of preliminary plat approval;
 - (2) upon the request of the subdivider, the City Council grants an extension; or
 - (3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.
- b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

9. Extension of Preliminary Plat

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can

only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The subject property was rezoned from “A” Agricultural District to “R-1” Single Family Residential District on April 9, 2001.
2. The Hawthorne Ridge Preliminary Plat was approved for the subject property on April 23, 2001. The Preliminary Plat proposed 190 lots on 71 acres. The preliminary plat expired on April 23, 2002 due to no final plat application ever being approved.
3. A request to reclassify the zoning of a portion of the subject property from R-1 to “R-3P” Multiple-Family Dwelling Planned District was withdrawn by the property owner in March of 2004.
4. The Preliminary Plat for Madison Valley Subdivision was initially approved on September 27, 2004. The plat contained 202 single-family lots. The preliminary plat expired on October 10, 2014.
5. The Madison Valley 1st Final Plat was approved on October 10, 2005. The 1st plat was constructed and contained 75 lots.
6. In 2009 an application was filed to reclassify the zoning designation of the north half of the 1st plat area from R-1 to “R-2” Single and Two-Family Residential District. The application was withdrawn on April 20, 2009.
7. On June 10, 2013 the City approved the reclassification of zoning of 65 of the lots in the 1st Final Plat area from R-1 to “R-1P” Single-Family Residential Planned District. The rezoning modified the side yard setback requirement from a minimum of ten feet down to ten percent of the lot width, with a minimum setback of five feet.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

There were two Good Neighbor meetings held. All adjacent property owners within 185 feet of the proposed development were not properly notified of the first meeting held on August 4, 2021. The meeting was still held for those residents in attendance. After the August 4 meeting, notices were sent to all property owners within 185 feet of the proposed development for the official Good Neighbor meeting held on August 18, 2021.

August 4, 2021 meeting:

Project Engineer Toby Williams made the presentation and answered questions. Development Services Director Jim Cadoret represented City staff. The comments below provide a summary of the meeting:

Toby Williams began the meeting by briefly explaining the project. Mr. Williams indicated the initial preliminary plat for the development has expired. The new developer is trying to get the overall layout to work. The stream buffer requirement reduces the area of the property that can be developed.

Attendees at the August 4 meeting had the following questions regarding the project:

Q: Will there be stormwater detention? Yes, there are four detention pond areas included in the development.

Q: Is this a financially viable project? Yes. The developer will be the builder of all lots in the subdivision.

Q: What does the City gain from this development? I do not see any amenities. The City will gain the property tax revenue from the new homes constructed. This is an infill development that will provide connectivity between subdivisions and between Madison Street and Sunset Lane.

Q: What are the minimum home sizes proposed? 1,800 - 2,000 square feet, similar to the existing homes in Madison Valley.

Q: Who is the developer? Ward Development out of Grain Valley.

Q: What is the requirement for access? We do not want our street to be a thoroughfare. City is requiring connection to Park Drive and to Mesa Ridge Drive. City is allowing only one crossing of the creek and one connection to Sunset Lane..

Q: What will be the construction traffic route? Initially the route will be set off North Madison Street.

Q: Is a “T” intersection at Park an option? It is an option to have Park Drive intersect and stop at the first street to the north within the new plat.

Q: Where has the developer built before? The developer completed the undeveloped lots in Madison Valley. The developer has also built homes in Grain Valley.

Q: Will the lots be for sale to individuals or to a corporation or LLC? The developer will retain ownership of all of the lots and intend to sell the homes to individual homeowners.

Q: What will be the size of the homes? 2,000 to 3,000 square feet in size. There will be a mixture of reverse, walkouts, 1-story and 2-story homes.

Q: What will the homes sell for? What the market will bear.

Q: Existing homeowners in Madison Valley do not want an HOA? Will an HOA be required? Existing lot owners in Madison Valley would have to vote on and agree to be part of an HOA.

Q: What is the impact on the school system? The school district has been aware of the potential development and completion of Madison Valley for many years and have planned on its completion.

Q: Is any mitigation necessary for the existing pond on the property? A determination will need to be made if the pond is a regulated pond or not.

Q: Is there a difference between the Clover & Hive homes and what is being proposed in Madison Valley? The Clover and Hive homes are on 40-foot wide lots. These lots are wider and the homes will be larger.

Q: Will there be a bridge over the creek? There will be a culvert for the stream crossing.

Q: Can the City require a 2nd stream crossing and connection to Sunset Lane? It is best to limit the number of stream crossings and the City has indicated one crossing is adequate here. Sunset Lane is a minor collector and access to the road needs to be limited.

August 18, 2021 meeting:

Developer representative Bryan Rahn and Project Engineer Toby Williams made the presentation and answered questions. Development Services Director Jim Cadoret represented City staff. The comments below provide a summary of the meeting:

Bryan Rahn began the meeting by briefly talking about the developer and previous developments completed.

Attendees at the August 18 meeting had the following questions regarding the project:

Q: Who are you? Bryan Rahn, representing Countryclub Homes, which is a subsidiary of the property owner Blue Springs Safety Storage South, LLC.

Q: Will you be the only builder? Yes.

Q: What is your role? I am the project manager.

Q: Have you done any work within the City of Raymore? Yes, we finished the bulk of the homes in Madison Valley.

Q: Who is Blue Springs Safety Storage South? It is an LLC subsidiary of Ward Homes. We have been building homes since 1979.

Q: Will lots be sold to anyone else? No, we will be the only builder and will not be selling any lots.

Q: What happens if the City doesn't approve the rezoning to R-1.5? It becomes a financial decision on whether we can make a development work on the property.

Q: When you purchased the property you knew it was zoned R-1. Why subject the neighbors to the R-1.5? We were going through the process of determining the impact of the City Codes on developing the property. We need X number of lots to make this a viable project. Not everyone can afford homes on larger lots. There is a market for affordable homes and the smaller lots allow us to meet that need.

Q: Will these be speculative homes? Yes, we are not a custom home builder.

Q: Will you blitz build all of the homes in one phase? Our intention is to go down a street and build on each lot.

Q: Did the City assure you that the R-1.5 zoning would be approved? No. We have been discussing with the City staff the utilities to the site and requirements for stormwater control.

Q: What is your plan B? We do not have a plan B but we would work with the City to determine what works best.

Q: How does this development benefit us as neighbors? It probably doesn't benefit you. It benefits the City by providing a variety of homes and prices. Families can still afford to live in Raymore. We think it is good for Raymore to grow.

Q: Can you show how many of the lots meet the R-1 requirements? We did not create a map. The average lot size proposed is 8,269 square feet. Approximately 40% of the lots will remain R-1 sized lots.

Q: Why can't the lots be the same size as the lots to the south? It is not financially viable to create half-acre sized lots.

Q: Is there any consideration for making the lots along the south property line bigger to match the lots to the south? City Code will require a 25 foot buffer between the proposed lots and the existing lots.

Q: Which houses did you build in Madison Valley? We built homes on the undeveloped lots that remained in the subdivision. Our home plans are available on our website.

Q: What is the minimum square footage of the homes? 2,000 square feet, which is a 4 bedroom/2 or 3 bath home. Our 2-story plan would have an unfinished basement. The other plans have a finished basement. We use granite countertops and have stone on the front of the homes.

Q: What will be the starting price for the homes? \$300,000

Q: Is a fence or wall required as part of the berm in the buffer? No, only plantings are required.

Q: Will the HOA be for the new phase only? Yes. And the berm will be located in a common area tract maintained by the HOA.

Q: If approved, can the final product look different than what is approved? We are currently seeking preliminary approval. There may be minor changes made once engineering plans are prepared.

Q: When will Sunset Lane be constructed? Currently scheduled for 2022.

Q: How will the property be marketed? Since we develop the lots and build the homes, there will initially be limited marketing. Once homes are completed, marketing will occur as needed.

Q: When will the project commence construction? If the rezoning and preliminary plat are approved by October then we can start engineering drawings. Would not expect any home construction to commence until summer of 2022.

Q: Can a second street connection be made to Sunset Lane? City will dictate the connection points we are allowed to Sunset Lane.

Q: Who decides where the construction access will be? The City.

Q: Can phase 3 be constructed before phase 2? Possibly, but cannot answer that tonight. Answer depends on how phase 2 and 3 will be provided utility connections.

PARKS AND RECREATION BOARD RECOMMENDATION

At its August 24, 2021 meeting the Parks and Recreation Board voted 5-0 to accept a fee-in-lieu payment for the required parkland dedication for Phase 2 of Madison Valley subdivision. Based upon 154 lots, the amount of parkland required to be dedicated to the City is 8.1312 acres. With the proximity of Hawk Ridge Park, the Park Board determined a fee-in-lieu payment was appropriate.

The fee-in-lieu payment, based on the formula outlined in the Unified Development Code, will be \$120,183.90. Payment shall be made at the time a Final Plat is recorded for the number of lots contained within each final plat.

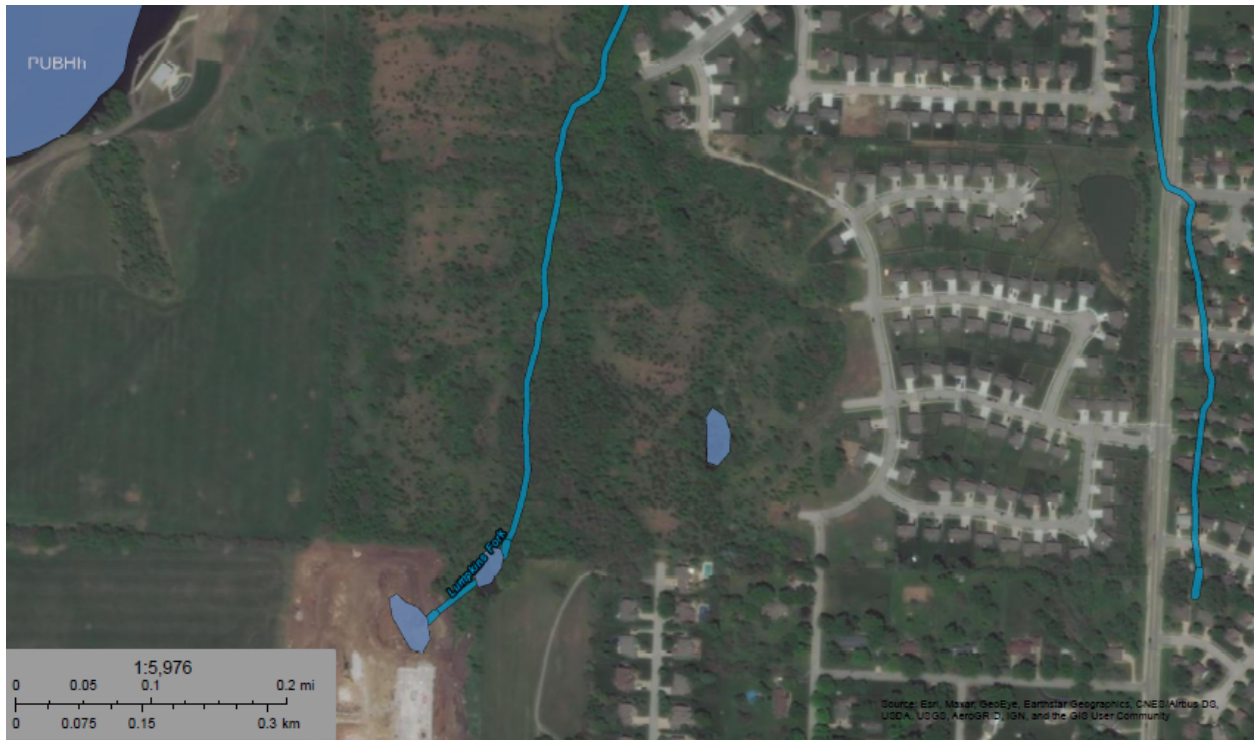
STAFF COMMENTS

1. A request to reclassify the zoning of the property to "R-1.5" Single-Family Residential District was filed concurrently with the preliminary plat application.
2. The Preliminary Plat was reviewed utilizing the R-1.5 development standards. If the rezoning application is not approved, consideration of the preliminary plat application must be placed on hold until the plat drawing is revised so all proposed lots comply with the "R-1" Single-Family Residential development standards.

3. The property was purchased by the applicant on April 27, 2021.
4. The development standards for the R-1.5 zoning district are as follows:

R-1.5	
Minimum Lot Area (square feet)	6,500
Minimum Lot Width (feet)	60
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	30
side	7.5
side, exterior	15
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

5. The reclassification of zoning to R-1.5 will allow an increase in the total number of lots proposed for the property under the new preliminary plat versus the preliminary plat approved in 2004. The 2004 plat proposed 125 lots within the undeveloped area, while the current proposal is for 154 lots, an increase of 29 lots. The 2004 plat did provide space for a swimming pool with associated parking lot and a 4.2 acre neighborhood park. If lots were included on these tracts in 2004, the lot count would have increased over the 125 lots.
6. The preliminary plat request was submitted to the administration of the Raymore-Peculiar School District for review and comment. The school district has been aware of the development since 2004 and is aware of the current plan for completion of the subdivision. The District accounted for full development of the subdivision when planning for future enrollment and needed facilities.
7. The preliminary plat request was submitted to the South Metropolitan Fire Protection District for review. The district requires Sunset Lane to be installed prior to construction of any homes in Phase 3 (west side of the stream).
8. The existing stream that crosses north/south through the property is classified as a First Order stream. A fifty-foot (50') buffer is required on both sides of the stream measured from the top of the existing stream bank. The required buffer has been provided on the Preliminary Plat.
9. There is no designated flood plain on the property.
10. The U.S. Fish and Wildlife Service National Wetlands Inventory identifies the existing pond on the property as a freshwater pond. Investigation will need to be completed prior to submittal of a final plat on whether this pond is a regulated pond and whether removal of the pond necessitates any mitigation.



11. Lampkin's Fork 21" interceptor line runs north/south through the property along the west side of the stream. The sewer line is sized to support the development of the subdivision.
12. Stormwater will be managed through four stormwater detention areas. Discharge from the detention areas will be to the stream channel with the flow naturally falling to the north. Stormwater treatment measures will be required.
13. The construction of Sunset Lane by the City as a General Obligation Bond project is scheduled to commence in 2022. The applicant shall dedicate the necessary right-of-way to the City.
14. No homes will be allowed to be constructed in Phase 3 (west side of the stream) until the connection of Heritage Drive across the stream to Sunset Lane is completed.
15. Goal 2.2 of the City Strategic Plan is to "Create a physical environment that inspires a sense of pride in public spaces". One of the strategies is to "Create and maintain a well-connected transportation network". Collector roadways such as Sunset Lane should have limited access to allow for free flow of traffic. City staff requested only one access point onto Sunset Lane from the development, similar to the access points to Madison Valley and Madison Creek subdivisions off North Madison Street.

16. North Park Drive, platted as part of the Wedgewood Place subdivision in 1986, was always planned to continue north. The road was platted and constructed to the north property line of Wedgewood Place. There is currently no cul-de-sac or turnaround for emergency vehicles, school buses, or City snow plows and maintenance equipment.



17. Mesa Ridge Drive, platted as part of the Madison Creek Third Plat subdivision in 2005, was always planned to continue south. The road was platted and constructed to the south property line of Madison Creek. There is currently no cul-de-sac or turnaround for emergency vehicles, school buses, or City snow plows and maintenance equipment.



18. At the Good Neighbor meeting residents of Wedgewood Place expressed concern about North Park Drive being utilized by residents of Madison Valley as a thoroughfare to get to 58 Highway. Connections of roadways that allow residents from one subdivision to travel to another subdivision exist throughout the City. A few examples of road connections between subdivisions are:
- Bristol Drive connects Brookside subdivision and Stonegate subdivision.
 - Sunset Lane connects Evan Brook subdivision and Brookside subdivision.
 - Wiltshire Drive connects Remington subdivision and Creekmoor.
 - Woodson Drive connects Rolling Hills subdivision and Keenland Estates subdivision.

While City staff acknowledges there will be residents occasionally traveling North Park Drive to get to/from 58 Highway and Madison Valley, the connection of Heritage Drive to Sunset Lane and North Madison will allow vehicles to get to collector roadways that lead to traffic signals at 58 Highway.

19. The subdivision adjacency requirements of the Unified Development Code apply to the preliminary plat. The applicant has chosen to utilize a landscape buffer with berm as described in Section 445.030F3a:

3. Standards

New residential subdivisions subject to the requirements of this section must provide one of the following lot compatibility techniques along the common property line:

a. Landscape Buffer with Berm

- (1) Shall have a minimum width of 25 feet;
- (2) Shall have a minimum height of four feet;
- (3) Evergreens shrubs, trees or other landscape plantings shall be utilized to create a Type A opaque buffer as defined in Section 430.080C1;
- (4) Perimeter barriers, including fencing or walls, may be utilized within the landscape buffer; and
- (5) The buffer shall be part of an open space or landscape tract.

The subdivision adjacency requirements have been met.

20. There are 154 lots proposed in Madison Valley Phase 2. A total of 52 of the lots, equalling 33% of all lots in Phase 2, comply with the R-1 development standards of 8,400 square feet in size and 70 feet in lot width.

21. A Memorandum of Understanding (MOU) has been prepared that outlines the responsibilities of the developer.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary plat will not adversely affect the appropriate use of neighboring property;

The preliminary plat will not adversely affect the appropriate use of neighboring properties. The property has always been intended to be developed for single-family residential use. Street connections have always been planned. Subdivision adjacency requirements have been met.

2. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations

and plans;

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans. The proposed lots comply with the development standards for the underlying zoning district, and the proposed land uses are consistent with the Future Land Use Map adopted by the City.

3. the preliminary plat will not impose undue burden upon existing public services and facilities; and

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service to the property.

4. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

There is sufficient capacity in the water and sanitary sewer systems to support full development of the property. The road network was designed to accommodate full development of the property, or is being extended to serve the development.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Public Hearing	September 7, 2021	September 27, 2021 October 11, 2021 Dec. 20, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21022 Madison Valley Phase 2 - Preliminary Plat to the City Council with a recommendation of approval, subject to the following condition:

1. The request to reclassify the zoning of the property from "R-1" Single-Family Residential District to "R-1.5" Single-Family Residential District must be approved by City Council prior to final consideration of the preliminary plat.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its September 7, 2021 meeting, voted 7-0 to

accept the staff proposed findings of fact and forward case #21022 Madison Valley Phase 2 - Preliminary Plat to the City Council with a recommendation of approval, subject to the following conditions:

1. The request to reclassify the zoning of the property from “R-1” Single-Family Residential District to “R-1.5” Single-Family Residential District must be approved by City Council prior to final consideration of the preliminary plat.
2. Lemon Mint Drive at its intersection with Buffalo Drive shall be stubbed at its southern end.
3. Heritage Drive to be designated as the construction road for the development.
4. Delay of connection of North Park Drive until completion of Phase 2.

CITY COUNCIL ACTION - 9/27/2021

The City Council, at its September 27, 2021 meeting, voted 7-0 to continue case #21022, Madison Valley Phase 2 - Preliminary Plat to the October 11, 2021 meeting.

CITY COUNCIL ACTION - 10/11/2021

The City Council, at its October 11, 2021 meeting, voted 8-0 to table case #21022, Madison Valley Phase 2 - Preliminary Plat until such time that details can be worked out between the City and the developer.

CITY COUNCIL ACTION - 12/20/2021

The City Council, at its December 20, 2021 meeting, voted 7-0 to accept the Planning and Zoning Commission findings of fact and approved case #21022, Madison Valley Phase 2 - Preliminary Plat with no conditions.