



To: City Council

From: Planning and Zoning Commission

Date: November 8, 2021

Re: Case #21033 - Stegmaier Acres Replat Lot 2 - Minor Plat

GENERAL INFORMATION

Applicant: William and Pam Hatcher

Property Owner: 1403 N. Madison Street, Raymore, MO 64083

Property Location: 1403 N. Madison Street - Stegmaier Acres Lot 2

2021 Aerial Photograph:



Site Photographs:



View looking east from Madison at proposed driveway location



View looking east - proposed driveway location south of house



View looking east at proposed driveway south of existing solar panels



View looking north at proposed easement area for driveway to front of lots



View looking northwest at area for proposed lots

Existing Zoning: “RE” Rural Estate District

Existing Surrounding Uses:

- North:** Residential
- South:** Residential/Agricultural
- East:** Agricultural
- West:** Residential

Total Tract Size: 32 acres

Total Number of Lots: 3

Growth Management Plan: The Future Land Use Plan Map contained within the 2013 Growth Management Plan designates this property as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan has Madison Street classified as a Major Collector.

Advertisement: City Ordinance does not require a public hearing for Minor Plats.

Public Hearing: City Ordinance does not require a public hearing for Minor Plats.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain final plat approval for Stegmaier Acres Lots 3-5.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of this 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.

ENGINEERING DIVISION COMMENTS

The Engineering Department has reviewed the application and recommends approval of the proposed plat.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The property is legally described as Lot 2 of Stegmaier Acres, a subdivision that was approved on October 28, 1985.
2. The zoning of the property was reclassified from "A" Agricultural District to "RE" Rural Estate District on October 27, 2009.
3. A variance was approved by the Board of Adjustments on August 17th, 2021 regarding the lot frontage requirements on a public street. Approval of the variance allows the two proposed 3-acre lots to have access provided by an easement located on the southern property line and allows for single family homes to be constructed.

STAFF COMMENTS

1. The proposed final plat application would be an eligible candidate for the 34th amendment regarding minor platting. This replat would be a candidate for an administrative review if the 34th amendment is approved.
2. The proposed lots comply with the development standards of the existing "RE" Rural Estate zoning designation of the property.

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 a final plat if it finds that the Final Plat:

1. Is substantially the same as the approved preliminary plat

A Minor Plat does not require a preliminary plat.

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.

There is no preliminary plat on file for this subject property.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	October 19th, 2021	October 25th, 2021	November 8th, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21033 to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its October 19, 2021 meeting, voted 8-0 to accept the staff proposed findings of fact and forward case #21033 to the City Council with a recommendation of approval.

CITY COUNCIL ACTION 1ST READING 10/25/2021

The City Council, at its October 25, 2021 meeting voted 7-0 to accept Planning and Zoning Commission proposed findings of fact and approved Case #21033, Stegmaier Acres - Lot 2 Replat on 1st reading.

CITY COUNCIL ACTION 2ND READING 11/8/2021

The City Council, at its November 8, 2021 meeting voted 8-0 to accept Planning and Zoning Commission proposed findings of fact and approved Case #21033, Stegmaier Acres - Lot 2 Replat on 2nd reading.