

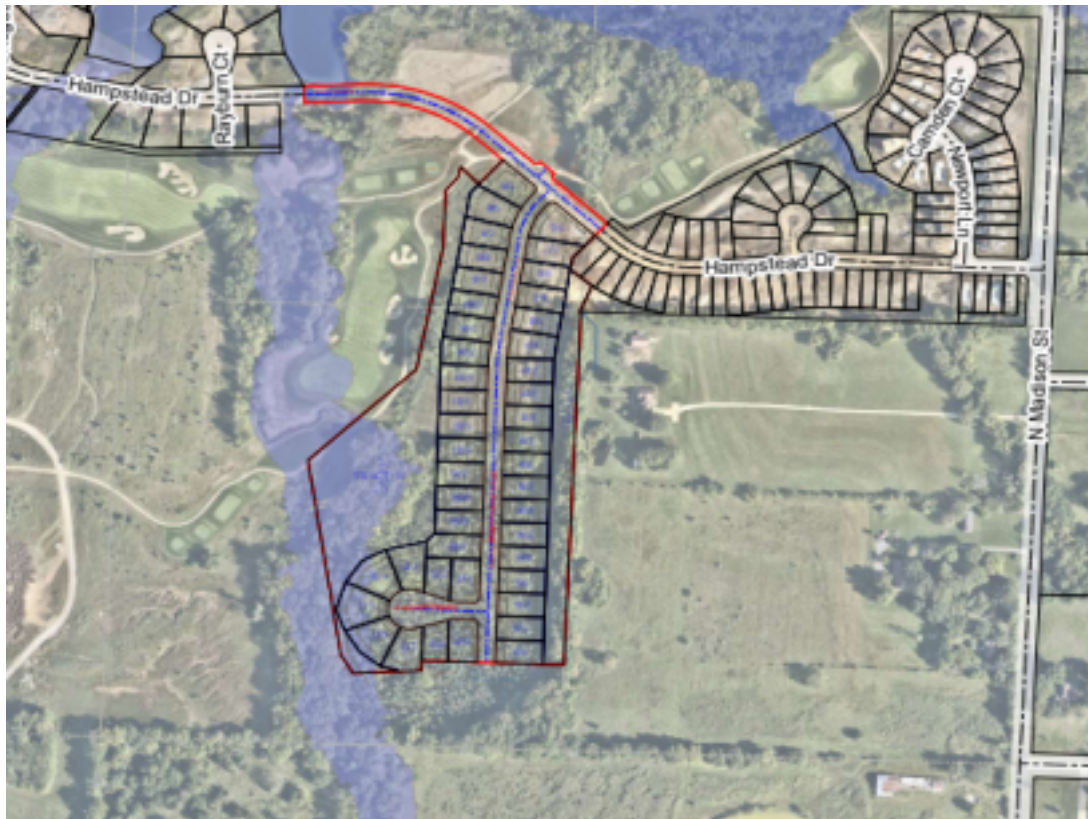


**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** November 8, 2021  
**Re:** Case #21034: Eastbrooke at Creekmoor - Third Plat - Lots 76-119 and Tracts G and H

## GENERAL INFORMATION

**Applicant/** Cooper Land Development  
**Property Owner:** % Ernie Deaton  
903 N. 47th Street, Ste 101  
Rogers, AR 72756

**Property Location:** W of N. Madison Street along South of Hampstead Drive



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

**Existing Surrounding Zoning:** North: PUD - Planned Unit Development District  
South: PUD- Planned Unit Development District  
East: RE - Rural Estate District  
West: PUD - Planned Unit Development District

**Existing Surrounding Uses:** North: Creekmoor PUD  
South: Creekmoor PUD  
East: Residential  
West: Creekmoor PUD

**Total Tract Size:** 19.457 acres

**Total Number of Lots:** 44 Lots and 2 Tracts

**Density – units per Acre:** 4

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

**Major Street Plan:** The Major Thoroughfare Plan Map classifies N. Madison Street as a major collector road. Hampstead Drive is classified as a minor collector road.

**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 *Eastbrooke at Creekmoor, Third Final Plat - Lots 76-119 and Tracts G and 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 property was rezoned to PUD Planned Unit Development District in January 2004. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).
2. The Eastbrooke at Creekmoor - First Final Plat to the east was recorded August, 18, 2020.
3. The Eastbrooke at Creekmoor- Second Final Plat to the northeast was approved on May 24, 2021.

## ENGINEERING DIVISION COMMENTS

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 for this phase of the “PUD” Planned Unit Development zoning district, was established by the 3rd amendment to the Creekmoor MOU, approved on July 23, 2007, are as follows:

<b>Minimum Lot Area</b>	
per lot	Interior: 5,500 sq. ft Exterior: 6,050 sq. ft
per dwelling unit	Interior: 5,500 sq.ft Exterior: 6,050 sq. ft
<b>Minimum Lot Width (feet)</b>	Interior Lot: 50 ft Exterior Lot: 55 ft
<b>Minimum Lot Depth (feet)</b>	100
<b>Yards, Minimum (feet)</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. The lot sizes within Eastbrooke Third are increased over the existing lots within the First and Second phase of Eastbrooke. The lot sizes in Eastbrooke Third are comparable to the lot sizes within the seven phases of Edgewater at Creekmoor..
3. An amendment to the Creekmoor Memorandum of Understanding has been filed coincident with the Eastbrooke Third Final Plat. The proposed Third plat is compliant with or without the MOU amendment approval.

**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 proposed final plat is substantially the same as the approved preliminary plan.

**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 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
	October 19, 2021	October 25, 2021	November 8, 2021

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21034 Eastbrooke at Creekmoor - Third Final Plat to the City Council with a recommendation of approval subject to the following condition:

1. Prior to submitting the final plat drawing for City signatures for recording purposes, Camden Court shall be renamed as this street name already exists in the City limits.
2. The final public Infrastructure plans for the subdivision shall reflect a relocation of the fire hydrant to be on Lot 115.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its October 19, 2021 meeting, voted 8-0 to accept staff proposed findings of fact and forward case #21034 Eastbrook at Creekmoor - Third Plat 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 the Planning and Zoning Commission proposed findings of fact and approved Case# 21034 Eastbrooke at Creekmoor Third Plat 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 the Planning and Zoning Commission proposed findings of fact and approved Case# 21034 Eastbrooke at Creekmoor Third Plat on 2nd reading.