



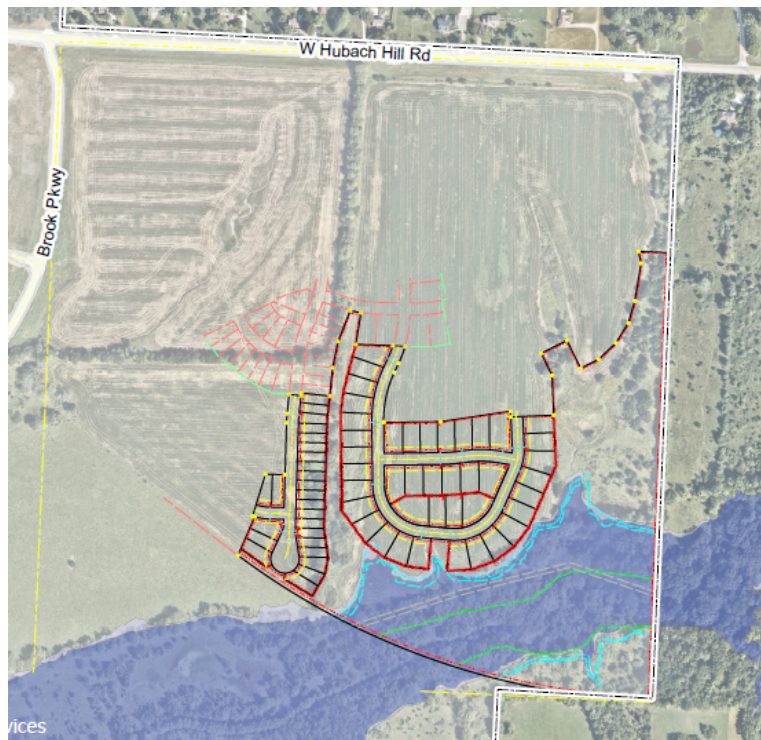
To: City Council
From: Planning and Zoning Commission
Date: February 28, 2022
Re: Case #21038 - Sedera Second Plat Lots 110 thru 175 & Tract E.

GENERAL INFORMATION

Applicant/ Clayton Properties Group, Inc.
120 SE 30th St.
Lee's Summit, MO 64082
Property Owner: Great Plains Real Estate Development, LLC
4400 Shawnee Mission Parkway Suite 202
Fairway, KS 66205

Requested Action: Final Plat Approval, Sendera Second Plat

Property Location: South of Hubach Hill Rd and east of Brook Pkwy.



Site Photographs:



View looking south from Hubach Hill Rd. (From Northeast corner of Sendera Subdivision)



View looking south from Hubach Hill Rd (From northwest corner of Sendera Subdivision)



View looking east from existing “Prairie of the Good Ranch” Subdivision (along Brook Pkwy)

Existing Zoning: “PUD” Planned Unit Development

Existing Surrounding Zoning: **North:** Unincorporated Cass County and “R-1P” (Single Family Planned Residential)
South: “A” Agriculture and Unincorporated Cass County
East: Unincorporated Cass County
West: “R-1P” Single Family Planned Residential District

Existing Surrounding Uses: **North:** Single Family Residential, Cass County
South: Agriculture
East: Undeveloped, Cass County
West: Single Family Residential

Total Tract Size: 45.21 Acres

Total Number of Lots: 66 Lots, 1 Tract

Gross Density – units per Acre: 0.69

If we exclude Tract E which contains 28.41 Acres, then we are left with 16.5 acres which gives a density of 2.5 units per acre.

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies Hubach Hill Rd as a Minor Arterial and Brook Parkway is classified as a Minor Collector.

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 Sadera Second Plat – Lots 110 thru 175 and Tract E.*

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. Prairie View of the Good Ranch, the adjacent subdivision to the west, was rezoned from “A” Agricultural District to “R-1P” Single Family Residential Planned District on October 10, 2005. The Planned District allowed for a reduction in the minimum lot depth from 120 feet down to 100 feet; allowed for a reduction in the minimum rear yard building setback from 30 feet down to 25 feet; and allowed for a reduction in the minimum side yard building setback from 10 feet down to 8.3 feet.
2. On June 23, 2008, City Council approved Ordinance #28055, establishing the Hubach Hill Road and North Cass Parkway Community Improvement District (CID). The Sadera subdivision is located within the CID.
3. In 2015 the Planned District requirements for Prairie View of the Good Ranch were adjusted as follows: the minimum lot size was reduced from 8,400 square feet down to 7,200 square feet; the minimum lot width was reduced from 70 feet down to 60 feet; the minimum front yard building setback was reduced from 30 feet down to 25 feet; and the minimum side yard building setback was reduced from 8.3 feet down to 6 feet.
4. On July 26, 2021, City Council approved a modification of development standards applicable to the 65 acres proposed for the Saddlebrook subdivision on the north side of Hubach Hill Road, east of the Stonegate Subdivision. Minimum lot size was reduced to 4,500 square feet; minimum lot width reduced to 45 feet; minimum side yard setback reduced to 5 feet; and

maximum building coverage increased to 40%. City Council also approved the preliminary plat for the subdivision.

- On August 23, 2021, City Council approved the rezoning of the 135 acres for the proposed Sendera Subdivision from “R-1P” Single Family Residential Planned District to “PUD” Planned Unit Development District. The preliminary plat was approved as part of the rezoning.

ENGINEERING DIVISION COMMENTS

See attached memorandum.

STAFF COMMENTS

- The current and proposed bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

Requirements	
Minimum Lot Area	
Square feet	4,800
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25
rear	20
side corner	15
side	5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40%

- There are three distinct geographic areas within the proposed Sendera subdivision of differing lot sizes and lot widths, see below.

	Proposed # of Lots	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft)
Product A (Trailside)	160	9,100	70
Product B (Colony)	160	4,800	40
Product C (Enclave)	110	5,760	48

- The subject property is part of the Good Ranch Master Planned Community and has been planned for residential development since 1994.

4. The Future Land Use Plan map of the Growth Management Plan designates the subject property appropriate for low density, which is defined by 4 dwelling units per acre. This final plat meets this requirement.
5. The uses permitted in the proposed PUD district are single-family detached homes.
6. The subject property is located within the territorial area of the Cass County Public Water Supply District #10. The applicant is aware that the entire subdivision will be served water by Water District #10.
7. South Metro Fire Protection District has reviewed the plans, comments were provided and the applicant has acknowledged receipt of those comments and agreed to comply.
8. The subdivision adjacency requirements of the Unified Development Code have been met from the existing lots in the Prairie of the Good Ranch subdivision. The subdivision adjacency requirements do not apply to lots within the Dutchman Acres subdivision to the north because the lots are not located in the City limits.
9. The required stormwater quality measures are to be located within Tract E. The BMP's are required to be installed coincident with the installation of public infrastructure.
10. A development agreement has been prepared outlining the requirements of both the Sub-Divider and the City.

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	February 1, 2022	February 14, 2022	February 28, 2022

STAFF RECOMMENDATION

The Final Plat is substantially the same as the approved preliminary plat and complies with all the requirements of the City.

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21038, Sendera Second Final Plat Lots 110 thru 175 and Tract E to the City Council with a recommendation for approval.

STAFF RECOMMENDATION

The Planning and Zoning Commission, at its February 1, 2022 meeting, voted 9-0 to accept the staff proposed findings of fact and forward Case #21038, Sendera Second Final Plat Lots 110 thru 175 and Tract E to the City Council with a recommendation for approval.

CITY COUNCIL 1st READING - 2/14/2022

The City Council, at its February 14, 2022 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #21038, Sendera Second Final Plat Lots 110 thru 175 and Tract E on 1st reading..

