

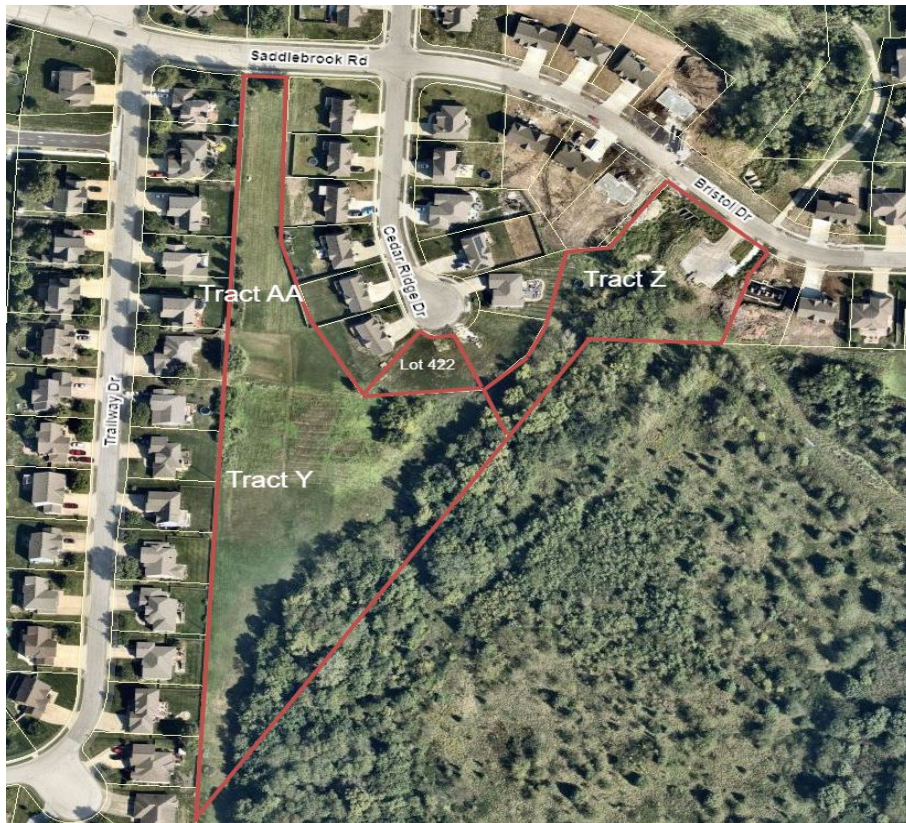


To: City Council
From: Planning and Zoning Commission
Date: February 28, 2022
Re: Case #22004 - Brookside Tenth Final Plat - Replat of Tract Y

GENERAL INFORMATION

Applicant/
Property Owner: City of Raymore
100 Municipal Cir.
Raymore, MO 64083

Property Location: South of Cedar Ridge Dr. in Brookside Subdivision





Looking south from Lot 422 towards existing Tract Y



Looking south and east from proposed Tract AA

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

Existing Surrounding Zoning: **North:** "R-1" Single-Family Residential
South: "R-1P" Single-Family Residential (Planned District Overlay)
East: "R-1P" Single-Family Residential (Planned District Overlay)
West: "R-1P" Single-Family Residential (Planned District Overlay)

Existing Surrounding Uses: **North:** Single Family Residential
South: Single Family Residential and Undeveloped
East: Single Family Residential and Undeveloped
West: Single Family Residential

Total Tract Size: 4.619 Acres

Total Number of Lots: 2 Tracts

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 Bristol Drive as a Minor Collector and Cedar Ridge Dr as a local 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 Brookside Tenth Final Plat - Replat of Tract Y.

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 Brookside Tenth Final Plat was recorded on September 2, 2015.
2. The extension of Bristol Drive between Cedar Ridge Drive and Brook Parkway was completed in 2020.
3. Brookside Tenth Final Plat - Replat of Tract V and W was recorded on July 28, 2021.

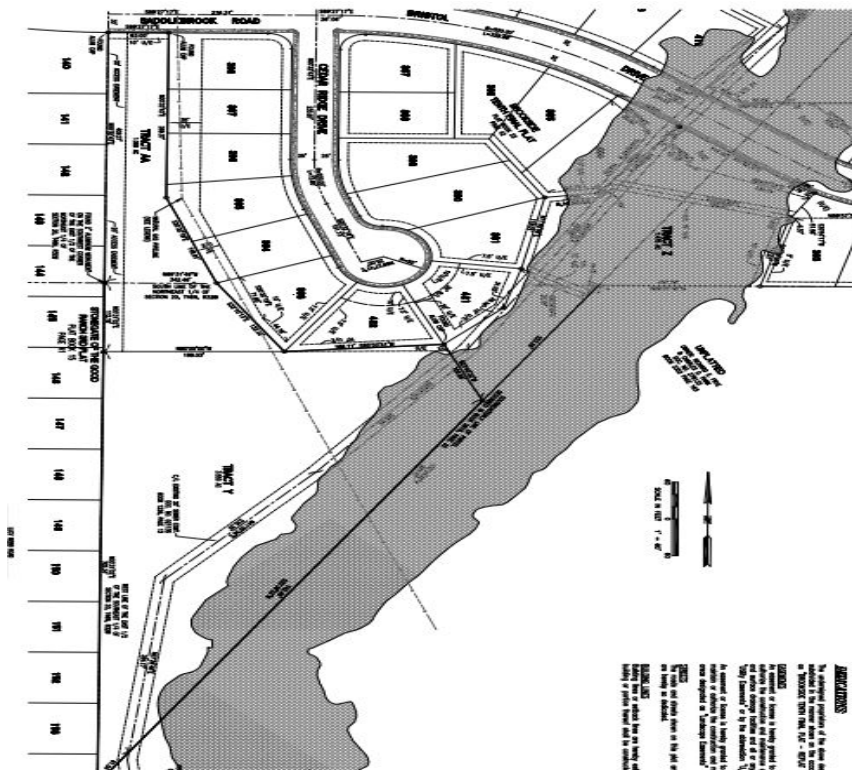
- The 1st Amendment to the Brookside Tenth Final Plat Development Agreement was approved by City Council on July 27, 2020. The amendment allowed a relocation of the Brookside Trailhead parking lot to Bristol Drive (Tract Z), adjacent to the Brookside Trail. Relocation of the parking lot allowed for the creation of Lot 422 at the southern end of Cedar Ridge Drive. The agreement specified improvements the developer had to complete, including the parking lot, trail extension, and installation of a drinking fountain and park bench. The agreement also specified the City would transfer ownership of Lot 422 to Brookside Builders, and transfer Tract AA to the Brookside Homeowners Association.

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

- Existing Tract Y would be divided to create a new Tract AA.
- Transfer of ownership of Lot 422 from the City of Raymore to Brookside Builders.
- Transfer of ownership of Tract Y from the City of Raymore to Brookside Investments Inc. to be left as open space.
- Tract AA would be owned and maintained by the Brookside Homeowners Association.



5. Tract Z would remain under the ownership of the City of Raymore.
6. An access easement is provided off Saddlebrook Road to allow for maintenance of Tract Y.

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 replat is substantially the same as the Preliminary Plat. 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 replat 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 replat complies with the conditions that were 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 15, 2022	February 28, 2022	March 14, 2022

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22004 Brookside Tenth Final Plat - Replat of Tract Y to the City Council with a recommendation for approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its February 15, 2022 meeting, voted 8-0 to accept the staff proposed findings of fact and forward case # 22004 to the City Council with a recommendation of approval.