

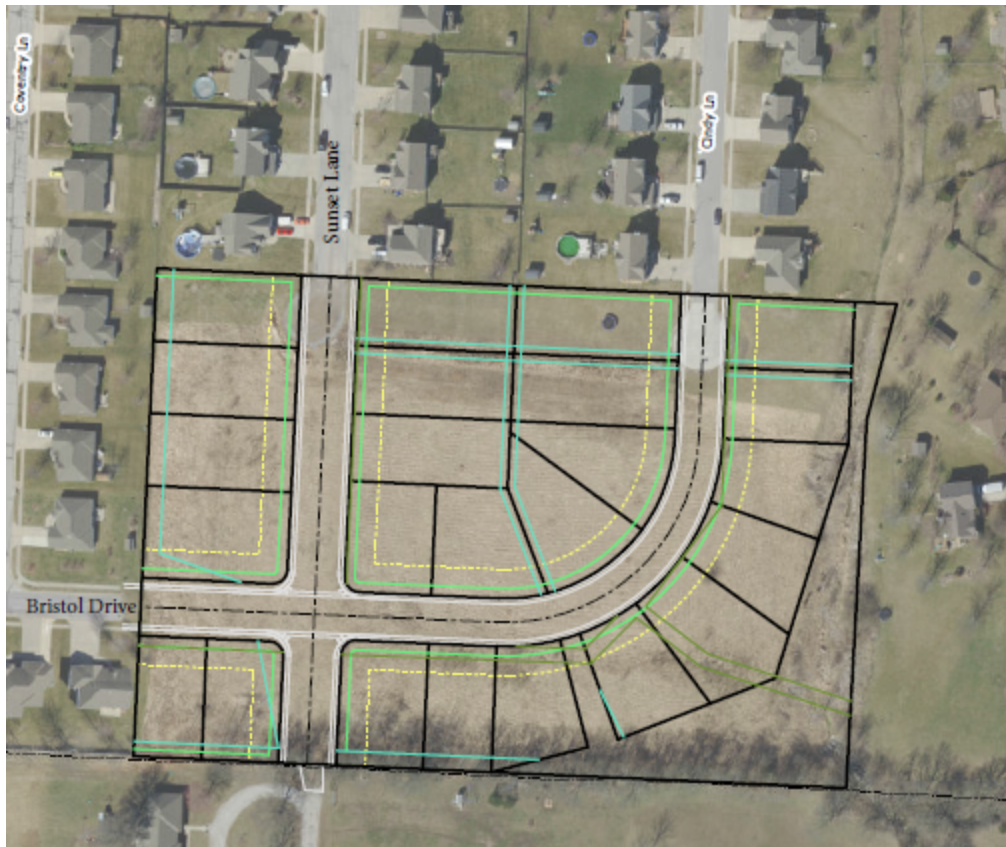


**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** November 28, 2016  
**Re:** Case #16021 - Evan Brook 7th Final Plat

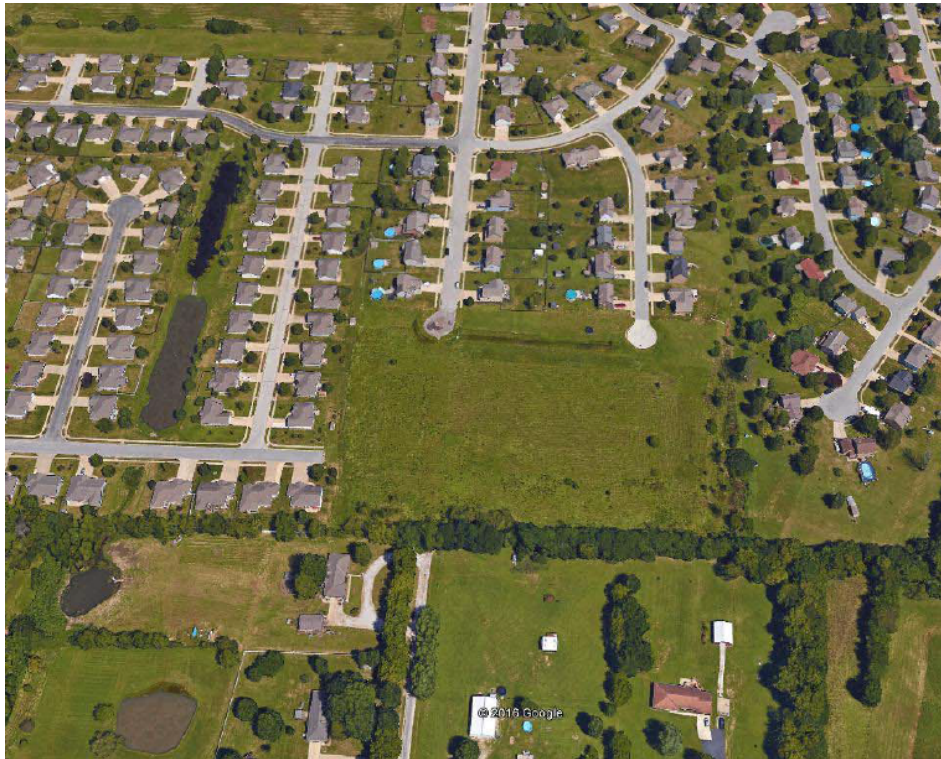
## GENERAL INFORMATION

**Applicant/  
Property Owner:** Cass Evans  
103 N. Evans Avenue  
Raymore, MO 64083

**Property Location:** Sunset Lane and Bristol Drive area



**2016 Aerial Photograph**



Google Earth view of property



**Property Photographs:**



View looking east from end of Bristol Drive



View looking south at Dutchman Acres from end of Sunset Lane.



View looking south from end of Cindy Lane



View looking south at swale/stream on east side of subject property (Tract A on plat)

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

**Surrounding Zoning:**

**North:** R-1 – Single-Family Residential  
**South:** Unincorporated Cass County  
**East:** R-1 – Single Family Residential  
**West:** R-1 - Single Family Residential

**Tract Size:** 8.62 acres  
**Total Lots:** 24 Single Family Lots  
**Density:** 2.78 units per acre

**Legal Description:**

Part of the Northeast Quarter and part of the Northwest Quarter of Section 21, Township 46N, Range 32W, in the City of Raymore, Cass County, Missouri, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 21, thence South 02 degrees 46 minutes 00 seconds West, along the West line, 2155.69 feet to the Southeast corner of Lot 178 of "EVAN-BROOK, Lots 171 thru 203" a recorded plat in the City of Raymore, Cass County, Missouri, and the POINT OF BEGINNING; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, 617.32 feet to the Southeast corner of Lot 203 and a point on the West line of Lot 71 of "EVAN-BROOK, Lots 63 thru 92" a recorded plat in the City of Raymore, Cass County, Missouri; thence South 14 degrees 37 minutes 23 seconds West, along the West line of Lots 71 and 70, 124.32 feet to the angle point in the West line of Lot 70; thence South 03 degrees 12 minutes 15 seconds West, along the West line of Lot 70, 381.53 feet to the Southwest corner of Lot 70, said point also being on the South line of the Northeast quarter of Section 21; thence North 87 degrees 26 minutes 52 seconds West, along the South line, 588.85 feet to the Southwest corner of the Northeast Quarter, the Southeast corner of the Northwest Quarter, and the Northeast corner of "DUTCHMAN'S ACRES Lots 16 thru 58" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 87 degrees 26 minutes 51 seconds West along the North line of Lot 58, 150.02 feet to the Southeast corner of Lot 140 of "BROOKSIDE FOURTH PLAT" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 02 degrees 46 minutes 00 seconds East, along the East line of the plat also being a line parallel with and 150.00 feet West of the East line of the Northwest Quarter of Section 21, 505.96 feet to a point on the East line of Lot 135, also being the Southwest corner of Lot 178 of "EVAN-BROOK Lots 171 thru 203"; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, to the POINT OF BEGINNING, containing 375,275 square feet or 8.62 acres more or less.

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Low Density Residential Use.

**Major Street Plan:** The Street Classification Map contained in the Transportation Plan has Sunset Lane and Bristol Drive classified as a Minor Collector. Cindy Lane is classified as a Local Street.

**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 Evan Brook 7th Plat.

*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 land area east of Sunset Lane was rezoned to "R-1" Single-Family Residential District on September 10, 1990. The land area on the west side of Sunset Lane was rezoned to R-1 on December 12, 1994.
2. A preliminary plat for all of the land in Evan-Brook subdivision east of Sunset Lane was approved on September 10, 1990. The preliminary plat for the lots on the west side of Sunset Lane was approved on December 12, 1994.
3. The most recent final plat in the Evan Brook Subdivision was the 6th plat, approved on August 10, 1998.

## **ENGINEERING DIVISION COMMENTS**

See attached memorandum.

## **STAFF COMMENTS**

1. Approval of the Preliminary Plat is required prior to approval of the Final Plat. The Final Plat is consistent with the submitted Preliminary Plat.
2. Street names are consistent with the Preliminary Plat and existing street segments. Cindy Lane will continue south from its current terminous and extend west to Sunset Lane, where it will line up Bristol Drive at its intersection with Sunset Lane. Street signs at the intersection will identify that Bristol Drive is west of Sunset Lane and Cindy Lane is east of Sunset Lane.
3. A development agreement is required as part of the final plat. The agreement will specify the requirements of the property owner and of the City in the development of the property.

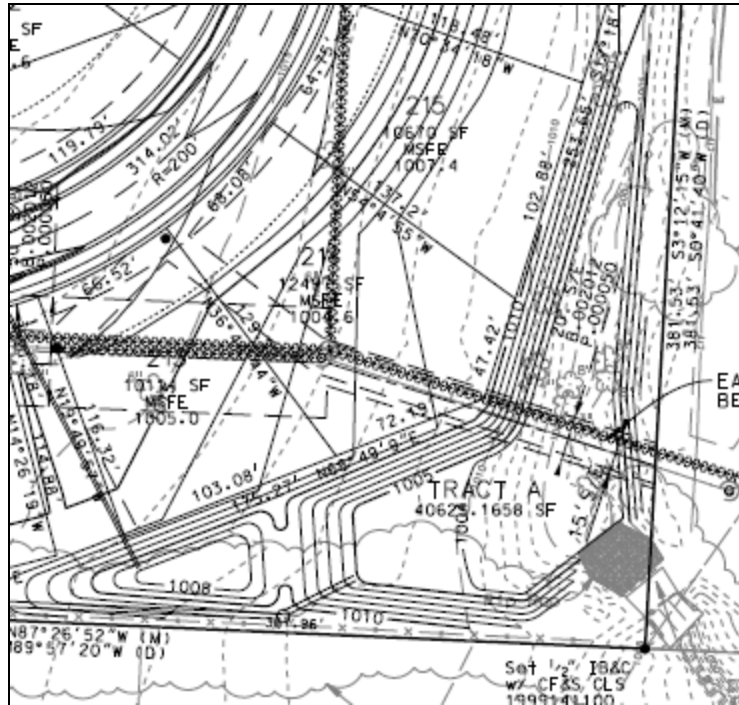


4. The Raymore City Council included funds in its FY16 budget for the extension of Sunset Lane south to Dutchman Acres and the connection of Bristol Drive to Sunset Lane. These roadway connections were deemed to be important north-south connection roads that were requested by residents of the City. The property owner is funding the construction of Cindy Lane and the water and sanitary sewer improvements that are necessary to serve the subdivision plat.
5. The bulk and dimensional standards for the “R-1” Single-Family Residential District zoning classification for the property is provided below:

Current	
<b>Minimum Lot Area</b>	
per lot	8,400 sq.ft.
per dwelling unit	8,400 sq.ft.
<b>Minimum Lot Width (ft.)</b>	70
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	30
rear	25
side	10
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	30

6. When Sunset Lane is connected it will be a one-half mile road segment between Lucy Webb Road and Hubach Hill Road. The City intends to install 4-way stop signs at the intersection of Country Lane and Sunset Lane and at the intersection of Bristol Drive and Sunset Lane.
7. There is an existing sanitary sewer easement that crosses through the southeast portion of the subject property that will be vacated as part of the final plat. The sanitary sewer line will be relocated into a newly created easement.
8. South Metropolitan Fire Protection District reviewed the final plat and had no comments or concerns.
9. Best Management Practices (BMP’s) will be provided with sediment fore-bays (holding areas) and native vegetation planted around the common areas by the detention basin to provide water quality treatment for the proposed site improvements.
10. Under existing conditions the site drains towards the southeastern corner of the site. A stormwater drainage study for the proposed subdivision has been prepared in accordance with the requirements of the City of Raymore and

the Kansas City Metropolitan Chapter of the American Public Works Association (APWA). Stormwater detention for the proposed subdivision will be provided with an open-graded detention basin in the southeast corner of the site on Tract A. The existing basin will be expanded to hold additional storage volume to compensate for the increase in impervious surfaces associated with the new streets and houses.



11. There is an existing bank of four 48” corrugated metal pipes, which have a length of 40 feet, which allows water to flow into the existing creek in Dutchman Acres. The stormwater detention basin will release water through these pipes into the existing stream in Dutchman Acres.

**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 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 were no conditions 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 18, 2016	November 14, 2016	November 28, 2016

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16021 Evan Brook 7th Final Plat to the City Council with a recommendation of approval.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its October 18, 2016 meeting, voted 6-1 to accept the staff proposed findings of fact and forward Case #16021 Evan Brook 7th Final Plat to the City Council with a recommendation of approval.

## **CITY COUNCIL ACTION 1ST READING - 10/24/2016**

The City Council, at its October 24, 2016 meeting, removed the request from the agenda in response to the continuance of the public hearing on the Evan Brook 7th Preliminary Plat to the November 14, 2016 Council meeting.

## **CITY COUNCIL ACTION 1ST READING - 11/14/2016**

The City Council, at its November 14, 2016 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved case #16021 Evan Brook 7th Final Plat on 1st reading.

## **CITY COUNCIL ACTION 2ND READING - 11/28/2016**

The City Council, at its November 28, 2016 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved case #16021 Evan Brook 7th Final Plat on 2nd reading.