



To: City Council
From: Planning and Zoning Commission
Date: June 26, 2017
Re: Case #17016 -Cunningham at Creekmoor
Second Final Plat - Lots 69 through 104 and
Tracts E and F

GENERAL INFORMATION

**Applicant/
Property Owner:** Cooper Land Development, Inc.
903 N. 47th Street
Rogers, AR 72756

Property Location: Generally located at the southwest corner of 155th
Street and N. Madison Street



2016 Aerial Photograph:



Existing Zoning: "PUD" Planned Unit Development

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

Existing Surrounding Uses: **North:** Undeveloped
South: Undeveloped
East: Low Density Residential
West: Undeveloped

Total Tract Size: 14.17 acres

Total Number of Lots: 36

Density – units per Acre: 2.54 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 N. Madison Street as a Major 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 the Cunningham at Creekmoor Second Final Plat – Lots 69 through 104 and Tracts E and F.

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 Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. Cunningham at Creekmoor 1st Plat, located directly to the west, was recorded on February 24, 2009

ENGINEERING DIVISION COMMENTS

The Engineering Division reviewed the application for the Cunningham at Creekmoor Second Plat and indicated that there are public facilities adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore. Please see attached memorandum for specific comments.

STAFF COMMENTS

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

Current	
Minimum Lot Area	
per lot	8,400 sq ft
per dwelling unit	8,400 sq ft
Minimum Lot Width (ft.)	70 feet; 30 cul-de-sac lot
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25

rear	25
side; exterior	20
side; interior	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

- The proposed final plat is slightly modified from the approved preliminary plat. The preliminary plat showed Bentwater Drive (part of the 1st plat) as the primary entrance into the Cunningham subdivision from N. Madison Street. That entrance has been relocated south with the addition of Granshire Lane.

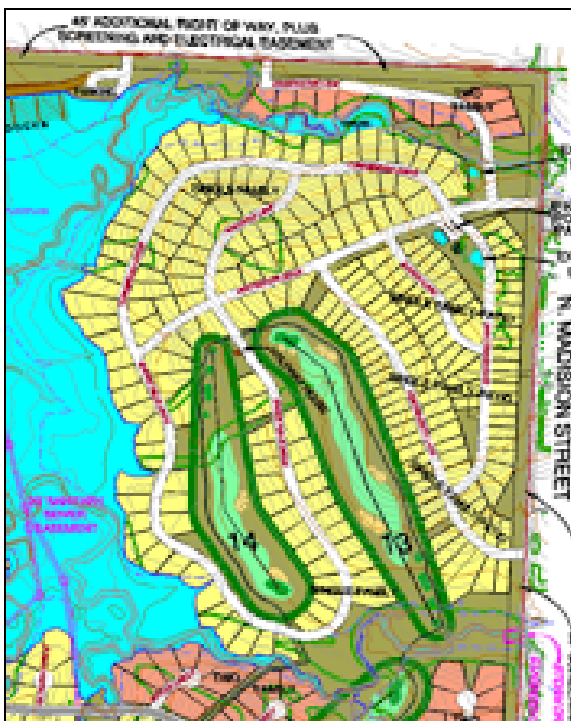


Illustration from approved preliminary plat

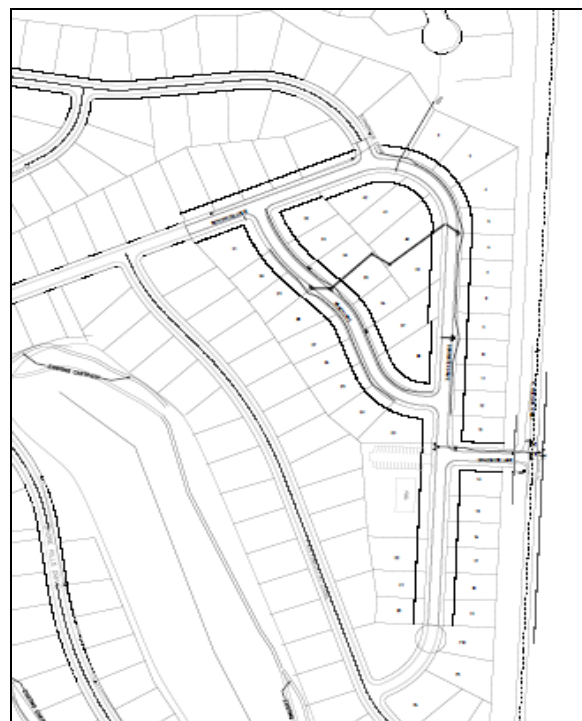


Illustration of the changes to the preliminary plat

- The pool has been relocated from the location indicated on the preliminary plan. The pool will be located in the open space at the southwest corner of Granshire Lane and Bentwater Drive.
- The street names and roadway alignments shown on the preliminary plat have been changed slightly to reflect the vacation of the First plat.
- Tract E and Tract F are located on the eastern perimeter of the subdivision providing a buffer along North Madison Street.

6. The applicant indicated that they will construct a right-turn lane on North Madison Street at Granshire Lane.
7. South Metropolitan Fire Protection District reviewed the final plat and had concerns about the number of street alignments in the City, and suggested that Granshire Lane be moved north to become a continuation of March Lane.
8. Temporary turn-arounds will need to be constructed at the north and south ends of Bentwater Drive, and the northern terminus of March Lane for fire and safety purposes.
9. The applicant will be required to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and be operational prior to the acceptance of the Improvements for the subdivision.
10. A grading permit has been issued, allowing site work to commence on the subdivision phase. These permits can be issued prior to final plat approval if a valid preliminary plat exists and the Public Works Director has approved the plans.

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 differs slightly from the Preliminary Development Plan and Memorandum of Understanding. The applicant has also submitted an application to vacate the First plat of the Cunningham subdivision. The changes from the the Preliminary Development Plan were made to reflect the vacation of the First 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.**

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> June 6, 2017	<u>City Council 1st</u> June 26, 2017	<u>City Council 2nd</u> July 10, 2017
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STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17016 Cunningham at Creekmoor Second Final Plat to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION 6/6/2017

The Planning and Zoning Commission, at its June 6, 2017 meeting, voted 9-0 to accept the staff proposed findings of fact and forward Case #17016 Cunningham at Creekmoor Second Final Plat to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Public Works Director
CC: File
Date: May 31, 2017
Re: Final Plat: Cunningham of Creekmoor, Second Plat: Lots 69 Through 104, Tract E and F

The Creekmoor property is located generally in the southwest quadrant of the 155th Street and Madison Street intersection and encompasses approximately 990 Acres. This phase of the development, Cunningham Second of Creekmoor - Lots 69 through 104, is approximately 14.17 acres.

There are public facilities adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

The lots will be served by an 8 inch sanitary sewer. The sanitary sewer will be connected to the existing sewer that is approximately 2600 feet west of North Madison Street.

Water System:

The site will be served by installing an 8" main along Bentwater Drive and March Lane and connecting to a 12 inch main extension in Hampstead Lane. This 12 inch main extension will be 3400 feet and will extend to the east to serve Cunningham 2 and all adjacent plats.

Transportation System:

This phase of the project includes the construction of Bentwater Drive, March Lane and Granshire Lane. These roads will be constructed to city standards. Modify the Cul de sacs to match the "tear drop" shape shown on the improvement plans.

A street lighting plan will be submitted to provide lighting to Bentwater Drive, Granshire and March Lane.

Storm Water Management:

The proposed stormwater conveyance system will accommodate the runoff from the watershed. Installing and maintaining erosion control measures will be critical throughout the entire build-out of the property. Storm water improvements, rain gardens or various bmp's including a stormwater treatment maintenance agreement will be provided to meet water quality standards and control runoff.

Recommendation:

The Engineering Division reviewed the application and found that the Final Plat for Cunningham of Creekmoor, Second Plat, Lots 69 Through 104, Tract E and F complies with the design standards of the City of Raymore.

The Engineering Division recommends approval of this application.

PLANNING AND ZONING COMMISSION
MEETING MINUTES EXCERPT
JUNE 6, 2017

7. New Business -

a. Case #17016 - Cunningham at Creekmoor Second Plat

Commissioner Bowie arrived at 7:04 p.m.

Chairman Faulkner asked about comments made in the memorandum submitted by South Metropolitan Fire Protection District on the case regarding concerns related to street alignment.

David Gress, Associate Planner, indicated Granshire Lane was a relocation of the previous entrance to the Cunningham neighborhood to avoid a stream crossing. The road was moved further south. Mr. Gress stated South Metro was suggesting a continuation of existing streets to limit the total number of new streets.

Steve Warger, representing Cooper Land Development, stated the main entrance to Cunningham was relocated further south to avoid a stream crossing and to improve sight distances for vehicle movements.

Chairman Faulkner asked whether teardrop design needs to be incorporated into any temporary cul-de-sacs being constructed as part of the Cunningham Second plat.

Ed leans, Assistant Public Works Director, commented there is no need to add teardrop design to any temporary cul-de-sacs.

Commissioner Crain asked if the comments from South Metro were a public safety concern.

Mr. Gress stated the comment was more related to the total number of street segments. The comment was not perceived as a public safety issue.

Chairman Faulkner stated that South Metro made suggestions, not requirements.

Mike Fleming, City Attorney representative, agreed.

Motion by Chairman Faulkner, Seconded by Commissioner Sarsfield, to accept the staff proposed findings of fact and forward case #17016, Cunningham at Creekmoor Second Plat, to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.