

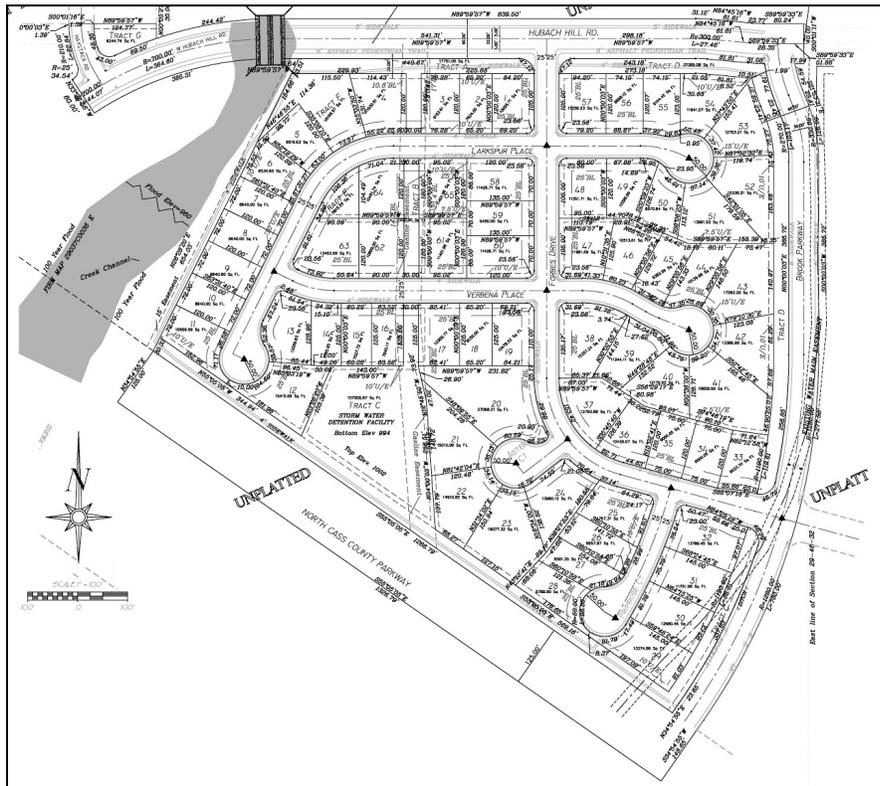


To: City Council  
 From: Planning and Zoning Commission  
 Date: September 25, 2017  
 Re: Case #17025 - Prairie View of the Good Ranch  
 Final Plat - Lots 1 thru 65 and Tracts A thru E

**GENERAL INFORMATION**

**Applicant/  
 Property Owner:** Good-Otis, LLC  
 1464 Techy Road  
 Northbrook, IL, 66062

**Property Location:** Generally located south of Hubach Hill Road, between North Cass Parkway and Brook Parkway.



**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17025 Prairie View of the Good Ranch Final Plat - Lots 1 thru 65 and Tracts A thru E to the City Council with a recommendation of approval subject to the following conditions:

### Conditions of Approval:

1. The developer must sign the Development Agreement prior to the 1st reading of City Council.
2. Applicant must submit a revised plat showing revisions A thru E from staff comments.
3. The applicant/developer must obtain a license or other agreement from PWSD #10 allowing the right-of-way of Brook Parkway to be platted over the existing water main easement.

### Property Photographs:



View looking southeast from the intersection of Hubach Hill Road and North Cass Parkway.



View looking south from the intersection of Hubach Hill Road and Brook Parkway.



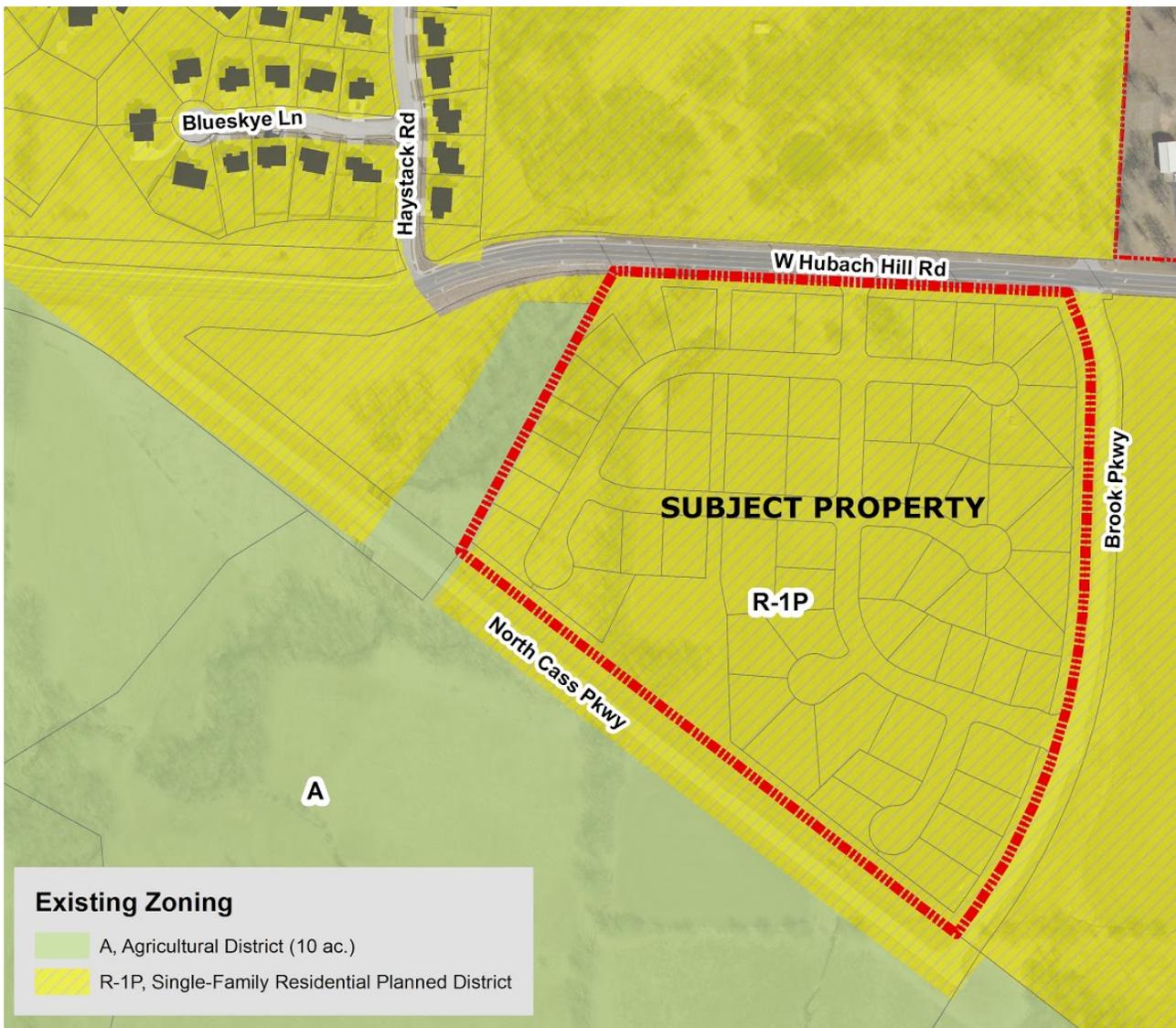
View looking northwest along North Cass Parkway.



View looking west at the future extension/connection of Forbes Drive from Brook Parkway.



View looking north across Hubach Hill Road at the future extension of Brook Parkway in the adjacent subdivision (Brookside South).



**Existing Zoning:** "R1-P" Single Family Residential Planned District

**Existing Surrounding Zoning:** **North:** "R1-P" Single Family Residential Planned District  
**South:** "AG" Agricultural Land  
**East:** "R1-P" Single Family Residential Planned District  
**West:** "R1-P" Single Family Residential Planned District

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

**Total Tract Size:** 34.96 acres

**Total Number of Lots:** 65 lots; 6 tracts

**Density – units per Acre:** 1.86 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 Road** as a minor arterial, **Brook Parkway** as a minor collector, and **North Cass Parkway** 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 Prairie View of the Good Ranch - Lots 1 thru 65 and Tracts A thru 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. The Prairie View of the Good Ranch was rezoned from "AG" Agricultural land to an "R1-P" Single Family Planned District and the Preliminary Plat for the development was approved by the Raymore City Council on October 24, 2005.
  - The Planning Commission approved the "P" Planned District designation despite the lack of amenities available to the development, citing applicant's history of providing quality housing products, the constraints of a small subdivision, the interconnectivity in the street system, larger lot sizes, and of amount of private open space proposed as reasons for supporting the "P" designation.
2. The Final Plat was approved by City Council on June 6, 2006. The Final Plat was recorded with Cass County on December 12, 2006. No development followed.
3. In June of 2015, the developer filed an application requesting a modification of development standards applicable to Prairie View of the Good Ranch (R1-P zoning). The modifications are highlighted below, and were approved as follows:

	R1-P Existing	R1-P Proposed
<b>Minimum Lot Area</b>		
per lot	8,400 sq ft	7,200 sq ft
<b>Minimum Lot Width (ft.)</b>	70	60
<b>Minimum Lot Depth (ft.)</b>	100	100
<b>Yards, Minimum (ft.)</b>		
Front	30	25
rear	25	25
side (exterior)	25	25
side (interior)	8.3	6
<b>Maximum Building Height (feet)</b>	35	35
<b>Maximum Building Coverage (%)</b>	30	30

4. On June 22, 2015, the Raymore City Council approved a new Preliminary Plat for Prairie View of the Good Ranch, which reflected the modified development standards above. The Preliminary Plat was never recorded, and expired one year later on June 22, 2016.
5. On June 23, 2008, City Council approved Ordinance #28055, establishing the Hubach Hill Road and North Cass Parkway Community Improvement District (CID). The Prairie View subdivision is located within the CID.
6. Near the time of the first Final Plat in 2006, North Cass Parkway and Brook Parkway were constructed, along with roughly 1,400 feet of storm sewer along Brook Parkway. No other public improvements (sidewalk, ADA ramps, etc...) were constructed.

## ENGINEERING DIVISION COMMENTS

The Engineering Division has reviewed the Final Plat application, and provided a recommendation of approval. Please see the attached memorandum for specific comments.

## STAFF COMMENTS

1. The current bulk and dimensional standards for the "R-1P" Single Family Residential Planned District zoning classification for the property are provided below:

R1-P	
<b>Minimum Lot Area</b>	
per lot	7,200 sq ft
<b>Minimum Lot Width (ft.)</b>	60
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	25
rear	25
side (exterior)	25
side (interior)	6
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	30

2. An eight foot (8') pedestrian trail will be constructed south of Hubach Hill Road from Haystack Road to Brook Parkway.
3. Private sidewalks, provided as an amenity to the neighborhood will be provided along the north, south, and west boundaries of the plat, located in open space tracts.
4. Sidewalks six feet (6') in width will be installed along Brook Parkway. A five foot (5') sidewalk will be installed on the north side of North Cass Parkway. These will be installed at the same time as all other public improvements.

5. Sidewalks four feet (4') in width will be installed on both sides of all local streets as homes are constructed.
6. The developer will be required to install sidewalks on all common areas at the time a home is constructed on either side of the open space tracts. This requirement is reflected in the development agreement.
7. The developer has incorporated the new tear drop cul-de-sac design required by the City. This design improves stormwater treatment and efficiency in snow plowing while maintaining adequate pavement width and turning radius for emergency vehicles and other larger vehicles.
8. North Cass Parkway was constructed and accepted as a two-lane rural roadway with side ditches. Brook Parkway was constructed as a paved street with curb and gutter, but was never accepted by the City as a public improvement.
9. Public Works and Engineering staff inspected the condition of both North Cass Parkway and Brook Parkway and identified several wide transverse cracks that will need to be filled. Curbs and gutters on Brook Parkway appeared to be in good condition. Both roads would benefit from a micro-surface. An agreement will be made between the developer/landowner and the City regarding the improvement of these roadways.
10. South Metro Fire District has reviewed the application and had no comments regarding the plat.
11. The Prairie View subdivision will be served by the Cass County Water District No. 10. The developer has provided an agreement with PWSD # 10 to provide water to this development.
12. There are two utility easement the cross through the property. A fifty foot (50') wide Southern Star Pipeline easement crosses through western  $\frac{1}{3}$  of the property, labeled Tracts A, B, and C on the plat. Additionally, a water main easement, belonging to Cass County Public Water Supply District No. 10 exists along the eastern property line.
13. The following revisions are necessary to the Final Plat:
  - a. Correct date from 2006 to 2017 under the Notary Certification plat note(s);
  - b. Remove Juan I. Alonzo as "Mayor" and "City Clerk". Leave position titles only;
  - c. Show a five foot (5') public sidewalk along the north side of North Cass Parkway.
  - d. Rename the tract of land on north side of Larkspur Place (currently Tract E) to Tract F.
  - e. Show the location of the Water District #10 easement on the final plat.

## 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;**

Five lots have been added as part of the replat. The final plat is substantially the same as the Preliminary Development Plan. Road alignment and lot juxtaposition 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> September 19, 2017	<u>City Council 1<sup>st</sup></u> September 25, 2017	<u>City Council 2<sup>nd</sup></u> October 9, 2017
---------------	--	--	---

## STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17025 Prairie View of the Good Ranch Final Plat - Lots 1 thru 65 and Tracts A thru E to the City Council with a recommendation of approval subject to the following conditions:

Conditions of Approval:

1. The developer must sign the Development Agreement prior to the 1st reading of City Council.
2. Applicant must submit a revised plat showing revisions A thru E from staff comments.
3. The applicant/developer must obtain a license or other agreement from PWSD #10 allowing the right-of-way of Brook Parkway to be platted over the existing water main easement.

## **PLANNING COMMISSION ACTION 9/19/2017**

The Planning and Zoning Commission, at its September 19, 2017 meeting, voted 7-0-1 to accept the staff proposed findings of fact, and forward Case #17025, Prairie View of the Good Ranch Final Plat - Lots 1 thru 65 and Tracts A thru E to City Council with a recommendation of approval subject to the following conditions:

### Conditions of Approval:

1. The developer must sign the Development Agreement prior to the 1st reading of City Council.
2. Applicant must submit a revised plat showing revisions A thru E from staff comments.
3. The applicant/developer must obtain a license or other agreement from PWSD #10 allowing the right-of-way of Brook Parkway to be platted over the existing water main easement.

## **CITY COUNCIL ACTION - 1st READING - 9/25/2017**

The City Council, at its September 25, 2017 meeting voted 8-0 to accept the Planning Commission's proposed findings of fact, and approved Case #17025, Prairie View of the Good Ranch Final Plat - Lots 1 thru 65 and Tracts A thru E on 1st reading, subject to the following conditions:

### Conditions of Approval:

1. The developer must sign the Development Agreement prior to the 1st reading of City Council.
2. Applicant must submit a revised plat showing revisions A thru E from staff comments.
3. The applicant/developer must obtain a license or other agreement from PWSD #10 allowing the right-of-way of Brook Parkway to be platted over the existing water main easement.