

To: Planning and Zoning Commission
From: City Staff
Date: October 3, 2017
Re: Case #17028 - Site Plan: Cunningham at Creekmoor Community Pool

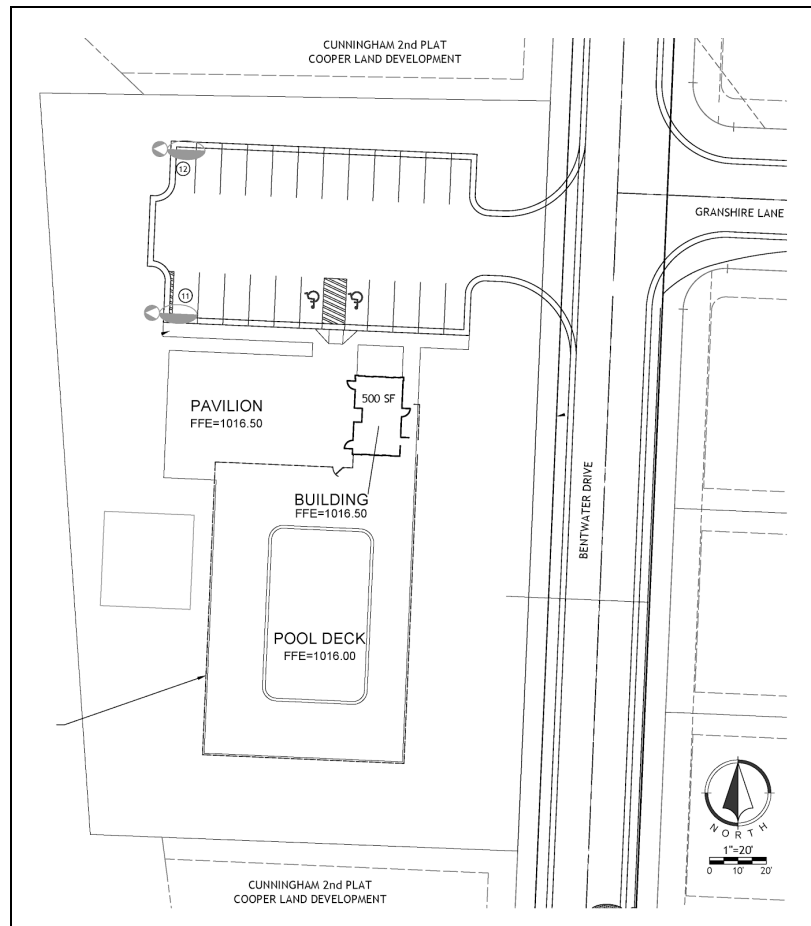
GENERAL INFORMATION

Applicant Steve Warger; RIC, LLC
 5015 NW Canal Street
 Riverside, MO 64150

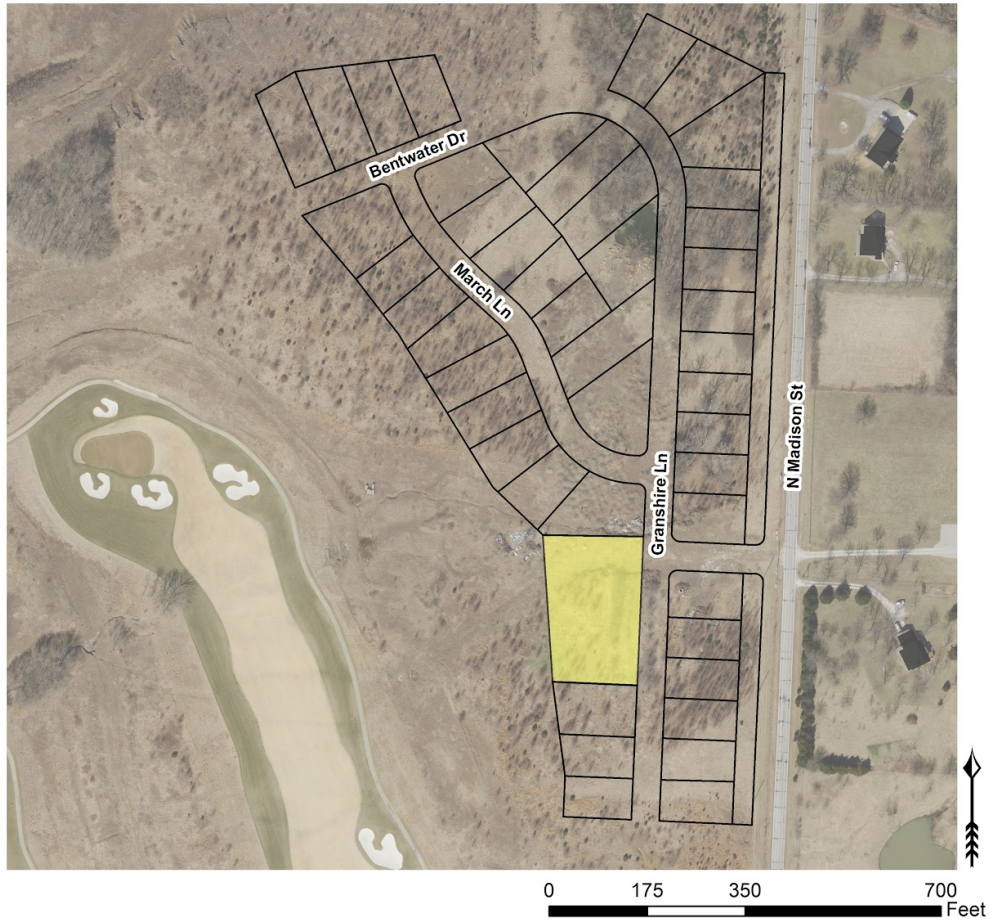
Property Owner: Cooper Land Development
 903 N 47th Street
 Rogers, AR 72756

Requested Action: Site plan approval for the community pool located in the Cunningham at Creekmoor 2nd Phase

Property Location: **Cunningham at Creekmoor 2nd Plat. Generally located at the intersection of N. Madison Street and Granshire Lane.**



Aerial Photograph:



Property Photographs:



(View from Granshire Lane and Bentwater Drive looking southwest)



(View from Granshire Lane and Bentwater Drive looking northeast)



(View from the parking lot looking south)

Existing Zoning: "PUD" Planned Unit Development District

Existing Surrounding Uses: **North:** Single Family Residential
South: Single Family Residential
East: Agricultural; Single Family Residential
West: Golf Course

Total Tract Size: 0.55 acres/23,855.14 square feet

Subdivision Plat: Cunningham at Creekmoor, 2nd Plat

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has **N. Madison Street** classified as a Major Collector and **Granshire Lane** classified as a Local Street.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for the community pool and pavilion for the Cunningham at Creekmoor 2nd phase.

SITE PLAN REQUIREMENTS AND STANDARDS

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 site plan property, specifically Section 470.160.

PREVIOUS ACTIONS ON 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.
3. An application to vacate the Cunningham at Creekmoor 1st Plat was filed by the developer and approved by City Council on July 10, 2017.
4. The Cunningham at Creekmoor 2nd Plat was approved by City Council on July 10, 2017. The Plat has not yet been recorded.

ENGINEERING DIVISION COMMENTS

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

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

PUD	
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

2. **Special Use Conditions:** There are no use-specific standards or conditions.
3. **Parking:** There is no designated parking requirement for a community swimming pool, and the required number of spaces is decided at the discretion of the Community Development Director. 23 parking spaces have been provided, and have been determined to be sufficient.
4. **Landscaping:** Twenty percent (20%) of the lot is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. The Landscape Plan the was submitted satisfies these requirements.
5. **Building Design:**

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather

stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.

- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

6. Pedestrian Access: Pedestrian Access to the building will be provided. Sidewalk will be required to be installed along the common tract of land in which the pool is located, along Bentwater Drive. Additionally, a sidewalk connection will be required to be made from the main entrance to the pool/pavilion to the sidewalk along Bentwater Drive.

7. Signage: A master signage plan was not submitted with the application. The applicant must apply for a sign permit prior to the placement of any sign

8. Fire District Review: Due to the minor scale of the proposed site plan, the plan was not shared with South Metro Fire District. The Cunningham at Creekmoor 2nd Final Plat was shared with the District prior to its approval in July 2017.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. Stormwater Management: Stormwater will drain east across the parking lot where it will be discharged onto Bentwater Drive and will drain north and south along Bentwater Drive.

- 10. Site Lighting:** The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City.
- 11. Trash Enclosure:** A trash enclosure was not included as part of the site plan. All waste receptacles will be stored inside the building.
- 12. Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened.

The site plan shows that the mechanical equipment for the pool and pavilion will be located inside of a utility closet within the pavilion building, and will be screened from view from adjacent properties and any adjacent street.

- 13. Site Access:** Access to the site will be provided off of Granshire Lane and Bentwater Drive. Granshire Lane is the main access point into the Cunningham Subdivision from N. Madison Street.
- 14.** The following revisions are required to the site plan prior to the issuance of a building permit.
- A. The five foot (5') tall fence around the perimeter of the pool shall be six foot (6') in height.
 - B. Identify the location of the concrete washout on the Erosion Control Plan.
 - C. Show the sidewalk along Bentwater Drive on the site plan.
 - D. Extend the sidewalk on the north side of the pavilion to connect to Bentwater Drive.
 - E. The gate into to pool deck shall open outward, away from the pool.
 - F. The ADA ramp leading into the parking lot shall be centered with the ADA access aisle.
 - G. Identify the location of the "Type A" screening on the Landscape Plan between the designated parking area, and abutting residential districts.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies, with the exception of the adopted APWA guidelines for intersection spacing. Based on those guidelines the minimum offset for two access roads intersecting a local road is 75'. The offset between Granshire Lane and the parking lot entrance is 20'.

The site plan complies with all other applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. the proposed use is allowed in the district in which it is located;**

The proposed use of the community pool is allowable as a subdivision amenity within the PUD zoning district.

- d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site will be provided off of Granshire Lane and Bentwater Drive.

- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from the sidewalk along Bentwater Drive.

- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are no unique natural resource features on the site that need to be preserved.

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are no alterations to the existing topography of the lot that will be made for this project. There are no natural watercourses on the site.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use meets the minimum requirement and is provided in a logical manner.

- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. The screening requirement between the parking areas and the abutting residential lots has been satisfied.

- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	October 3, 2017

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #17028 Cunningham at Creekmoor Community Pool Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained throughout the duration of the building construction.

Prior to issuance of a Building Permit

3. Applicant must submit a revised site plan showing revisions A thru G from staff comments.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
5. One of the two accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
6. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

7. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
8. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
9. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

PLANNING COMMISSION ACTION 10/3/2017

The Planning and Zoning Commission, at its October 3, 2017 meeting voted 7-0 to accept the staff proposed findings of fact, and approve case #17028 Cunningham at Creekmoor Community Pool Site Plan subject to the conditions found in staff's recommendation.