



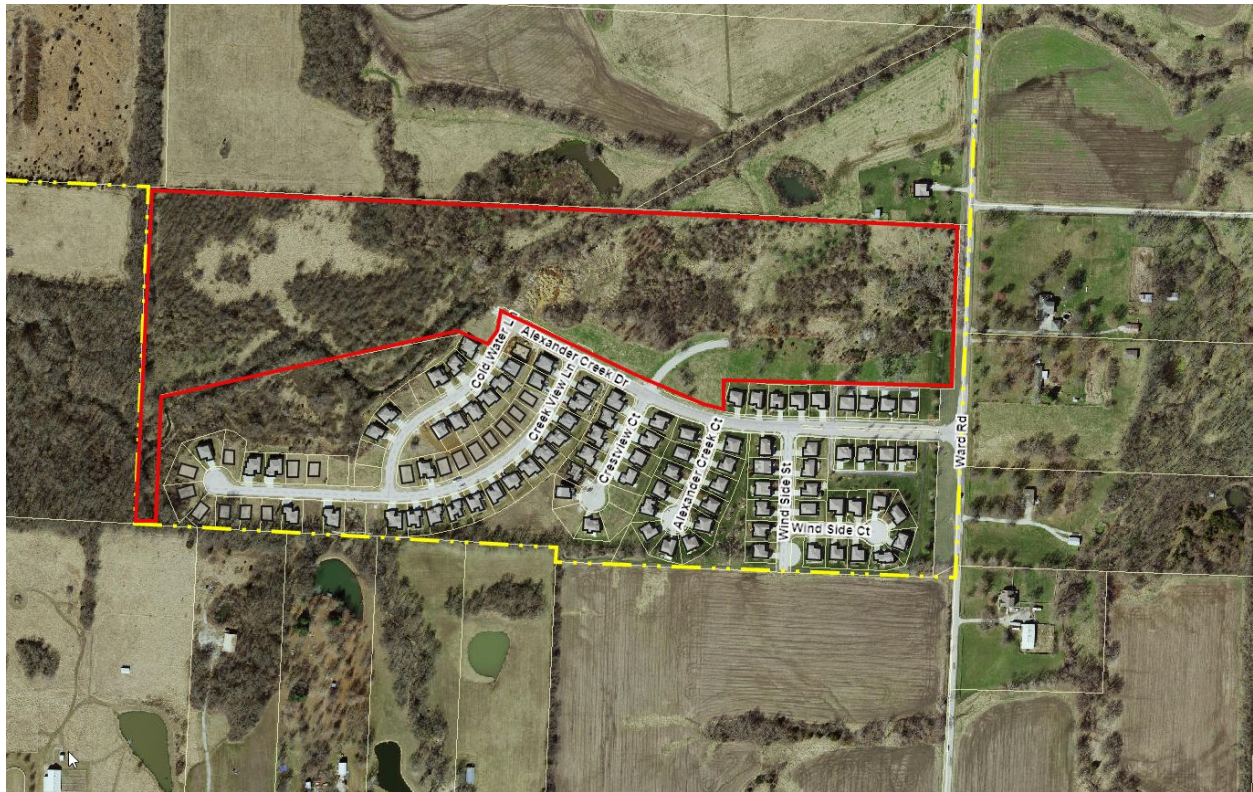
To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: February 16, 2021
Re: Case #20029: Alexander Creek Subdivision Phase 4 - Preliminary Plat

GENERAL INFORMATION

Applicant/Property Owner Tyler Sallee / Sallee Homes, Inc.
Alexander Creek Holdings, LLC
P.O.Box 6437
Lee's Summit, MO 64064

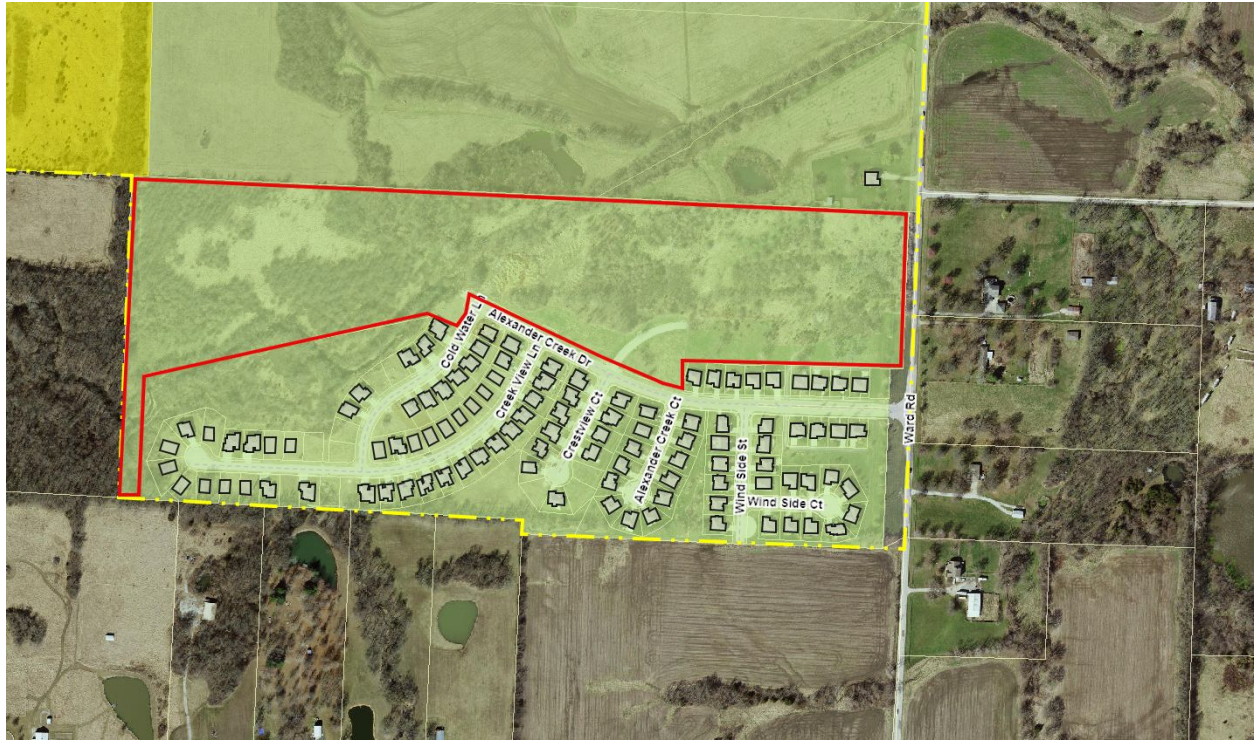
Requested Action: Preliminary Plat Approval for Phase 4 of Alexander Creek Subdivision

Property Location: Generally at the southwest corner of Ward Road and 171st Street



Existing Zoning:

PUD - Planned Unit Development District



Existing Surrounding Zoning: North: **A - Agriculture District**
South: **PUD - Planned Unit Development District**
County Zoning
East: **County Zoning**
West: **R1 - Single Family Residential**
County Zoning

Total Tract Size: 73.22 acres

Total Number of Lots: 188 lots (55 in Phase 4)

Legal Description: The North 73.22 Acres of the Northeast Quarter of Section 13, Township 46, Range 32, Cass County Missouri. Subject to easements, reservations, and restrictions of record

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for low density residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies the extension of Alexander Creek Drive and Crestview Court as local roads. Ward Road is identified as a minor arterial road.

Advertisement: January 28, 2021 **Journal Newspaper**

Good Neighbor: January 27, 2021

Public Hearing: February 16, 2021 Planning Commission meeting
March 8, 2021 City Council meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owner**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Additional exhibits as presented during hearing

PRELIMINARY PLAT REQUIREMENTS

The following section of the Unified Development Code is applicable to this application:

Section 470.110: Preliminary Plats

A. Applications

- 1.** An application for a preliminary plat may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
- 2.** For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

B. Memorandum of Understanding

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

C. Procedure

1. Pre-Application Conference

Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.

2. Development Review Committee and Other Agency Review

a. Upon receipt of a complete application, the Development Services Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the Development Review Committee for compliance with applicable regulations of this Code.

b. The Development Services Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:

- (1)** Fire District;

- (2) Police Department;
- (3) School District;
- (4) State Highway Department (if the subdivision is adjacent to a State Highway); and
- (5) any utility companies providing gas, electric or telephone service in or near the subdivision.

c. The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.

d. If a report has not been returned to the office of the Development Services Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

3. Planning and Zoning Commission Public Hearing

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

4. Planning and Zoning Commission Recommendation

a. The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Development Services Director, or at the next regular meeting for which the plat may be scheduled.

b. The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.

c. If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.

d. If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval, subject to conditions.

e. If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.

f. If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Development Services Director.

5. City Council Public Hearing

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

6. City Council Action

- a. The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.
- b. If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.
- c. If the City Council approves an application, it will adopt a resolution to that effect.

7. Findings of Fact

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

- a. the preliminary plat will not adversely affect the appropriate use of neighboring property;
- b. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;
- c. the preliminary plat will not impose undue burden upon existing public services and facilities; and
- d. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

8. Effect of Approval of Preliminary Plat

a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:

- (1) a final plat application is submitted within one year of the date of preliminary plat approval;
- (2) upon the request of the subdivider, the City Council grants an extension; or
- (3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.

b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

9. Extension of Preliminary Plat

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The PUD Planned Unit Development zoning designation for Alexander Creek Subdivision was established by the City on March 23, 2003.
2. A preliminary plat was approved as part of the PUD rezoning in 2003.
3. The approved preliminary plat was modified in 2005 (boundary of development modified) and in 2007 (maximum building coverage allowed on a lot was increased to 38%).
4. Phases 1-3 of the subdivision follow the approved preliminary plat. The preliminary plat for the remaining undeveloped land, including Phase 4, expired in 2019.
5. The 1st Phase of Alexander Creek was platted in March 2004.
6. The 2nd and 3rd Phase of Alexander Creek was platted in October 2005.
7. The reconstruction of Ward Road, approved as part of the 2020 voter approved General Obligation bond, is currently in the design phase.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

Fifty-four property owners were identified within 185 feet of the property boundary and notified of the Good Neighbor Meeting held on January 27, 2021. Twenty-two neighbors were present at the meeting. Tyler Sallee, developer, and Dustin Burtin, engineer of record, were present to go over the questions. HOA president Brent Davis was also present to help address resident questions in regards to what the HOA was responsible for.

Q1: how much further north will be developed?

The northern property boundary line is outlined on the preliminary plan. The stub street that was originally planned to connect to the land to the north has been removed from the plan.

Q2: Will the new homes be similar to the existing homes in Phases 1 and 2? The newer homes in phase 2 appear to be closer together.

The homes will be very similar and will follow the same setbacks. Some of the newer homes are larger and have a 3 car garage. The lot sizes are the same throughout all phases. If the home has a 3rd car garage the homes cover more of the lot and are then closer together on the side yard.

Q3: Can someone buy a lot and build on it?

Yes, but the zoning requirements and HOA restrictions must be followed.

Q4: In the original plan there was to be a bridge and development on the west side of the creek. Is a bridge still part of this plan?

Yes but the bridge is not part of the project currently being developed. Development to the west of the creek involves a crossing that hasn't been thought through. Currently the area shows attached houses but we haven't decided what will happen there.

Q5: Is phase 5 going to be multi-family?

No, but attached single family (duplex) buildings are allowed there.

Q6: There is one way in and one way out - was another entry considered? That is out of our control.

Typically the City would like more than one entry, however due to the nature and potential traffic on Ward Road the City would like to limit curb cuts. Additionally, HOA President responded that the HOA also does not want another entrance for security reasons.

Q7: What is the plan for water runoff for the new phase?

A dry detention basin is being constructed to handle all of the runoff from Phase 4. Additionally there will be stormwater boxes being added in the rear yard of some of the lots.

Q8: The first 9 houses on Alexander Creek Drive - it's like a river and we want to make sure since the brush has been cleared that there will not be water runoff from the Ward Road and the development. There is an existing pond there as well. Since it will be filled in for new homes and isn't part of the creek system - how will the runoff be taken care of?

The city will not allow us to create more drainage issues, and we will enhance the drainage. With the reconstruction of Ward Road, there will be curbs and storm sewer so runoff from the road will be directed away from the rear yards of the homes along Alexander Creek Drive.

Q9: What are the expansion plans for the trail? And what are the plans for the segment of trail that has eroded away.

The existing trail will be modified. Due to the erosion issues and lack of room to expand the trail the developer will remove the trail segment that goes west of Tract F and connect the trail to the sidewalk along Creek View Lane. Where the trail is removed the developer will grade out the

lots. The developer, City staff and HOA president worked together to create modifications that everyone was able to support.

Q10: What is the material that will be used on the trail?

Concrete will be used for the sidewalk and trail connections.

Q11: It is not feasible for the HOA to assume responsibility for Tract J. The creek is eroding the stream bank.

There are no plans to do any construction work within the creek area. Tract J remains under the ownership of Alexander Creek Holdings.

Q12: Is the developer willing to install a pavilion in the existing development? There was talk of a clubhouse, but a pavilion might be a better fit?

Plans identify a pavilion with a walking trail connection to the sidewalks. Additionally a small 5-space parking lot.

Q13: Can you add a few more parking spaces to the pavilion area?

Developer indicated they will look at it. Commented that there will be on-street parking adjacent to the pavilion along Crestview Place.

Q14: A clubhouse was once planned. A few residents would like to have a place to meet during the colder months.

The HOA president responded that there would be ongoing costs associated with having a clubhouse. HOA board felt the pavilion would better serve the residents both financially and in terms of maintenance.

Q15: Could water and electricity be provided to the pavilion?

Developer indicated that adding a water line and electricity would not be a problem.

Q16: What plans does the City Parks & Recreation have, if any, for taking over the walking trails?

City response was that the trails would remain responsibility of HOA.

Q17: What are the plans for keeping green space in the new phase?

The overall development currently exceeds the open space requirements. There is Tract A and the common area around the stream being left open. Development exceeds requirements by 2 or 3 times.

Q18: Can any of the existing trees be saved?

Developer indicated it would be difficult but would certainly try.

Q19: Neighborhood streets are being damaged by heavy equipment. Any plans to repair streets?

Streets are added to the maintenance schedule of the City. This is typically done when all construction is complete. However, roads will be repaired as major issues arrive. The City and developer are looking into a construction access road off Ward Road for the new phase, which may minimize some of the heavy truck traffic..

Q20: Any plans to connect the dead-end streets to another street or community?

Yes, the road will eventually be continued to the south and Alexander Creek Drive is proposed to cross the creek and continue west, however at this time, plans to cross the creek are not being discussed.

Q21: Any changes planned to the alleyway located to the north of Alexander Creek Drive?

No changes planned. The new houses will have access off of Crestview Place and will not access or utilize the alley.

Q21: How close to the existing homes will the new homes be?

The rear yard setback in the new phase is 20 feet, just like the requirement in the existing phase.

Q22: Can the control panel for the sprinkler system be placed on the outside of the new homes?

Developer indicated that he would relay this to the individual builders and ask that they speak with the HOA. Mr. Sallee advised that this should potentially be added to the covenants and restrictions in order for full compliance to be ensured.

Q23: What about those lots in Phase 2 that are not owned by the developer?

The developer indicated he would reach out to the owner of the remaining lots to see if they would sell or what status is. When Alexander Creek was purchased in 2014-ish the sellers retained some lots. The belief is that they wanted to return to Raymore at some point. The lots weren't even up as part of the sale.

Q24: Would there be a separate HOA for Phase 4?

Mr. Sallee responded that he was not anticipating the need for separate HOAs and that they would all be the same as this is an extension of the previous phases. HOA President commented that HOA would want all of the lots to be part of the same HOA.

ENGINEERING DEPARTMENT COMMENTS

The Engineering Division of Public Works has reviewed the application, original Traffic Study and original Stormwater Study and determined that the proposed plans and specifications comply with the standards adopted by the City of Raymore.

Please see the attached memo for comments and recommendations.

STAFF COMMENTS

1. The current bulk and dimensional standards determined during the property rezoning are as follows:

	PUD
Minimum Lot Area	6,000
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	60
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	20
side	5
side, abutting residential district	15
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	38

2. The proposed project was shared with the South Metropolitan Fire Protection District. The District had no comments or concerns.
3. There is a 75-foot right-of-way provided for the expansion of Ward Road. The proposed plan does not show any conflict with these future right-of-ways.
4. With Preliminary Plat approval, the property owner(s) may submit construction plans for any required public improvements and commence construction on those improvements.
5. Final Plat approval and acceptance of the required public infrastructure will be required before the issuance of any building permits on the property.
6. There is one stream crossing through the property that is required to be preserved through the City's stream buffer requirements. The proposed plat includes the limits of Zone A FEMA Floodplain on the property. The City stream buffer requirements have been met.
7. Pedestrian safety and connectivity is evaluated as part of the preliminary plat. Five-foot sidewalks will be required with the submittal of individual lots for building permits. Sidewalk will be required on the north and south side of Tract A.
8. The current pedestrian trail in the rear of lots 74-89 will be removed and not

reinstalled due to erosion of the stream bank and proximity to existing homes. In lieu of the trail a sidewalk connection will be made in the drainage tract between lots 73 and 74. Another sidewalk connection will be made in the open space to the east of lot 117 to connect to the ADA ramp at the intersection of Alexander Creek Drive and Cold Water Lane.

9. A Memorandum of Understanding (MOU) has been prepared for the subdivision. The MOU outlines all of the requirements and expectations of the City and of the Sub-Divider regarding public infrastructure and timing of installation of private amenities.
10. The administration of the Raymore-Peculiar School District was advised of the proposed preliminary plat and indicated the district was aware of the proposed development and did not have any concerns.
11. The Raymore Parks and Recreation Board, on June 23, 2020, accepted the fee-in-lieu requirement that will be paid as final plats are submitted.
12. Sanitary sewer currently crosses through the property. Mains will be extended off the existing line to serve the development. The entire subdivision will be served by gravity sewer.
13. The subdivision is served by Cass County Public Water Supply District #3. A water main exists along Ward Road to serve the new development. The district is aware of the proposed subdivision and indicated the new homes can be served by the district.
14. The proposed street names have been checked against the City and County database, are compliant with the City addressing policy, and will be reserved.
15. The developer is proposing to construct a shade structure with sidewalk connections on Tract A. This amenity is required to be completed with the public infrastructure prior to the construction of any homes in Phase 4.
16. Based upon 55 dwelling units, a total of 2.904 acres of park land is required to be dedicated. The developer is providing fee-in-lieu of parkland dedication.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary plat will not adversely affect the appropriate use of neighboring property;

The preliminary plat will not adversely affect the appropriate use of neighboring properties. The property has always been intended to be developed for single-family residential use.

2. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans. The proposed lots comply with the development standards for the underlying zoning district, and the proposed land uses are consistent with the Future Land Use Map adopted by the City.

3. the preliminary plat will not impose undue burden upon existing public services and facilities; and

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service to the property.

4. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

There is sufficient capacity in the water and sanitary sewer systems to support full development of the property. The road network was designed to accommodate full development of the property, as this plan does not substantially deviate from what was originally proposed in 2003. Improvements being designed for Ward Road include a left turn lane for northbound traffic and a right-turn lane for southbound traffic at Alexander Creek Drive. Stormwater detention facilities will be constructed as development occurs to control water runoff from development on the property. Costs associated with extension of any water, sanitary sewer lines, storm sewer lines, or roadway improvements will be the responsibility of the property owner and/or developer.

REVIEW OF INFORMATION AND SCHEDULE

Action
Public Hearing

Planning Commission
February 16, 2021

City Council
March 8, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #20029 Alexander Creek Phase 4 - Preliminary Plat to the City Council with a recommendation of approval subject to the following conditions:

1. All public improvements shall be designed in accordance with the most recent Kansas City Metro APWA design standards including section 5601.5 regarding overland flow.
2. All cul-de-sac islands shall provide run-off treatment. Maintenance of these BMP's shall be the responsibility of the Developer.