

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 7, 2019 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from April 2, 2019 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #18028 - Dean Commercial Preliminary Plat (public hearing)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicant will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, APRIL 2, 2019**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MELODIE ARMSTRONG, ERIC BOWIE (arrived at 7:03 p.m.) MATTHEW WIGGINS, CHARLES CRAIN, MARIO URQUILLA (arrived at 7:30 p.m.) AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY REPRESENTATIVE ZACH ENTERLINE.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - a. **Approval of the minutes of March 19, 2019 meeting**

Motion by Commissioner Wiggins, Seconded by Commissioner Crain, to approve the consent agenda as presented.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Absent
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Abstain

Motion passed 6-0-1.

Commissioner Bowie arrived at 7:03 p.m.

6. **Unfinished Business - None**
7. **New Business -**

A. Case #19004 - Annual Review of the Growth Management Plan

Associate Planner David Gress presented the annual report on the Growth Management Plan. Mr. Gress advised the Commission regarding current efforts related to annexation. City Council recently adopted a new Intent to Annex Area map. The map now excludes land area that is east of 291 Highway and land that is south of Hubach Hill Road. Mr. Gress indicated staff would request the new maps be incorporated into the Growth Management Plan (GMP).

Mr. Gress stated the City Manager desires to consolidate and update all of the current City master plans into one document, a Comprehensive Plan for the City. Funding has been allocated for this effort with an expected commencement date on the work to occur in 2019.

Mr. Gress stated the Commission would retain authority over the comprehensive plan and the GMP would be one chapter of the overall plan.

Chairman Faulkner opened the public hearing at 7:08 p.m.

No public comments.

Chairman Faulkner closed the public hearing at 7:08 p.m.

Chairman Faulkner asked about the new comprehensive plan, including the GMP. He indicated the Commission has authority on approving the Growth Management Plan, but was not clear on whether the Commission has authority on adoption of a comprehensive plan.

Mr. Gress commented that it is common for communities to have a comprehensive plan, with land use being a component of the plan.

City Attorney representative Zach Enterline believed the Commission would have that authority but wanted to confer with Mr. Zerr.

Commissioner Bowie asked for clarification on the maps regarding the boundary changes.

Mr. Gress commented that the future land use designation remains on the map for the land areas south of Hubach Hill Road, but the Intent to Annex boundary is now Hubach Hill Road.

Commissioner Wiggins commented that he noticed land south of 155th street that is excluded out.

Mr. Gress commented that the land area being referenced has been annexed into Lee's Summit and is now being excluded on the Future Land Use Map.

Commissioner Wiggins indicated he thought it may be beneficial to remove the designated future land use for property not within the Intent to Annex Area.

Mr. Gress commented that the map continues to illustrate the designated future land use for land south of Hubach Hill Road in case one of the property owners wanted to voluntarily annex into the City and the land use is already designated by the City.

Commissioner Wiggins thought demarcating this land use area on the map would help to clarify for the reader.

Commissioner Armstrong commented that there is another area along 155th near Kurzweil Road that has been removed from the map.

Mr. Gress indicated that property has also been annexed by Lee's Summit.

Motion by Commissioner Wiggins, Seconded by Mayor Turnbow, to adopt the 2019 Annual Review and Report, incorporating the changes to the land use maps as recommended by staff.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye

Commissioner Petermann Aye
Commissioner Urquilla Absent
Mayor Turnbow Aye

Motion passed 8-0-0.

B. Discussion on authorizing the 30th Amendment to the Unified Development Code to be filed

This item was requested to be added to the agenda by staff.

Mr. Gress commented that staff was previously directed by the Commission to bring its research regarding the keeping of chickens in backyards back to the Commission along with results from the 2019 Citizen Survey question on the keeping of chickens. Mr. Gress stated to prevent a duplication of meetings he recommended the Commission file the 30th amendment and target May 21 as the public hearing date, avoiding the interim step of having a discussion on the topic at one meeting and then the public hearing at a different meeting.

Commissioner Armstrong commented about questions that had been asked, such as on predators, and whether staff had completed that research.

Mr. Gress stated yes, work has been done to answer the questions previously raised.

Motion by Commissioner Wiggins, Seconded by Commissioner Armstrong, to direct staff to prepare the 30th amendment to the Unified Development Code regarding the keeping of backyard chickens.

Vote on Motion:

Chairman Faulkner Aye
Commissioner Wiggins Aye
Commissioner Armstrong Aye
Commissioner Bowie Aye
Commissioner Crain Aye
Commissioner Fizer Aye
Commissioner Petermann Aye
Commissioner Urquilla Absent
Mayor Turnbow Nay

Motion passed 7-1-0.

Mayor Turnbow commented that staff is extremely busy and feels that the previous work by staff and the Commission on allowing chickens on R-1 lots of at least 3 acres in size is as much as the City was comfortable in allowing on the issue. He indicated that he has spoken with residents who have concerns on allowing the chickens on small city lots.

8. City Council Report

Mr. Gress provided the report for the March 11 and March 25 City Council meetings

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission. The April 16 meeting will be cancelled as staff will be attending the national planning conference.

Commissioner Urquilla arrived at 7:20 p.m.

Mr. Gress provided an update on the status of the Hawk Ridge Park project.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioners thanked staff for its work.

12. Adjournment

Motion by Commissioner Bowie, Seconded by Commissioner Petermann, to adjourn the April 2, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

The April 2, 2019 meeting adjourned at 7:37 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: May 7, 2019
Re: Case #18028: Dean Commercial Preliminary Plat

GENERAL INFORMATION

Applicant/Property Owner B&M Dean Family Farm, LLC
1608 Vogt Street
Raymore, MO 64083

Requested Action: Preliminary Plat Approval for the proposed 40 acre Dean Commercial Preliminary Plat

Property Location: Generally the southwest corner of MO-58 and Foxridge Drive.



Site Photographs:



View looking Northwest along Foxridge Drive from the entrance into the Manor Homes of Eagle Glen apartment complex



View looking west from the CVS entrance along Foxridge Drive.



View looking southwest towards the subject project from the intersection of Foxridge Drive and MO-58.

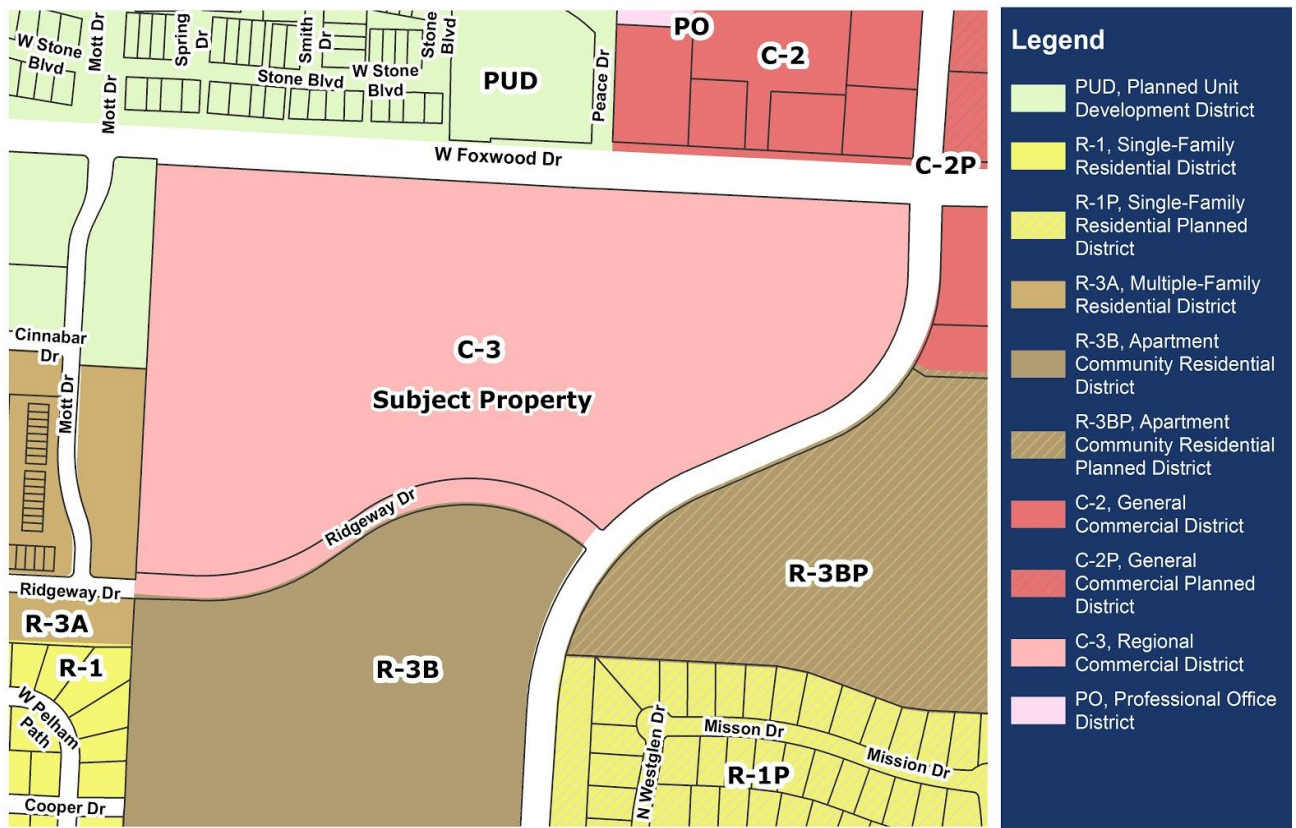


View looking east from the current terminus of Ridgeway Drive, near the Legends and Ridgeway Villas neighborhoods.



View looking south across MO-58 at the subject property from Peace Drive.

Existing Zoning: "C-3" Regional Commercial



Existing Surrounding Zoning: **North:** "PUD" Planned Unit Development
"C-2" General Commercial District
South: "R-3B" Apartment Community Residential
East: "R-3B" Apartment Community Residential
"C-2" General Commercial District
West: "PUD" Planned Unit Development
"R-3A" Multiple Family Residential

Total Tract Size: 40.96 Acres

Total Number of Lots: 11

Legal Description: A tract of land located in the Northeast Quarter (NE 1/4) of Section 17, Township 46 North, Range 32 West, Cass County, Missouri, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 04 seconds East along the north line of said Northeast Quarter a distance of 89.99 feet to the Point of Beginning; thence South 87 degrees 16 minutes 04 seconds East continuing along said north line a distance of 2030.49 feet to the northerly extension of the westerly right of way of Fox Ridge Drive as said right of way now exist; thence South 01 degree 47 minutes 11 seconds West along said westerly right of way line a distance of 245.48 feet; thence Southwesterly continuing along said westerly right of way line on a curve to the right having a radius of 409.96 feet, a central angle of 65 degrees 40 minutes 15 seconds, a distance of 469.88 feet; thence continuing along said westerly right of way line South 67 degrees 27 minutes 26 seconds West a distance of 357.29 feet; thence Southwesterly continuing along said westerly right of way line on a curve to the left having a radius of 729.92 feet, a central angle of 25 degrees 25 minutes 41 seconds, a distance of 328.38 feet; thence North 47 degrees 58 minutes 15 seconds West a distance of 40.00 feet; thence Northwesterly and Southwesterly on a curve to the left having a radius of 499.95 feet, a central angle of 76 degrees 21 minutes 14 seconds, a distance of 666.24 feet; thence South 55 degrees 40 minutes 31 seconds West a distance of 131.81 feet; thence Southwesterly on a curve to the right having a radius of 549.94 feet, a central angle of 37 degrees 33 minutes 15 seconds, a distance of 360.46 feet; thence North 86 degrees 46 minutes 14 seconds West a distance of 161.34 feet; thence North 03 degrees 13 minutes 46 seconds East a distance of 1145.41 feet to the Point of Beginning.

Contains: 1,784,244.80 square feet or 40.96 acres more or less.

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Commercial Development

Major Street Plan: The Major Thoroughfare Plan Map classifies W. Foxwood Drive (MO-58) as a Major Arterial, Fox Ridge Drive as a Major Collector, and Ridgeway Drive as a Local Road.

Advertisement: November 29, 2018 **Journal Newspaper**
April 18, 2019 **Journal Newspaper**

Public Hearing: December 18, 2018 Planning Commission meeting
January 15, 2019 Planning Commission meeting
May 7, 2019 Planning Commission meeting

- Items of Record:**
- Exhibit 1. Mailed Notices to Adjoining Property Owners**
 - 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 Community Development 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 Community Development 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 Community Development 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 Community Development 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 Community Development 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 Community Development 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 property was rezoned from "A" Agricultural District to "C-3" Regional Commercial District on September 27, 1999.
2. The property directly to the south obtained site plan approval for a 400+ unit luxury apartment dwelling community on October 2, 2018. Development of the property has not yet started.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday, December 5, 2018. 4 residents attended the meeting, in addition to representatives from the project and City staff. Below is an overview of the comments that were asked:

Is there a specific tenant identified for the property(s)?

There is no specific tenant identified for the property at this time. The preliminary plat is the first step in making this property development ready. When identified, a tenant would have to obtain at minimum, final plat approval, as well as site plan approval

Where and how is stormwater being handled?

The applicant did submit a stormwater management study with their application. Our Unified Development Code provides a number of options to address stormwater detention.

Where are the access points into the development?

Access points have been identified as shown on the Preliminary Plat. Access points will be provided at five (5) separate locations, including one private drive. Ridgeway Drive will also be constructed as part of the future development of the overall site.

How will traffic be handled?

The applicant is currently working on a traffic study for the project.

ENGINEERING DEPARTMENT COMMENTS

The Engineering Division of Public Works has reviewed the application, Traffic Study and 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 for the "C-3" Regional Commercial zoning district are as follows:

C-3	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50

2. The proposed project was shared with the South Metropolitan Fire Protection District. The District had no comments or concerns.

3. There is a fifty foot (50') Southern Star gas line easement that crosses north-south through the property. Building construction, with the exception of parking lots, sidewalks, etc... shall not encroach into the easement. The proposed plat does not show any conflict with this easement.

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 and Site Plan approval will be required before the issuance of any building permits on the property.

6. Adequate right-of-way currently exists along MO-58 highway for the future construction of right-turn lanes into the proposed development. Additional right-of-way is being platted to accommodate future turn lanes on Foxridge Drive.

7. There are two significant streams running through the property that are required to be preserved through the City's stream buffer requirements. The proposed plan includes a one-hundred foot (100') stream buffer.

8. The land uses and building footprints shown on the preliminary plat are included for illustration purposes only.

9. The Transportation Master Plan adopted by the City suggests that Ridgeway Drive should be extended through the site to the east and connect to

Foxridge Drive. The preliminary plat proposes to eliminate that connection, and reroutes Ridgeway Drive north through the site. Ridgeway Drive would then connect to 58 Highway.

Right-of-way has already been platted on the property to the south for the future construction of Ridgeway Drive.

10. A private road is being proposed. between proposed Lots 1, 2, and 3. Private roads are permitted under City code.

11. Pedestrian safety and connectivity is evaluated as part of the preliminary plat. Five-foot sidewalks are being proposed on both sides of all public roadways, and on the north side of the proposed private road. Five-foot sidewalk is also required along the west side of Foxridge Drive. Sidewalk currently exists on the south side of 58 Highway.

12. The proposed 30' sanitary sewer easement along the westernmost stream is necessary for the future construction of a sanitary sewer line that will eliminate the need of an aging lift station on the north side of 58 Highway.

13. Section 450.010 of the UDC provides guidance for the detention and treatment of stormwater runoff. It is the responsibility of the developer to choose which method, or combination thereof, will be utilized. For the purposes of this development, the developer has chosen to construct a combination of detention basins and underground detention facilities throughout the site. Infrastructure plans for all stormwater improvements, as well as stormwater maintenance agreements for each individual facility shall be submitted to and approved by the City to ensure compliance with all applicable codes and ordinances.

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 commercial use, and was rezoned as such in 1999. The property does abut residentially zoned properties to the east, west, and south (R-3A and R-3B), which is allowed under the provisions of the Unified Development Code, provided that adequate landscaping and screening is utilized.

The development includes the future construction of various turn lanes into and out of the site to ensure that the traffic generated by future development will not adversely affect the use of and access to surrounding properties.

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. The property owner has agreed to dedicate a sanitary sewer easement through the property for the future construction of a sanitary sewer line that will be extended through the property to serve future development, and will eventually connect to an existing lift station on the north side of MO-58 Highway, near Foxwood Springs. The future extension and connection of the sanitary sewer line will eliminate the need for the lift station.

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. The Traffic Study that was submitted with the preliminary plat application identifies various right-turn lane improvements that shall be incorporated into the future development of the property. 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 borne by the property owner and/or developer.

REVIEW OF INFORMATION AND SCHEDULE

Action
Public Hearing

Planning Commission
May 7, 2019

City Council 1st
May 13, 2019

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #18028 Dean Commercial Preliminary Plat to the City Council with a recommendation of approval, subject to the following conditions.

1. The developer agrees, at the necessary time, to dedicate to the City the proposed 30' sanitary sewer easement, as well as all necessary construction easements for the future construction of a sanitary sewer line through the property. Such dedication shall be done at no cost to the City.
2. The developer must install appropriate measures on the property to prevent silt-runoff from entering the field inlet located on proposed Lot 8, which feeds into the regional detention facilities for the Manor Homes of Eagle Glen.
3. Per the recommendations of the submitted Traffic Study, the recommended improvements shall be installed as follows:
 - a. The construction of an eastbound right-turn lane into the development off of MO-58 Highway onto proposed Lovegrass Blvd. shall be constructed by the developer as part of the public improvements tied to the development of Lots 1, 2, 3, 4, 5, 10 and/or 11.
 - b. The construction of an eastbound right-turn lane into the development off of MO-58 Highway onto proposed Rye Drive shall be constructed by the developer as part of the public improvements tied to the development of Lots 5, 6, 7, 8, 9 and/or 10.
 - c. The construction of a southbound right-turn lane into the development off of Foxridge Drive onto proposed Brome Drive shall be constructed by the developer as part of the public improvements tied to the development of Lots 6, 7, 8 and/or 9.
 - d. The construction of an eastbound right turn lane onto Foxridge Drive from MO-58 Highway shall be programmed and constructed by the City of Raymore in the near future.

- e. Additional right-of-way, if necessary, for improvements a-d listed above shall be dedicated to the City by the developer and/or property owner upon final plat and/or site plan approval.

To: Planning and Zoning Commission

From: Department of Public Works

Date: April 18, 2019

RE: Dean Commercial (Preliminary Plat)

The Public Works and Engineering Department has reviewed the application for Dean Commercial, and offers the following comments:

Project Location: The development phase is located in the southwest corner of Route 58 and Foxridge Drive. It is a 40.96 acre site.

Impacts on Transportation System(s): The entire project consists of 154,900 square feet of retail shopping, restaurants and convenience stores. The development has a total of 5 entrances to allow for traffic flow through the development. Priority Engineers provided the following recommendations:

West Drive:

- Construct a northbound left and right turn lane
- Construct a 90' eastbound right turn lane with 100' taper

These improvements should be constructed when the West Drive is constructed. The West Drive should be constructed in conjunction with any of the western most five lots.

East Drive:

- Construct a northbound left and right turn lane
- Construct a 90' eastbound right turn lane with 100' taper
- These improvements should be constructed when the East Drive is constructed
- The East Drive should be constructed in conjunction with any of the easternmost four lots

While the west entrance meets the Peak Hour Signal warrant, we are not recommending the installation of a signal at this location due to the intent of

the warrant and the spacing of this location compared to existing signalized intersections.

Consideration should be given to restricting right turns on red for the northbound and eastbound movements at the existing intersection of Missouri 58 Highway and N Fox Ridge Drive due to restricted sight distance.

In addition to the recommendations from the traffic engineer, the city would further recommend a right turn lane be constructed for eastbound Route 58 traffic to southbound Foxridge Drive. It is further recommended that the first entrance into the development from Foxridge Drive also have a right turn lane. It is noted in the traffic engineers report that with 2 southbound lanes, this is not necessary; however, when looking at the northbound volumes, it may be necessary to have 2 left turn lanes. When this happens, the second lane will come from one of the southbound through lanes. When that happens, the southbound direction will need the right turn lane.

Another consideration is the change of direction of Ridgeway Drive. In the plat, it shows Ridgeway Drive connecting to Route 58 and not to Fox Ridge Drive. Public Works finds this change acceptable and it should be updated in the Transportation Master Plan.

Adequate Public Facilities:

Sanitary Sewer System - The project will be served by an existing gravity sewer to the south of the development. The initial connection was to be to a development to the south, but it has not been constructed yet. If it is not constructed, the developer for Dean Commercial will need to extend the sanitary sewer through this property to the Dean commercial property. In addition to this line, an additional easement is required to be dedicated to the City for the connection to the Willowind lift station. The City will make the connection and eliminate the lift station.

Water System - The project is served by existing water mains around the development. There is sufficient flow for the phase of the development.

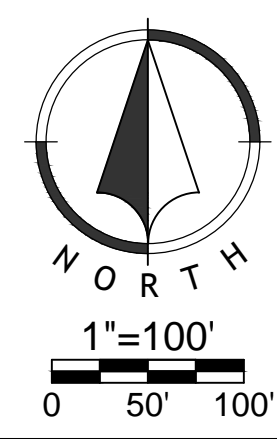
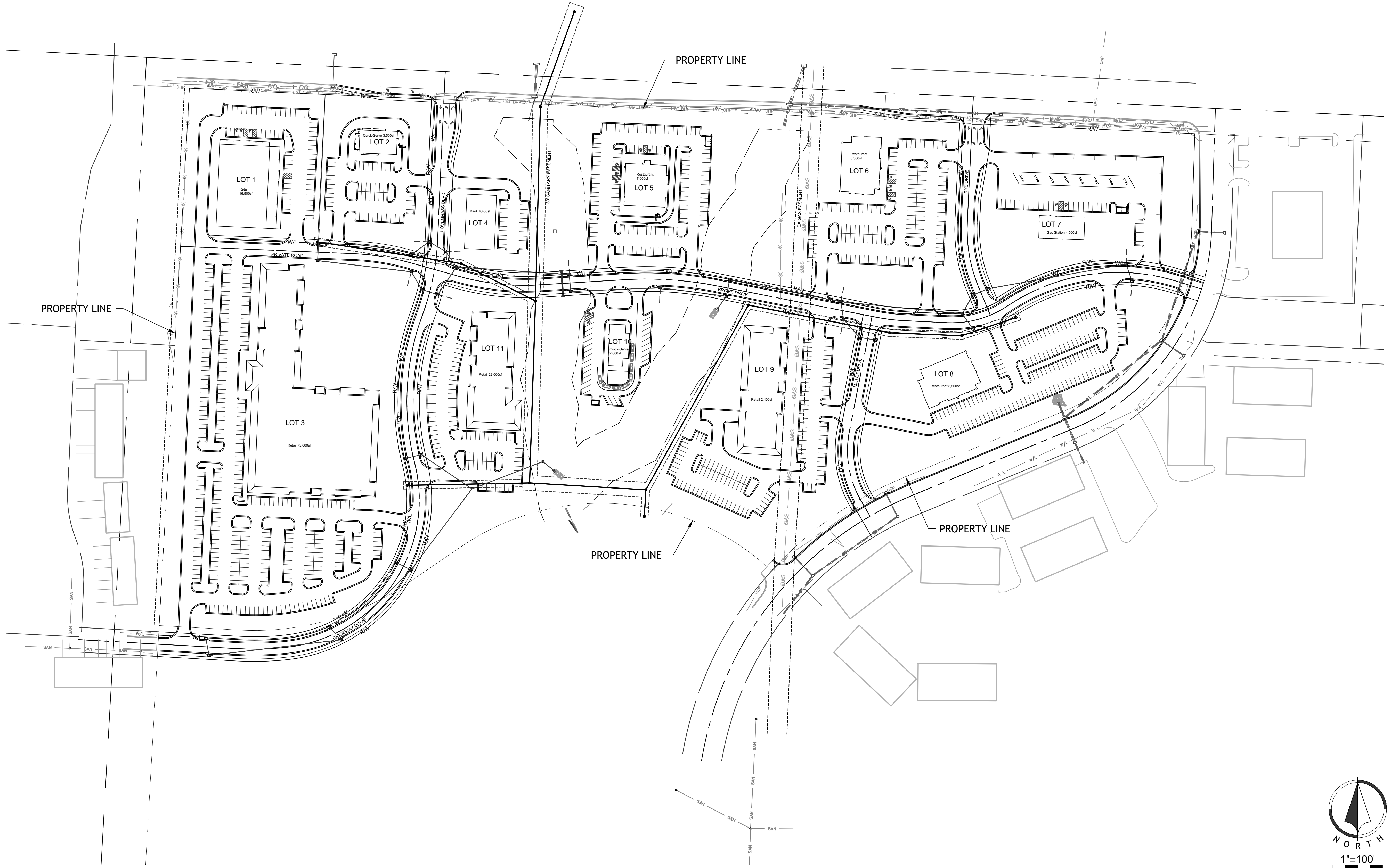
Storm Water System/Water Quality - The development has two possible solutions for stormwater, creation of a regional detention facility, or to detain water on each property. Properties of this size are typically better suited for

regional stormwater facilities. The developer has decided to require each property to detain water of their own property. It will be the responsibility of each future property owner to design and construct individual detention basins, or other BMP measures to handle stormwater. The plans call for all water quality standards to be met.

An additional requirement is to prevent silt from entering the field inlet located on Lot 8, across from Manor Homes. The solution must prevent silt from entering the field inlet, nor allow the silt to enter the curb inlet, or go onto the street.

Summary: The Public Works department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations.

General Layout



NO.	BY	CD	DATE	REVISION

Renaissance Infrastructure Consulting
 5015 NW CANAL STREET, SUITE 100
 RIVERSIDE, MISSOURI 64150
 WWW.RIC-CONSULT.COM
 816.800.0950
 MISSOURI CERTIFICATE OF AUTHORITY No. 2010033630

NO.	BY	DATE	REVISION
4.	JMM/SV	03/07/19	PER CITY COMMENTS
3.	JMM/SV	01/29/19	PER CITY COMMENTS
2.	JMM/SV	01/07/19	PER CITY COMMENTS
1.	JMM/SV	12/11/18	PER CITY COMMENTS
			ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Raymore, Missouri 64150
www.ric-consult.com
816.800.0950

Missouri Certificate of Authority No. 2010033630

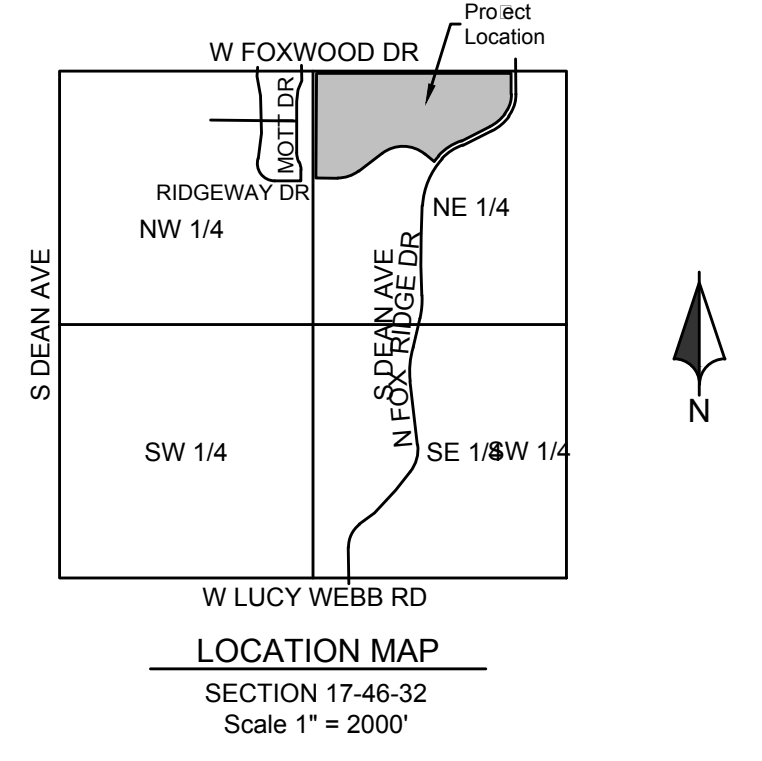
Preliminary Plat for Dean Commercial City of Raymore Cass County, Missouri

LEGAL DESCRIPTION :

A tract of land located in the Northeast Quarter NE 1/4 of Section 17, Township 46 North, Range 32 West, Cass County, Missouri, more particularly described as follows:
Commencing at the Northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 04 seconds East along the north line of said Northeast Quarter a distance of 89.99 feet to the Point of Beginning; thence South 87 degrees 16 minutes 04 seconds East continuing along said north line a distance of 2030.49 feet to the northerly extension of the westerly right of way of Fox Ridge Drive as said right of way now exists; thence South 01 degree 47 minutes 11 seconds West along said westerly right of way line a distance of 245.48 feet; thence Southwesterly continuing along said westerly right of way line on a curve to the right having a radius of 409.96 feet, a central angle of 65 degrees 40 minutes 15 seconds, a distance of 469.88 feet; thence continuing along said westerly right of way line South 67 degrees 27 minutes 26 seconds West a distance of 357.29 feet; thence Southwesterly continuing along said westerly right of way line on a curve to the left having a radius of 729.92 feet, a central angle of 25 degrees 25 minutes 41 seconds, a distance of 328.38 feet; thence North 47 degrees 58 minutes 15 seconds West a distance of 40.00 feet; thence Northwesterly and Southwesterly on a curve to the left having a radius of 499.95 feet, a central angle of 76 degrees 21 minutes 14 seconds, a distance of 666.24 feet; thence South 55 degrees 40 minutes 31 seconds West a distance of 131.81 feet; thence Southwesterly on a curve to the right having a radius of 549.94 feet, a central angle of 37 degrees 33 minutes 15 seconds, a distance of 360.46 feet; thence North 86 degrees 46 minutes 14 seconds West a distance of 161.34 feet; thence North 03 degrees 13 minutes 46 seconds East a distance of 1145.41 feet to the Point of Beginning.
Contains 1,784,244.80 square feet or 40.96 acres more or less.
Subject to that part taken or used for road right of way.

OWNER/DEVELOPER: DEAN PROPERTIES
ATTN: LEO DEAN
1608 VOGT STREET
RAYMORE, MO

CONSULTANT/APPLICANT: RENAISSANCE INFRASTRUCTURE CONSULTING
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MO



Certification
To CLIENT, LENDER, TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6a, 8, 9, 11, 16 and 18 of Title A thereof. The field work was completed MONTH, DAY, YEAR.

I further certify that I, Steve E. Roberts, Missouri LS-2496, have during the MONTH, YEAR, made a survey as shown hereon, and the results of said survey are shown on this ALTA survey and are in accordance with the current minimum standards for preliminary boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey and that said survey meets the minimum requirements of an unclassified survey.

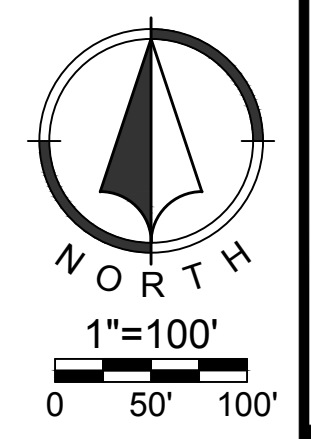
Date of Plat or Map: _____

Steve E. Roberts, Missouri LS-2496
sro@ric-consult.com

Floodplain Note: This item is according to the F.E.M.A. Flood Insurance Rate Map Number [] revised map of this tract. It is located in the [] - OTHER AREAS, [] ONE X, defined as areas determined to be outside the 0.2% annual chance flood plain.

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, [] ONE AE, defined as Base Flood Elevations determined.

- OTHER FLOOD AREAS, [] ONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

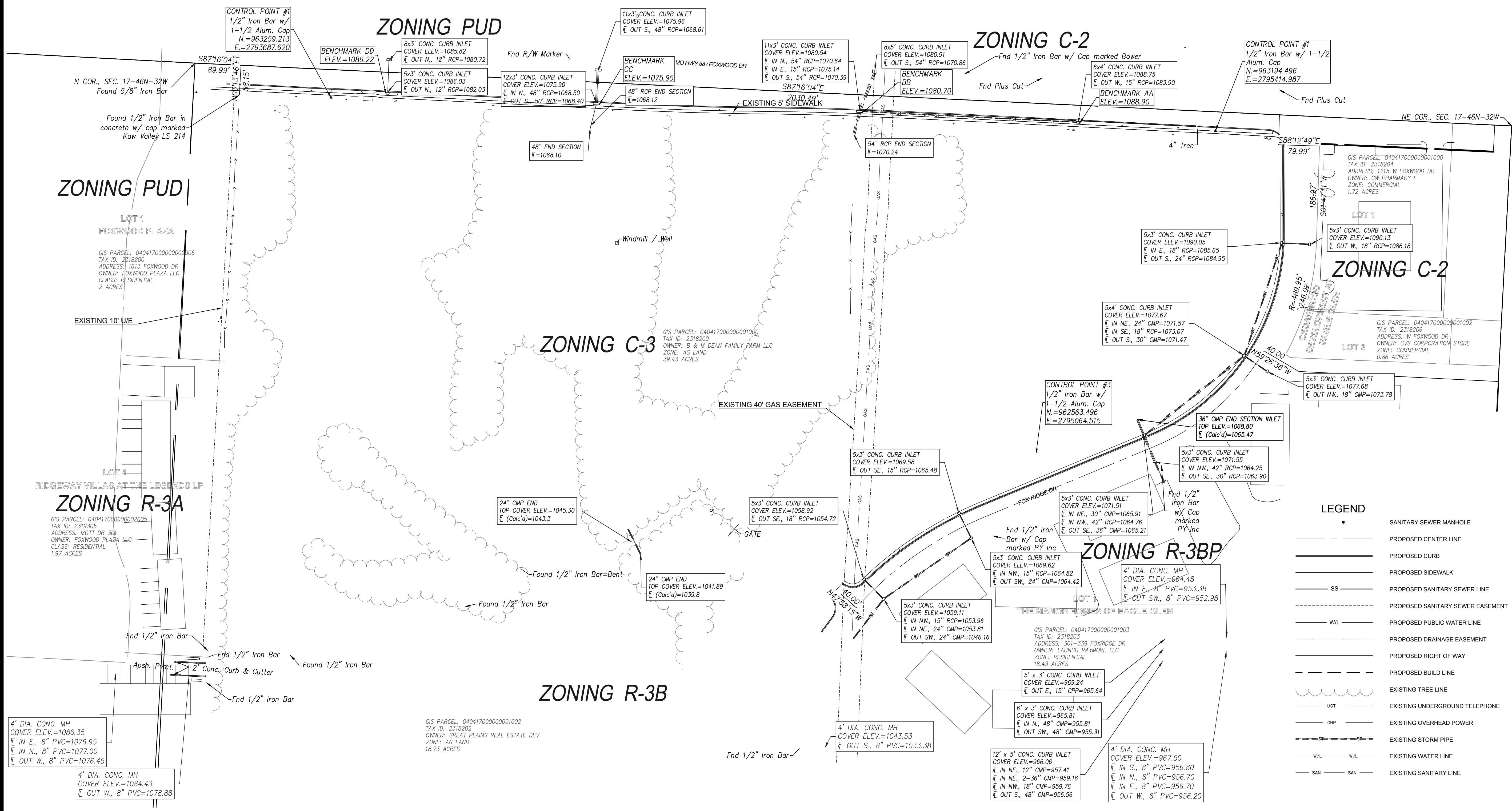


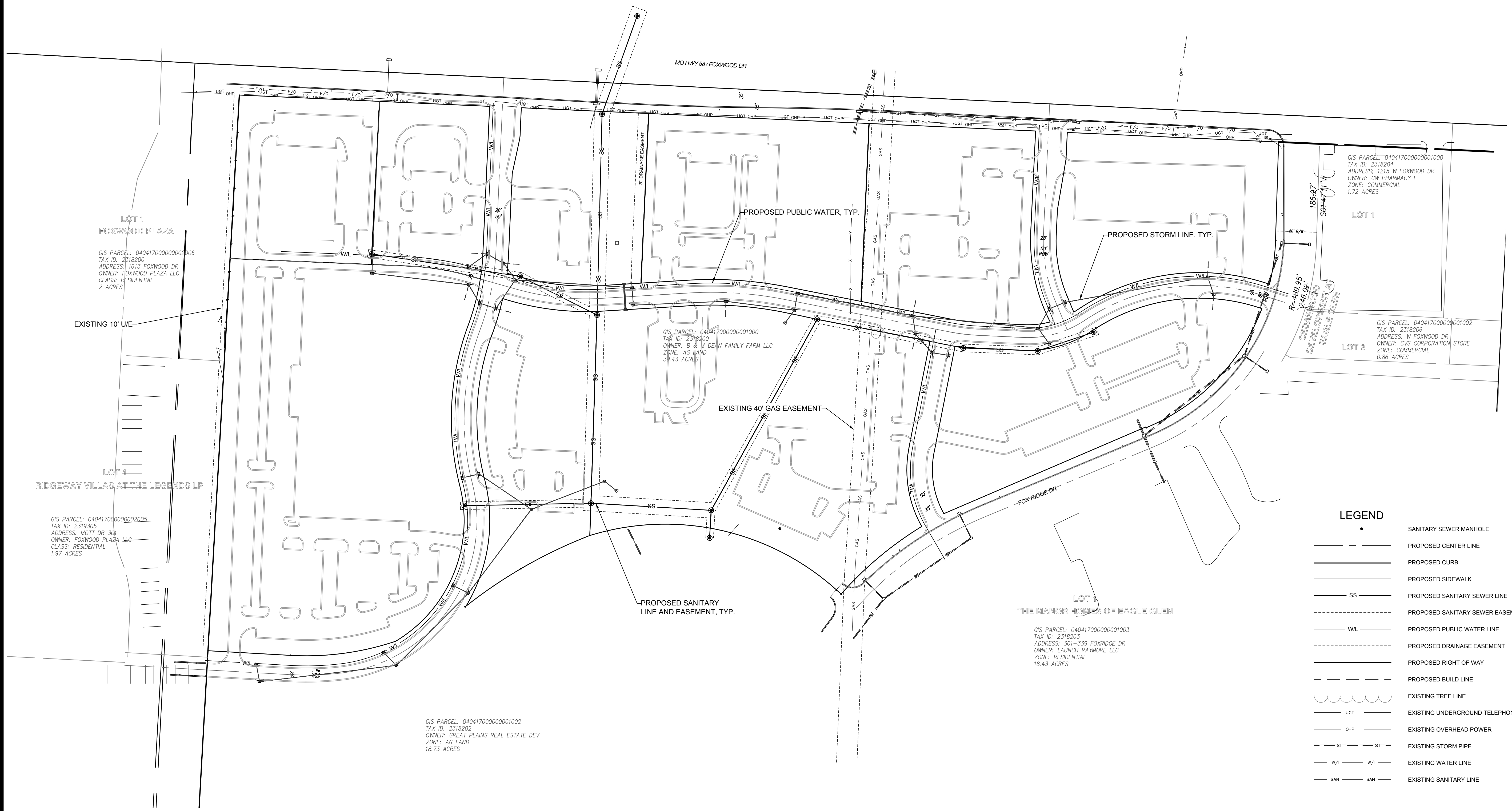
NO.	BY	DATE	REVISION
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2	JMM/SV	01/07/19	PER CITY COMMENTS
1	JMM/SV	12/11/18	PER CITY COMMENTS
	JMM/SV	11/08/18	ORIGINAL SUBMITTAL

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816.800.0950

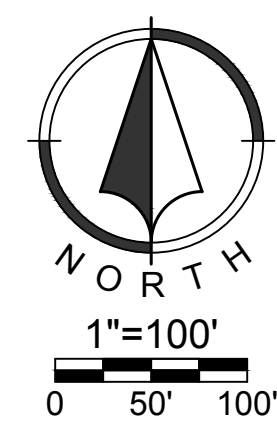
Missouri Certificate of Authority No. 2010039360





LEGEND

	SANITARY SEWER MANHOLE
	PROPOSED CENTER LINE
	PROPOSED CURB
	PROPOSED SIDEWALK
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED PUBLIC WATER LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED RIGHT OF WAY
	PROPOSED BUILD LINE
	EXISTING TREE LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD POWER
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY LINE



NO.	BY	DATE	REVISION
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Missouri Certificate of Authority No. 2010033830

LOT 1
FOXWOOD PLAZA
GIS PARCEL: 040417000000002006
TAX ID: 2318200
ADDRESS: 1613 FOXWOOD DR
OWNER: FOXWOOD PLAZA LLC
CLASS: RESIDENTIAL
2. ACRES

LOT 2
RIDGWAY VILLAS AT THE LEGENDS LP
GIS PARCEL: 040417000000002005
TAX ID: 2318205
ADDRESS: MOTT DR 301
OWNER: FOXWOOD PLAZA LLC
CLASS: RESIDENTIAL
1.97 ACRES

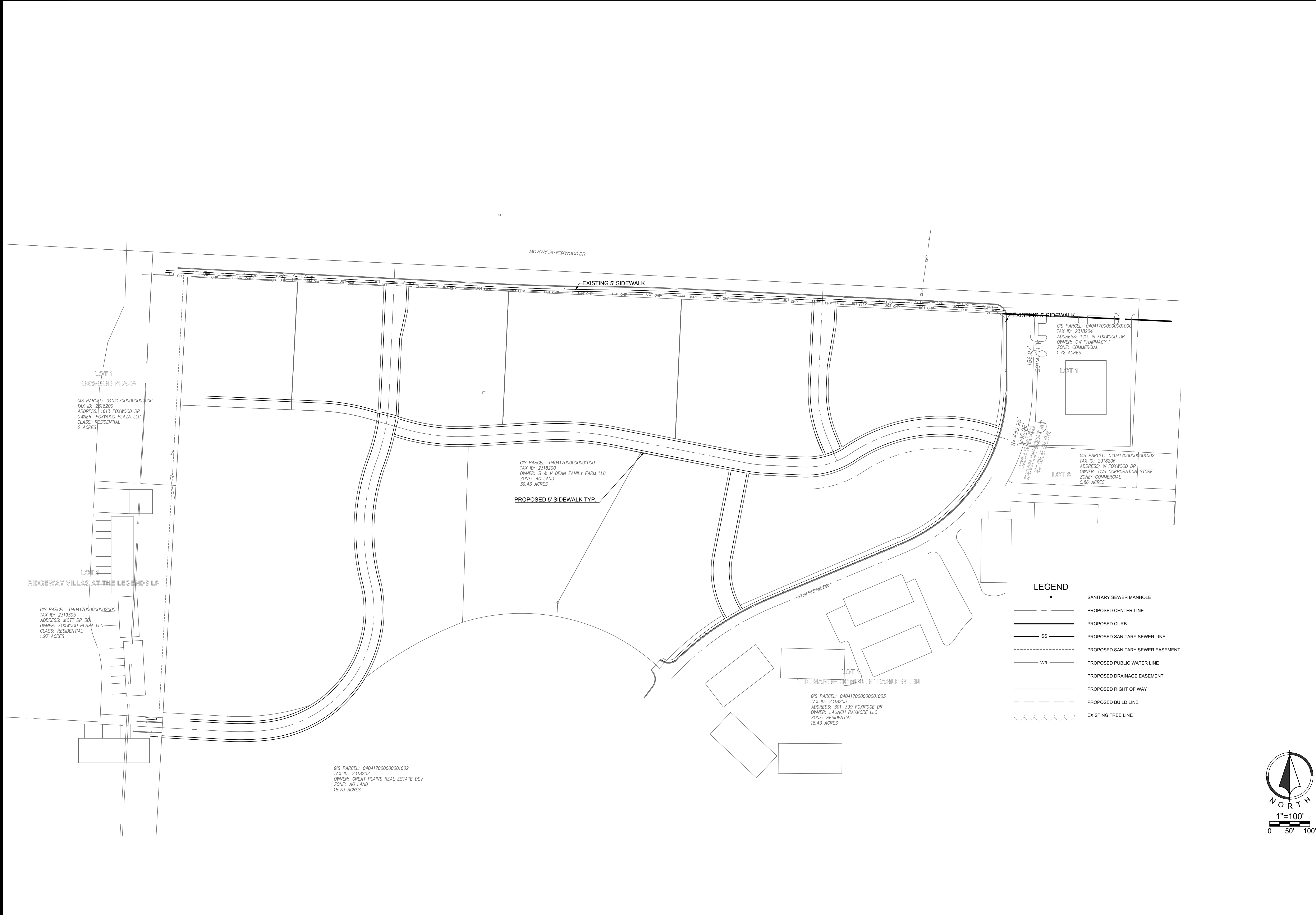
GIS PARCEL: 040417000000001000
TAX ID: 2318200
OWNER: B & M DEAN FAMILY FARM LLC
ZONE: AG LAND
39.43 ACRES

GIS PARCEL: 040417000000001000
TAX ID: 2318204
ADDRESS: 1215 W FOXWOOD DR
OWNER: CW PHARMACY I
ZONE: COMMERCIAL
1.72 ACRES

GIS PARCEL: 040417000000001002
TAX ID: 2318206
ADDRESS: W FOXWOOD DR
OWNER: CVS CORPORATION STORE
ZONE: COMMERCIAL
0.86 ACRES

GIS PARCEL: 040417000000001003
TAX ID: 2318203
ADDRESS: 301-339 FOXRIDGE DR
OWNER: LAUNCH RAYMORE LLC
ZONE: RESIDENTIAL
18.43 ACRES

GIS PARCEL: 040417000000001002
TAX ID: 2318202
OWNER: GREAT PLAINS REAL ESTATE DEV
ZONE: AG LAND
18.73 ACRES



NO.	BY	CD	DATE	REVISION
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1.	JMM	SW	12/11/18	PER CITY COMMENTS
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MONTHLY REPORT APRIL 2019

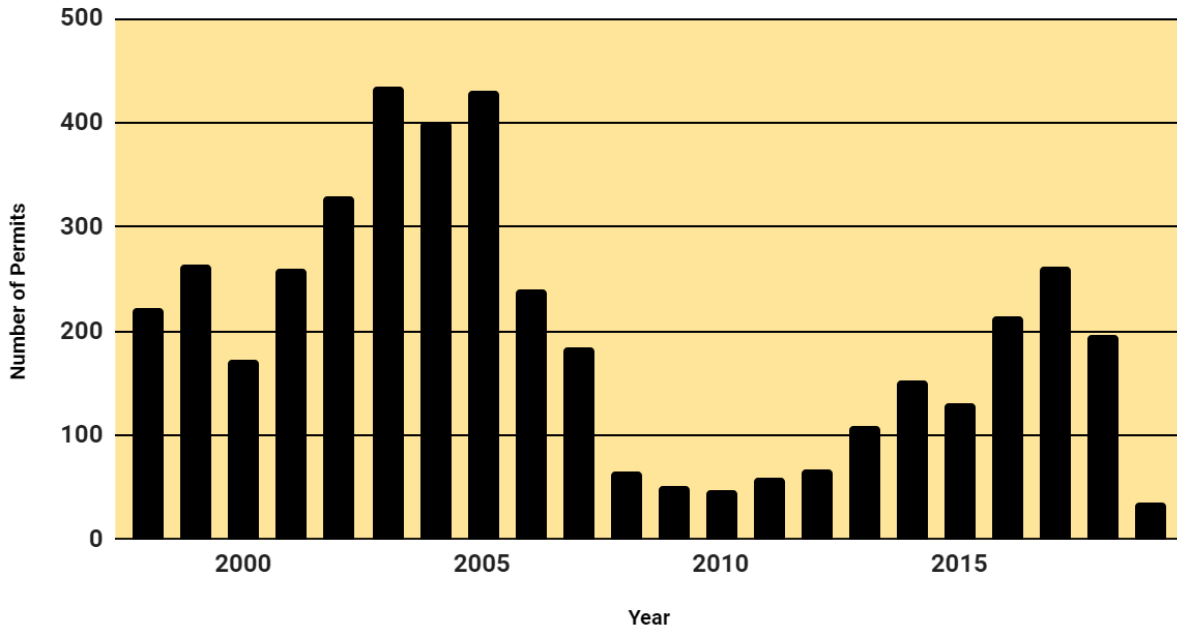
Building Permit Activity

Type of Permit	Apr 2019	2019 YTD	2018 YTD	2018 Total
Detached Single-Family Residential	6	35	37	153
Attached Single-Family Residential	0	0	38	44
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	61	192	158	604
Commercial - New, Additions, Alterations	3	9	6	17
Sign Permits	3	14	16	63
Inspections	Apr 2019	2019 YTD	2018 YTD	2018 Total
Total # of Inspections	321	1,155	2,089	5,947
Valuation	Apr 2019	2019 YTD	2018 YTD	2018 Total
Total Residential Permit Valuation	\$1,287,900	\$8,403,700	\$14,346,500	\$41,964,900
Total Commercial Permit Valuation	\$1,314,500	\$1,672,300	\$2,914,400	\$5,222,550

Additional Building Activity:

- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- Construction work continues on the shelter, boardwalk and amphitheater at Hawk Ridge Park.
- Interior tenant finish work was completed for a FedEx office to be located inside Walmart.
- Construction work continues on the addition to Brightside Day Care facility at 845 E. Walnut Street.
- Tenant Finish plans were reviewed for Athletico Physical Therapy to locate at 2007 W. Foxwood Drive Suite D.
- A Certificate of Occupancy was issued for the new Historical Society building located at 103 S. Washington Street.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Apr 2019	2019 YTD	2018 YTD	2018 Total
Code Enforcement Cases Opened	17	93	94	461
<i>Notices Mailed</i>				
-Tall Grass/Weeds	4	4	1	147
- Inoperable Vehicles	6	11	16	54
- Junk/Trash/Debris in Yard	6	26	31	96
- Object placed in right-of-way	1	1	5	26
- Parking of vehicles in front yard	0	5	16	36
- Exterior home maintenance	0	3	15	35
- Other (trash at curb early; signs; etc)	0	2	8	38
Properties mowed by City Contractor	0	0	0	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	2	2	0	0
Signs in right-of-way removed	16	35	190	473
Violations abated by Code Officer	4	9	22	60

Development Activity

Current Projects

- Dean Commercial Preliminary Plat
- Variance, Shadowood Subdivision Lot 180 & Lot 181A
- Lofts at Foxridge Amended Site Plan

	As of Apr 30, 2019	As of Apr 30, 2018	As of Apr 30, 2017
Homes currently under construction	155	268	238
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	385	390	568
Total number of dwelling units in City	8,555	8,286	8,031

Actions of Boards, Commission, and City Council

City Council

April 8, 2019

- Approved on 2nd reading the installation of 2 additional street lights on 163rd Street in Creekmoor

April 22, 2019

- Accepted public improvements for the 14 remaining lots in Meadowood of The Good Ranch 3rd Plat (were previously in Water District #10 territory and there was a hold on issuance of permits)
- Mayor Turnbow elected to continue to serve on the Planning and Zoning Commission
- City Council elected not to have a representative serve on the Planning and Zoning Commission

Planning and Zoning Commission

April 2, 2019

- Approved amendments to maps contained in the Growth Management Plan as part of the annual review.

Upcoming Meetings – May & June

May 7, 2019 Planning and Zoning Commission

- Dean Commercial Preliminary Plat (public hearing)

May 13, 2019 City Council

- Dean Commercial Preliminary Plat (public hearing)

May 21, 2019 Planning and Zoning Commission

- UDC 30th Amendment (backyard fowl) - public hearing

May 27, 2019 City Council

- No meeting - Memorial Day Holiday

June 4, 2019 Planning and Zoning Commission

- Lofts at Foxridge Amended Site Plan
- Annual Review of the Unified Development Code (public hearing)

June 10, 2019 City Council

- No development items currently scheduled

June 18, 2019 Planning and Zoning Commission

- No items currently scheduled

June 24, 2019 City Council

- 1st reading - UDC 30th amendment (backyard fowl) - public hearing

Department Activities

- Staff updated the policies and procedures manual utilized by the Code Enforcement Officer
- Director Jim Cadoret, Associate Planner David Gress, and Planning Commissioner Kelly Fizer attended the American Planning Association national conference.
- Building Official Jon Woerner participated in a workshop on floodplain protection.
- Building Official Jon Woerner attended the Missouri Association of Code Administrators Spring Educational Seminar.
- The department welcomed new Code Enforcement Officer Drayton Vogel.

- Director Jim Cadoret and Associate Planner David Gress met with the Communities for All Ages Task Force members to discuss progress made since the Master Plan was adopted in 2017 and to discuss future projects that are planned.
- A request for inspection was sent to each of the tenants in the Willowind Shopping Center. Inspections are completed every 5 years of occupied tenant spaces by the City Building Official and the Fire Marshall. Inspections will be completed during May.

GIS Activities

- Updated applications & web services not operating with respect for TLS 1.2 or better
- Development of application to notice & monitor completion of comprehensive inspection
- Development of data, apps and dashboards to assist with facility, parks & public works field coordination as requested.
- Analysis/data/map/reporting delivered as requested for asset replacement
- Attribution of enterprise data & quality checks/reports for assurance
- Publication of internal datasets to AGO cloud to support business operations
- Development of sidewalk & ADA event data, map & app for task tracking and staging for migration to AGO for use with Field Collector
- Update of commercial buildings with clerk & assessor data including year built, gross floor area and uniqueID.
- Expressed intent to participate in US Census new construction program ahead of 2020 Census. Updated SWIM account.
- Testing of self signed IIS certificate & repair of sockets unable to enforce TLS 1.2