

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 7, 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, MATTHEW WIGGINS AND MAYOR KRIS TURNBOW. ABSENT WERE ERIC BOWIE, CHARLES CRAIN AND MARIO URQUILLA. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS 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 April 2, 2019 meeting**

**Motion by Commissioner Wiggins, Seconded by Commissioner Petermann, to approve the consent agenda as amended.**

**Vote on Motion:**

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

**Motion passed 6-0-0.**

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

**A. Case #18028 - Dean Commercial Preliminary Plat (public hearing)**

Steve Warger, representing B & M Dean Family Farm LLC, presented the request for preliminary plat approval for the proposed Dean Commercial development, an 11-lot commercial subdivision proposed for the southwest corner of 58 Highway and Fox Ridge Drive.

Mr. Warger stated the required stormwater and traffic study have been completed. The property owner is in agreement with the staff proposed conditions of approval.

Associate Planner David Gress presented the staff report. Mr. Gress advised the Commission that staff provided an amended recommendation and conditions page of the staff report that was placed at the dias. Staff did meet with the property owner representative and Mr. Warger and agreed upon slightly revised language in the conditions of approval to provide additional clarification.

Mr. Gress stated the request requires a public hearing and entered into the record the mailed notices to the adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report.

Mr. Gress stated the property is zoned C-3 "Regional Commercial District" and the land has been planned for commercial development. The property is approximately 40-acres in size.

Mr. Gress stated a Good Neighbor meeting was held on December 5, 2018 and 4 residents attended the meeting. Comments from the meeting are provided in the staff report.

Mr. Gress indicated the Engineering Division of the Public Works Department did review the submitted studies and plat drawings and have indicated the preliminary plat does comply with the standards adopted by the City.

Mr. Gress indicated staff does recommend approval of the preliminary plat subject to three conditions outlined in the staff report.

*Chairman Faulkner opened the public hearing at 7:15 p.m.*

Charles McClean, 19506 S. State Route J in Peculiar, stated he is the Board moderator for Raymore Christian Church. He asked about Ridgeway Drive going north/south through the site to connect with 58 Highway. Mr. McClean asked if the road would align with Peace Drive.

Mr. Gress indicated that the road would intersect with 58 Highway at the midpoint between Peace Drive and Mott Drive.

*Chairman Faulkner closed the public hearing at 7:17 p.m.*

Commissioner Wiggins asked staff about Lovegrass Boulevard and Rye Street connections with 58 Highway, specifically regarding left-turns out of the site onto 58 Highway.

Assistant Public Works Director Greg Rokos indicated that the City did review the traffic study for the project, but it is only a preliminary study. Each time a development plan is submitted the study will need to be updated. Staff will review the turning movements at those intersections at that time.

Mr. Rokos stated that the traffic study does indicate a traffic signal may be needed at the future intersection of Lovegrass Boulevard and 58 Highway if traffic warrants are met.

Mr. Rokos stated with the eastern access at Rye Drive, drivers will have access to Brome Drive and the signal at Fox Ridge Drive to make a left turn.

Commissioner Wiggins asked if right-turn lanes were being provided for the entrance drives to the site.

Mr. Gress stated the conditions recommended by staff indicate when the access points and right-turn lanes would be added.

Chairman Faulkner asked if the preliminary plat could change when final plans are submitted.

Mr. Gress stated that is correct, and that final plans may slightly shift the access points.

Commissioner Fizer stated that if the traffic from the site exits onto Fox Ridge Drive, with the combination of traffic generated by The Lofts apartment community, there may be a back-up created at the signal.

Mr. Rokos stated there would be adjustments made to the timing of the signal at 58 Highway and Fox Ridge Drive based on improvements being made at the intersection, including a southbound right-turn lane on Foxridge Drive next to Dairy Queen and possible dual left-turn lanes for northbound Fox Ridge Drive and 58 Highway.

Commissioner Wiggins asked if there are any entities that have shown interest in the development.

Mr. Gress indicated there have not been any final plats or site plans submitted for individual lots.

Mr. Warger commented that there is some interest from a business on one of the lots.

Mayor Turnbow asked Mr. Warger about the possibility of restricting the two access points on 58 Highway down to one access point.

Mr. Warger commented that the eastern access aligns with the Willowind entrance. As tenants are proposed for the Dean Commercial land, traffic study updates will need to be made.

Mayor Turnbow indicated he wasn't against the two entrances but thought restrictions to left turn movements may be necessary, similar to Culver's and CVS.

Commissioner Wiggins asked if the preliminary plat is approved, and if there are traffic concerns that do arise, who is responsible for improvements that may need to be made, such as changing a full access to a restricted access.

Mr. Gress stated if the proposed improvements are not specifically included in the conditions or a development agreement, the City may need to be the entity to make the improvement or changes.

Chairman Faulkner asked about stormwater runoff and comments made in the engineering memo regarding a regional detention system versus detaining water on each lot. He indicated he was not comfortable with a detention pond on each lot.

Mr. Warger commented that the developer is making the choice to require stormwater detention on each lot. Creating a regional detention pond is expensive and the storm pipe system that is necessary commits the property owner to a certain design and layout of the site.

Mr. Rokos indicated the code does allow individual lot detention and City staff could not require a regional detention system.

Commissioner Fizer asked about when the internal roads would be constructed.

Mr. Warger stated that the internal roads would be constructed as each lot is constructed. If the tenant requires certain connections to adjacent roads than those road segments would be constructed. The developer does not want to pre-install roads since it is still unknown what the uses will be for each lot.

Commissioner Wiggins asked about the stream buffers and what may happen in the future.

Mr. Warger stated the City does require stream buffers that have to be preserved. If a tenant needs the additional land, then permit requests could be made to eliminate a stream and mitigate the impacts, which does come at a significant cost.

**Motion by Commissioner Wiggins, Seconded by Commissioner Petermann, to accept the staff proposed findings of fact and recommend approval of case #18028, Dean Commercial Preliminary Plat, to the City Council subject to the 3 conditions recommended by staff.**

**Vote on Motion:**

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

**Motion passed 6-0-0.**

**8. City Council Report**

City Attorney representative Zach Enterline provided the report for the April 8 and April 22 City Council meetings

**9. Staff Report**

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission.

Mr. Rokos provided an update for ongoing public works projects in the City.

**10. Public Comment**

No public comments.

**11. Commission Member Comment**

Commissioner Fizer provided an update of her experience attending the American Planning Association conference in San Francisco.

Mayor Turnbow thanked the Commissioners for their service and for staff and all its work. He also commented that the lawsuit and issues between the City and Water District #10 have been resolved.

Mayor Turnbow commented that he would be absent from the May 21 Commission meeting as he will be attending the International Council of Shopping Centers conference with Economic Development Director Matt Tapp.

**12. Adjournment**

**Motion by Mayor Turnbow, Seconded by Commissioner Wiggins, to adjourn the May 7, 2019 Planning and Zoning Commission meeting.**

**Vote on Motion:**

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

Commissioner Petermann	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

**Motion passed 6-0-0.**

The May 7, 2019 meeting adjourned at 8:09 p.m.

Respectfully submitted,

Jim Cadoret