



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 4, 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 the May 21, 2019 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #19006 - Lofts at Fox Ridge Site Plan Amendment
 - b. Case #19009 - Annual Review of the Unified Development Code
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, MAY 21, 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, CHARLES CRAIN, MARIO URQUILLA, ERIC BOWIE (arrived at 7:05 p.m.), AND MATTHEW WIGGINS. ABSENT WERE MELODIE ARMSTRONG AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, AND CITY ATTORNEY JONATHAN ZERR.

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 the May 7, 2019 meeting

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to approve the May 7, 2019 minutes.

Vote on Motion:

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

Motion passed 6-0-0.

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

A. Case #19005 - 30th Amendment to the Unified Development Code (public hearing)

Development Services Director Jim Cadoret provided the staff report. Mr. Cadoret indicated an amendment to the Unified Development Code (UDC) requires a public hearing that was properly advertised. He entered into the record the following: Growth Management Plan; Unified Development Code; Notice of Publication of the Public Hearing in The Raymore Journal; Staff Report; Photographs submitted by resident Jeff Adams; Resident comments included in the 2019 Citizen Survey; Citizen Survey Results on the backyard chicken question; Photographs submitted by resident Susan Dooley; and comments submitted by Planning and Zoning Commission member Melody Armstrong.

Commissioner Bowie arrived at 7:05 p.m.

Mr. Cadoret provided an overview of the proposed amendment, which includes language that would allow the keeping of fowl on single-family residential zoned lots in the RR, R-1A and R-1 zoning district, subject to the requirements of Section 205.280 of City Code. Section 205.280 is a proposed new section of the Animal Control Code that would establish the specific requirements for the keeping of fowl, including requirements on shelter construction, setbacks, neighbor consent, and general maintenance of the property.

Mr. Cadoret provided a history of the code changes regarding the keeping of backyard animals and the numerous discussions held on the topic. Mr. Cadoret stated there have been incremental steps taken in allowing backyard animals on larger residential lots. The proposed amendment is the next incremental step that could be taken to expand those areas where backyard fowl are allowed.

Mr. Cadoret indicated that staff was requested to present an ordinance that, if the decision was made to allow the keeping of fowl on smaller residential lots, staff could support from an administration and enforcement standpoint.

Mr. Cadoret indicated that staff is neutral on the amendment provided the language in the amendment is approved as submitted. Should the language of the amendment be altered, staff reserves the right to offer a recommendation.

Commissioner Urquilla asked staff for clarification that the Commission is being asked for a recommendation only on the UDC amendment and that the companion ordinance is only to be voted on by the City Council.

Mr. Cadoret indicated that the Commission is being asked to vote on the UDC amendment and provide feedback and comments on the animal control ordinance amendment.

Mr. Urquilla asked if ultimately the ordinances fall under the final approval of the City Council.

City Attorney Jonathan Zerr reiterated that the Commission is only making a recommendation on the UDC amendment and that City Council has final authority on the UDC amendment and on the Animal Control Code amendment.

Chairman Faulkner opened the public hearing at 7:28 p.m.

Mike and Peggy Phillips, 608 Loren Lane, indicated they are adamantly opposed to the keeping of backyard fowl. Ms. Phillips stated she has seen many changes in Raymore and lives in a subdivision that does not have a homeowners association and thus don't have that protection. Ms. Phillips expressed concern on the city's ability to enforce the code.

Dawn Simmons and Mark Whipperman, 517 N. Jefferson Street, indicated the pictures of where the ducks are being kept is the property that is located behind her property. She expressed concerns on the smell, mud, and the noise of the ducks quacking in the morning.

Sarah Gaston, 530 Foxridge Drive, thanked City staff for working on the proposed ordinance. Ms. Gaston stated the proposed ordinance is needed to keep the poor conditions from occurring and understands the frustration. The proposed code helps to prevent the poor conditions. Ms. Gaston stated she supports the proposed ordinance.

Riley Gaston, 530 Foxridge Drive, stated chickens are healthy for the environment and eggs are good for you. She stated that having animals have made a big impact on her life.

Sarah Gaston read a statement prepared by Emily Thacker, a former neighbor, regarding the time Ms. Gaston had chickens and that there were no odor or noise issues created by the chickens.

Bruce Noah, 502 N. Jackson Court, stated that the ducks belong to his son and are on his property. Mr. Noah stated he is trying to find a way to get rid of the mud mess on the property. Mr. Noah stated the animal control officers have been to the property multiple times and have found no violations. Mr. Noah indicated he is in support of the ordinance and for allowing fowl.

Tiffany Johnson Yoder, 4-H poultry project leader for Cass County, spoke on the benefits of keeping poultry.

Susan Dooley, 606 Condor Street, indicated that there are not a lot of people in Raymore that will want to keep chickens. She is only wanting to keep a few chickens that are not noticed by her neighbors. She indicated she is happy to accommodate the restrictions which are strict, but not unreasonable.

Dorinda Leichter, 11501 E. 195th Street, stated she lives just outside of Raymore and does keep chickens on her property. She spoke of the benefits of keeping chickens.

Dustin Branick, 811 Old Paint Road, appeared with his daughter. Mr. Branick was in support of the proposed ordinance and would like to have 2-3 birds with the intent of using the birds to teach his children.

Melody Woo, 801 S. Franklin, stated she is for the proposed ordinance. She indicated she may not want chickens, but does want her neighbors to be allowed to have chickens.

Jeff Adams, 521 N. Jefferson Street, indicated he provided the pictures of the ducks on behalf of Mr. Whipperman, who had asked for assistance on what to do about the keeping of ducks. Mr. Adams indicated he did an over-the-counter water test from runoff on Mr. Whippermans' yard that indicated high levels of e-coli and bacteria.

Mr. Adams commented that an ordinance should not be passed for the benefit of 5% of the City. He stated that based on the citizen survey most of the City residents do not want fowl on small residential lots. The open-ended responses clearly show most residents don't want to allow chickens on smaller lots.

Sara Locke, 404 S. Sunset Lane, indicated she is for the keeping of chickens.

Sheryl Dunham, 404 N. Park Drive, appeared with her granddaughter, and stated that when she lived in the County her neighbor did have chickens and she did not have any concerns. The neighbors property was clean and there were no issues. Ms. Dunham stated she is in support of allowing chickens.

Lilly Gaston indicated she used to have chickens and she kept the area clean. She stated Raymore should allow chickens

Joyce Noah, 502 N. Jackson Court, stated her property is where the ducks live. She indicated she is in favor of allowing chickens.

Austin Noah, 502 N. Jackson Court, stated he is in 4-H and wants to be able to keep the ducks and be allowed to have chickens.

Melissa Hewitt, 306 Eagle Glen Court, stated she is in support of the keeping of chickens.

Mindy Limbaugh, 2185 Sierra Drive, indicated she is in favor of allowing chickens even though she lives in an HOA where she may not be able to have chickens. She believes every community will be allowing chickens at some point due to rising food costs.

Carl Kent, 503 N. Park Drive, stated this is about people that live in Raymore and 95% of the residents of Raymore don't think about chickens or want chickens.

Melody Woo, 801 S. Franklin, asked for clarification on whether the survey actually stated 95% of the people did not want chickens.

Mr. Cadoret stated that the 95% reference may have been taken from the slide that depicted only 5% of the residents that responded to the survey identified as one of their top 5 choices that the city should explore amending the code to allow backyard chickens.

Chairman Faulkner closed the public hearing at 8:20 p.m.

Motion by Commissioner Urquilla, Seconded by Commissioner Crain, to accept the staff proposed findings of fact and forward a recommendation of approval of case #19005, 30th amendment to the Unified Development Code, to the City Council subject to the condition that the two proposed ordinances move forward as written.

Commissioner Wiggins asked about those areas that have the "P" designation with the R-1 zoning classification, such as the Eagle Glen Subdivision that is zoned R-1P.

Mr. Cadoret indicated that the "P" Planned District designation is an overlay district to the R-1 single-family classification. All of the requirements of the R-1 district would apply to an R-1P zoned property. If fowl were allowed in the R-1 district, fowl would be allowed on a property zoned R-1P.

Commissioner Wiggins asked for clarification on a property zoned PUD, and are those properties considered as R-1 properties.

Mr. Cadoret indicated the PUD zoning classification is a separate and distinct zoning classification and the proposed ordinance would not allow fowl in a PUD district.

Mr. Zerr indicated the PUD designation is distinct and would not extend the R-1 allowed uses to the PUD district.

Commissioner Wiggins asked about what happens to those individuals that live in an HOA that restricts the keeping of chickens.

Mr. Zerr stated that a property owner that lives in a HOA that restricts the keeping of chickens would not be able to maintain chickens on the property.

Mr. Cadoret stated that the City may know a property is subject to HOA restrictions, but if that property owner obtains consent of the neighbors and follows all of the requirements of the City Code, the City would issue a permit for the keeping of chickens.

Commissioner Wiggins commented that the Commission is considering an ordinance that is more than just for allowing chickens, and that the definition of fowl covers a lot more than chickens.

Commissioner Wiggins commented on the requirement that shelters can be no higher than 8 feet, and that shelters cannot be visible from a city street, but City Code limits fence height to just 6 feet and he was not sure how someone on a corner lot would be able to have chickens and meet the requirements.

Commissioner Crain asked if staff had any discussions with staff from those communities that currently allow chickens.

Mr. Cadoret indicated there have been discussions and that the communities are not seeing an influx of applications and there have not been issues with enforcement to date.

Commissioner Crain asked how many surveys were sent out.

Mr. Cadoret stated 2000 were mailed out, and 574 surveys were returned.

Commissioner Crain commented that of those returned, only 9 made negative comments on chickens.

Commissioner Bowie asked if the City had the resources for enforcement of the proposed ordinance.

Mr. Cadoret stated the City has 3 enforcement officers, two being animal control officers. City staff believes current staffing is adequate to handle the expected number of applications.

Commissioner Petermann asked what is considered a neighbor regarding the need to secure consent of neighbors.

Mr. Cadoret stated a neighbor would be the owner of property that is immediately adjacent to and abuts the property seeking the approval.

Commissioner Petermann asked if there was anything in code about chicken fighting.

Mr. Cadoret stated there are other provisions in the animal control code that would address that concern.

Commissioner Urquilla commented that he made the motion with the interest of bringing under one code all provisions of the keeping of fowl.

Chairman Faulkner asked about the letter that was submitted to the Commissioners and labeled as Exhibit 9.

Mr. Cadoret stated the letter was submitted from Planning and Zoning Commissioner Melody Armstrong who was unable to attend the meeting. Ms. Armstrong wanted to provide her comments for the Commission to consider.

Chairman Faulkner asked that with a motion for approval, and with two Commissioners absent, if a motion to continue would be in order.

Mr. Zerr commented that there is a motion on the floor that must be voted on first.

Commissioner Fizer wanted to clarify that the proposed amendment would allow turkeys and fowl other than just chickens.

Mr. Cadoret stated that the definition of fowl includes hens, ducks, geese, turkeys, doves, and pigeons.

Vote on Motion:

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

Commissioner Petermann	Nay
Commissioner Urquilla	Aye
Mayor Turnbow	Absent

Motion failed 4-3-0 as a majority vote of all Commissioners is required for a motion to pass.

Mr. Zerr stated that for a motion to pass there must be a majority vote of the full Commission. If the Commission takes no further action the case will proceed to the Council with no recommendation.

Motion by Commissioner Wiggins, seconded by Commissioner Crain, to provide no recommendation and send the case on to City Council.

Mr. Zerr stated no further vote at this point would be a no recommendation sent to the Council.

Commissioner Wiggins withdrew the motion.

Mr. Cadoret stated the amendment will be considered by the City Council on June 24, 2019.

Commissioner Bowie asked if City Council would receive all of the information provided to the Commission, including the minutes.

Mr. Cadoret stated that Council will receive all exhibits presented, including the minutes from the Commission meeting.

8. City Council Report

Jonathan Zerr provided the report for the May 13, 2019 City Council meeting.

9. Staff Report

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

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Crain indicated he was disappointed the case was not approved. The requirements are self-regulating and he hopes City Council passes the ordinance.

Commissioner Wiggins thanked staff for its work on the amendment.

Commissioner Urquilla thanked staff for its continued research and work on the topic. He expressed disappointment that there was no recommendation to send to City Council and hopes that City Council will consider all of the information submitted and make the best choice for Raymore.

Commissioner Petermann thanked staff for its work on the amendment.

Commissioner Bowie thanked staff for all of its work. He thought the majority of the City does not share the sentiment that was expressed at the hearing. Mr. Bowie commented that there is a larger group of citizens that do not share the sentiment of the majority of individuals that spoke during the hearing. He commented that there are cities that do allow fowl but there are a lot of cities that do not.

Chairman Faulkner thanked staff for its work.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Bowie, to adjourn the May 21, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The May 21, 2019 meeting adjourned at 8:53 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: June 4, 2019
Re: Case #19006: Lofts at Foxridge Site Plan Amendment

GENERAL INFORMATION

Applicant: GCP 711 Raymore, LLC
10340 N. 84th St.
Omaha, NE 68122

Property Location: West side of Fox Ridge Drive, immediately north of Eagle Glen Elementary School.



Aerial Photograph:



Site Photographs:



View looking south from north property line

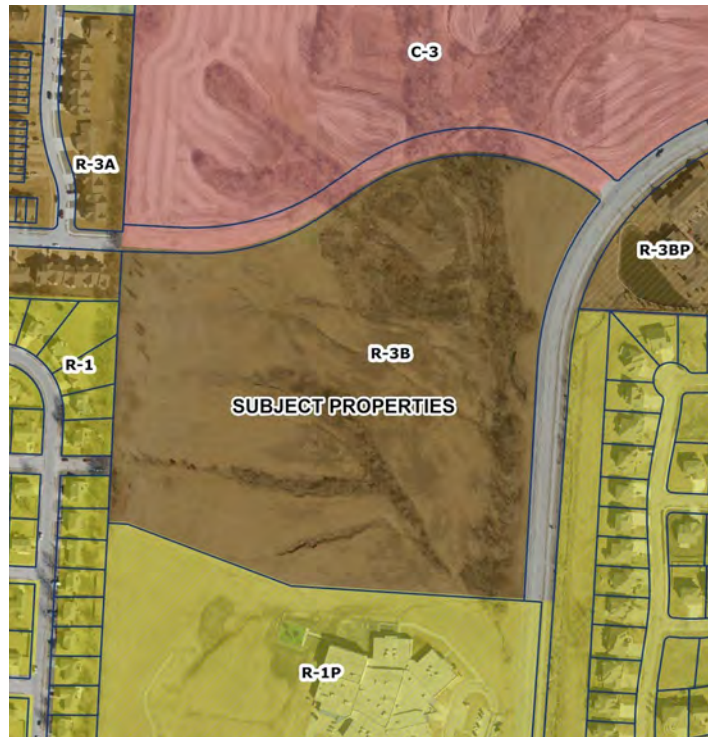


View looking west along the south property line



View looking north from the south property line

Existing Zoning: R-3B - Apartment Community Residential District



Existing Surrounding Zoning: **North:** "C-3" Regional Commercial
South: "R-1P" Single Family Planned Residential
East: "R-1P" Single Family Planned Residential
West: "R-1" Single Family
"R-3A" - Multiple Family Residential District

Existing Surrounding Uses: **North:** Undeveloped
South: Elementary School
East: Single Family Residential
West: Single and Multiple Family Residential

Total Tract Size: 24.96 Acres

Subdivision Plat: Eagle Glen Parcels 5 and 7

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Medium and High Density Residential

Major Street Plan: The Major Thoroughfare Plan Map classifies Fox Ridge Drive as a Major Collector.

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 approval of amendments made to the previously approved Lofts at Fox Ridge site plan.

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.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or groundwater;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.

2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:
 - a. the plan complies with all applicable standards of this 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;
 - c. the proposed use is allowed in the district in which it is located;
 - d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;

- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- 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;
- 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;
- 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;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- 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
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
 - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The preliminary plat for the Eagle Glen subdivision, which created the subject property, was approved by the City in 1999
2. The applicant was granted site plan approval for a 400 unit apartment community on October 2, 2018.
3. The southern portion of the property, previously zoned "R-3A" Multiple Family Residential District, was rezoned to "R-3B" Apartment Community Residential District to allow for the site to be developed as an apartment complex. This rezoning was approved on November 13, 2018.

ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the application and determined that it complies with all of the applicable requirements and specifications.

STAFF COMMENTS

1. The applicant has submitted a request to amend the current site plan, which was approved by the Planning and Zoning Commission on October 2, 2018. The requested modifications to the approved site plan includes the following revisions.
 - Addition of 9 parking garages, including 83 covered parking spaces.
 - Reconfiguration of the previously approved "Building 4" along the western property line.
 - Reconfiguration of the Clubhouse near the entrance off of Fox Ridge Drive.
2. **Development Standards:** The development standards applicable to the property are as follows:

	R-3A	R-3B
Minimum Lot Area		
per lot	12,000 sq.ft.	12,000 sq.ft.
per dwelling unit	2,000 sq.ft.	2,000 sq.ft.
Minimum Lot Width (feet)	90	90
Minimum Lot Depth (feet)	120	120
Yards, Minimum (feet)		
front	30	30
rear	30	30
side	10	10
side, abutting residential district	-	-
Maximum Building Height (feet)	50	50
Maximum Building Coverage (%)	40	40

3. **Special Use Conditions:** There are use-specific standards and/or conditions that apply to this project:

Single-Family Attached and Multiple-Family Dwellings

a. Number of Buildings per Lot

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

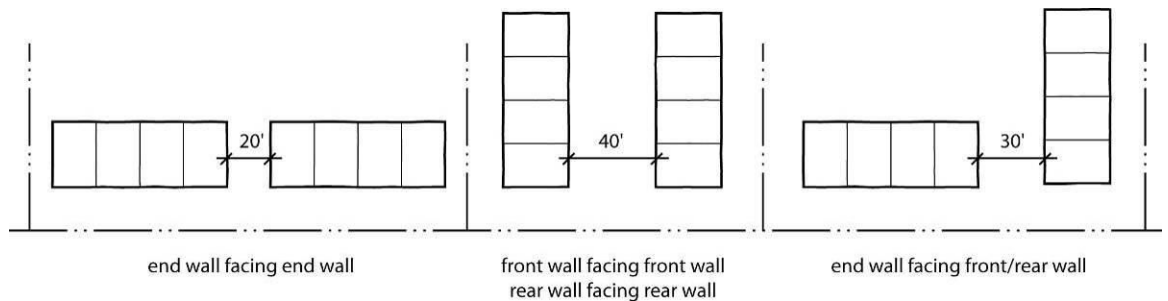
b. Number of Units per Building

- No more than eight attached single-family dwelling units are permitted within a single building.
- There is no limit on the number of multiple-family dwellings permitted within a single building.

c. Minimum Separation between Buildings

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- back to back, 40 feet;
- front to front, 40 feet;
- end to end, 20 feet;
- end to back, 30 feet;
- end to front, 30 feet;
- no dwelling unit will face directly upon the rear of a building; and
- service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



d. Building Design

Attached single-family and multiple-family dwellings must:

- be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and

- be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.

e. Private Yards for Attached Single-Family Dwellings

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;
- required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- private yards may be enclosed with fences.

f. Common Open Space for Multiple-Family Dwellings

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- a minimum of 150 square feet of common open space must be provided per dwelling unit;
- common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- common open space must be maintained by the property owners association.

The proposed site plan amendment, including the placement of garage structures, does comply with all of the applicable use-specific standards and/or conditions

4. Parking: The minimum parking standards for the proposed development are as follows:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Household Living	
Multi-family Dwelling (3+ units)	1.5 per dwelling unit

A total of 609 parking spaces are required, based on the number of residential units, and required spaces for the clubhouse. A total of 609 parking spaces have been provided.

13 ADA-compliant spaces are required, 13 spaces have been provided.

5. Landscaping

A total of 30% of the project area is required to be landscaped. A total of 68% of the site has been provided with landscaping.

Street trees are required, and have been provided along Fox Ridge Drive. The requirement for interior parking lot landscaping has been provided.

Type-A screening is required along the west property line, abutting the Foxhaven subdivision, as well as the south property line, abutting the Eagle Glen School. The required screening has been provided. The plans indicate a berm will be constructed along the south property line to help direct stormwater runoff from the site to the detention basin. Landscaping will be placed on the berm to assist in creating the Type-A screen that is required.

Existing vegetation along Fox Ridge Drive will also be heavily preserved, with the exception of what will be removed for the construction of the entrance into the complex and any undergrowth that may be cleaned out of the area.

The proposed amendment does comply with the landscaping requirements of the UDC.

6. 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.

The buildings will be constructed of a combination of masonry, stone, cement-board siding, and metal paneling. The proposed garage additions to the site will match the materials used on the apartment buildings.

7. **Pedestrian Access:** Sidewalk is required along the entire east property line along Fox Ridge Drive. Pedestrian access to the site has been provided via a sidewalk connecting to Fox Ridge Drive. An internal sidewalk network provides connectivity to the individual buildings.
8. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. The applicant has addressed the concerns shared by the Fire District. A temporary access drive off of Ridgeway Drive will need to be constructed to provide emergency access to the northwest corner of the site. This will be temporary until the property to the north develops, and Ridgeway Drive is extended.

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. **Site Access:** Access to the site will be initially provided off of Fox Ridge Drive, which will serve as the main entrance. As the property to the north (commercial) develops, Ridgeway Drive will be extended. Once this road is extended, a secondary access will be installed to serve the site.

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.

- 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 is allowed within the existing "R-3B" 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, and maximizes the separation of passenger vehicles and truck traffic. The access off of Fox Ridge Drive will serve as an adequate entrance until a secondary permanent access can be added off of Ridgeway 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. Sidewalk will be added to Fox Ridge Drive, and connect to an internal sidewalk network that will provide access to the individual buildings and amenities.

- 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 on the site 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 is a stream corridor along with eastern portion of the site that will be preserved. Stormwater that currently flows from 58 Highway and the undeveloped land to the north will continue to flow through the site. This water is not required to be detained on site.

The stream corridor area will also act as a natural screen and buffer from the properties on the east side of Fox Ridge Drive.

- 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 significant alterations to the existing topography of the site that will be made for this project. The existing watercourse will be preserved, and the existing trees along stream corridor will be preserved.

There will be some slight clearing of trees to allow for the construction of the entrance from Fox Ridge Drive.

- 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. Circulation through the site is well planned.

- 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 and screening is provided for the site in order to minimize the visual impact on adjacent properties.

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

The site illumination plan that was submitted with the site plan does comply with the requirements of the UDC, and is designed to minimize impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
June 4, 2019

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #19006 Lofts at Foxridge Site Plan Amendment 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 until the requirements of the SWPPP are satisfied.

Prior to installation of any public improvements:

3. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements. Fees associated with plan review and inspection of public improvements shall be paid prior to issuance of a permit to install the improvements.

Prior to issuance of a Building Permit

4. Building construction plans shall be approved by the Building Official.
5. The City Engineer shall approve the plans for the off-site stormwater improvements on the east side of Fox Ridge Drive (located in Tract E, Eagle Glen 3rd Plat).

Prior to issuance of a Certificate of Occupancy:

6. The off-site stormwater improvements located on the east side of Fox Ridge Drive (located in Tract E, Eagle Glen 3rd Plat) shall be installed.
7. 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.
8. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.
 9. The on-site stormwater detention pond shall be completed and the maintenance agreement for the pond and BMP's that are installed shall be recorded.
 10. The emergency access drive connection between the property and Ridgeway Drive to the west shall be constructed. Gates that can be locked shall be installed.
 11. The public improvements shall be accepted by the City Council.
 12. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

13. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
14. 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.
15. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

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 USER: Kubert



LEGEND

- PROPERTY LINE
- - - UTILITY EASEMENT
- W EXISTING WATER MAIN
- SS EXISTING SANITARY MAIN
- W W PROPOSED WATER MAIN
- SS SS PROPOSED SANITARY MAIN
- SD SD PROPOSED STORM SEWER LINE
- ADA ACCESSIBLE ROUTE IN ACCORDANCE WITH SECTION 18.120.015
- [Hatched Box] GARAGE
- [Dotted Box] CONCRETE SIDEWALK PAVEMENT

- KEYNOTES**
- 01 TRASH ENCLOSURE. RE: ARCH
 - 02 DETENTION POND
 - 03 COMMERCIAL DRIVE ENTRANCE
 - 04 DITCH IMPROVEMENTS PER AGREEMENTS
 - 05 EXISTING 14'x4' RCB STORM SEWER
 - 06 FUTURE 5' PUBLIC SIDEWALK

SITE DATA TABLE

BUILDING NO.	BUILDING TYPE	NUMBER OF UNITS PER BUILDING	TOTAL BUILDING AREA (SQ.FT.)	GROUND FLOOR PRINT BUILDING AREA (SQ.FT.)	TOTAL PARKING REQUIRED (Inc. ADA)
1	E	39	33,012	11,230	59
2	D	36	29,478	9,010	54
3	B	33	26,346	9,695	50
4	D	36	29,478	9,010	54
5	C	21	20,832	7,010	32
6	B	33	26,346	9,010	50
7	B	33	26,376	9,010	50
8	C	21	20,832	7,010	32
9	A	36	29,478	9,695	54
10	D	36	29,478	9,010	54
11	A	36	29,478	7,010	54
12	D	36	29,478	9,010	54
CLUBHOUSE	N/A	N/A	4,900	4,900	12
TOTALS:		396	335,512	110,610	609

TOTAL PARKING PROVIDED: 609
 ADA PARKING REQUIRED: (2% OF TOTAL)(202 IB 1106.1) = 13
 PARKING RATIOS (PER UNIT) = 1.5
 UNITS PER AC: 16
 GROSS ACREAGE (AC): 24.96
 FAR: 30.86%
 EXISTING ZONING: R-3A,R-3B,C
 PROPOSED ZONING: R-3B

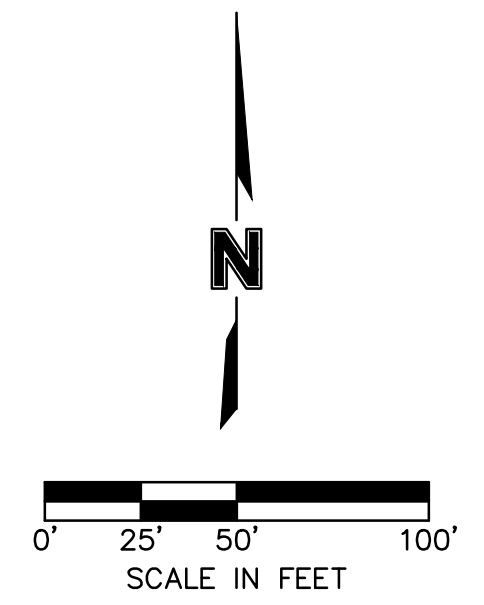
SETBACKS: FRONT YARD 30
 STREET SIDE 10
 INTERIOR SIDE 10
 REAR YARD 30

ENGINEER:
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 BRETT LAURITSEN, P.E.
 7301 WEST 133RD STREET, SUITE 200
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 913.381.1170
 blauritsen@olsson.com

DEVELOPER:
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 10340 N. 84TH STREET
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ARCHITECT:
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GENERAL LAYOUT PLAN
 PRELIMINARY SITE DEVELOPMENT PLAN
 GCP ALLEN RAYMORE MULTI-FAMILY HOUSING
 NOT FOR CONSTRUCTION

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	09/20/18	PER CITY COMMENTS
2	20/03/21	PER OWNER REVISIONS

RAYMORE, MISSOURI
 2018

drawn by: [Blank] RLB
 checked by: [Blank] RLB
 approved by: [Blank] BL
 GPOC by: [Blank]
 project no.: 18-1950
 drawing no.: C_GLP_81950.DWG
 date: 08.25.18

SHEET
 C100

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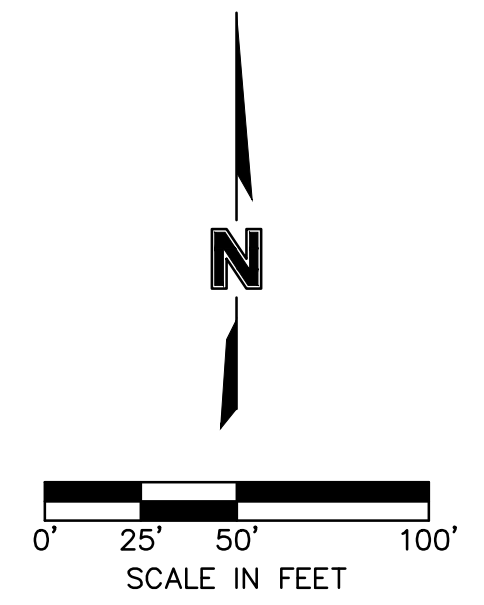
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RAYMORE, MISSOURI
 2018

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 approved by: [initials]
 Gantt by: [initials]
 project no.: 18-1950
 drawing no.: C_GLP_81950.DWG
 date: 08.25.18

SHEET
 C100



Unified Development Code Annual Review

June 2019

Report Prepared By:

Development Services Department

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I. TRODUCTON

Why complete an annual review?

The current Unified Development Code (UDC) for the City of Raymore, Missouri was adopted by the Raymore City Council by Ordinance 28117 on December 8, 2008. There have been twenty-nine amendments to the UDC, the most recent amendment approved on January 14, 2019.

In December of 2009 the Raymore City Council adopted a set of Goals for the City of Raymore that included the following goal:

“Evaluate current zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported”.

Completing an annual review of the UDC enables the Commission to ensure the code is an effective tool in achieving the Council goal that diversity in new developments is encouraged and that community goals and needs are supported. The UDC is one of the primary tools to ensure the goals of the City Growth Management Plan are achieved.

In 2012 the Planning and Zoning Commission commenced a program to complete an annual review of the UDC in June of each year. A report is prepared by City staff outlining activities affecting the UDC over the previous year and identifying any issues or concerns with any provision of the UDC.

The twenty-nine amendments to the UDC have been submitted in response to (1) a need to comply with state statute or case law, (2) a change to a general City code provision that impacted a provision of the UDC, or (3) a desire to provide clarification to a provision of the UDC. The 2019 annual review is the eighth attempt for the Commission to be proactive in reviewing the UDC as an entire document and determining if the UDC has been effective in creating a development that is meeting the goals of the Growth Management Plan and expectations of the residents of the City.

What will happen with the annual review results?

The Planning and Zoning Commission can decide if any amendments to the UDC should be proposed. The Commission can file an application to amend the text of the UDC. A public hearing would be held at a Commission meeting with the Commission then making a recommendation to the City Council for its consideration.

Summary of Previous Amendments

Amendment 1 – approved March 9, 2009

Amendment 1 changed the composition of the membership of the Planning and Zoning Commission to be consistent with Missouri State Statute. Additionally, the amendment included provisions regarding what happens when a Commission member moves out of the Ward he/she represents and the process for appointing a Commission member.

Amendment 2 – approved July 27, 2009

Amendment 2 included minor changes to several different chapters of the UDC, including clarification on when a 2nd driveway is permitted on a residential lot; clarifying that citizens are appointed to the Board of Adjustment by the Mayor with the advice and consent of the City Council; changing any reference of the City Administrator to City Manager; and adding a code provision regarding the expiration of applications that remain inactive for more than one year.

Amendment 3 – approved September 14, 2009

Amendment 3 established the code provisions regarding renewable energy systems.

Amendment 4 – approved November 9, 2009

Amendment 4 eliminated any listing of specific fees and charges and replaced the language with a reference to the adopted Schedule of Fees and Charges.

Amendment 5 – approved April 26, 2010

Amendment 5 established the Original Town Overlay Zoning District.

Amendment 6 – approved June 14, 2010

Amendment 6 included minor changes to several different chapters of the UDC, including clarifications on temporary uses; illumination of signs; inspection of public improvements in new subdivisions; and vacation of easements.

Amendment 7 – approved August 9, 2010

Amendment 7 clarified regulations pertaining to home occupations.

Amendment 8 – approved February 28, 2011

Amendment 8 included minor changes to several different chapters of the UDC, including clarification on the installation of sidewalks on residential lots; installation of street lights; posting of signs for required public hearings; and projection of structures into a required yard.

Amendment 9 – approved April 11, 2011

Amendment 9 included numerous changes to the sign chapter, including clarification of commercial message signs and non-commercial message signs; temporary signs; and sign definitions.

Amendment 10 – approved April 25, 2011

Amendment 10 added a definition of bar and definition of free standing fast food restaurant to the UDC and added 3 uses to the list of prohibited uses in the City Center Overlay Zoning District.

Amendment 11 – approved August 8, 2011

Amendment 11 included minor changes to several different chapters of the UDC, including projections into required setback areas; parking of recreational vehicles; and concrete mix utilized on residential driveways and public sidewalks.

Amendment 12 – approved June 25, 2012

Amendment 12 included minor changes to the requirements regarding installation of sidewalks on undeveloped lots. Code language was modified to reflect that sidewalks are required on undeveloped lots when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 5 years from the effective date of the UDC.

Amendment 13 – approved September 24, 2012

Amendment 13 included several miscellaneous changes that were recommended as part of the 2012 UDC Annual Review and Report. Code provisions that were modified included: parking of vehicles; sign maintenance; accessible parking; residential fences; variances; and building setback along 58 Highway.

Amendment 14 – approved October 22, 2012

Amendment 14 adopted the new Flood Insurance Rate Maps for the City of Raymore.

Amendment 15 – approved February 11, 2013

Amendment 15 included changes to the requirements pertaining to temporary uses, including adding language regarding mobile vendors.

Amendment 16 – approved August 26, 2013

Amendment 16 included miscellaneous changes recommended from the 2013 UDC annual review completed by the Planning and Zoning Commission at its June 4, 2013 meeting. The changes included (1) allowing an electronic sign along Arterial Streets in the Original Town Overlay District; (2) allowing accessory uses and structures on property zoned Agricultural without the necessity of having a principal structure on the property; (3) stating that no residential driveway may be constructed within a sight triangle; (4) allowing privacy fences to be within ten feet of the front corner of a house; (5) clarifying when the Community Development Director can determine if an application is inactive; and (6) clarifying what happens when a motion by the Commission on an application fails.

Amendment 17 – approved February 10, 2014

Amendment 17 included miscellaneous changes to the UDC. The changes included (1) requiring canopy lights to be recessed so the lens cover is flush with the bottom of the canopy; (2) clarifying that when a sidewalk is required to be constructed on an undeveloped corner lot that the sidewalk is installed along both street frontages; and (3) allowing the Commission to have final approval authority on inflatable sign permit applications.

Amendment 18 – approved February 10, 2014

Amendment 18 included changes that allow an accessory dwelling unit upon property that is zoned Agricultural, Rural Estate or Rural Residential.

Amendment 19 - approved September 8, 2014

Amendment 19 updated the stream buffer provisions contained within the UDC.

Amendment 20 - approved September 8, 2014

Amendment 20 established a new Stormwater Treatment section in the UDC. This code provision applies to all new land development activities within the City.

Amendment 21 - approved January 26, 2015

Amendment 21 included miscellaneous changes recommended as part of the 2014 annual review of the UDC. The changes included (1) clarifying that no outdoor display of commodities, products or merchandise associated with a home occupation is allowed; (2) clarified side and rear yard setbacks for an accessory structure; (3) clarified how sign height is measured for monument signs; (4) clarified that sign permit requests that are not in compliance with the UDC can be applied for as a conditional use permit; (5) included a prohibition of any portion of a non-residential platted lot to extend into floodplain area; and (6) included definitions of subject property and undeveloped lot.

Amendment 22 - approved September 14, 2015

Amendment 22 included miscellaneous changes recommended as part of the 2015 annual review of the UDC. The changes include 1) clarified all utilities in new subdivisions must be underground; 2) incorporated new cul-de-sac design; 3) clarified that sidewalk must be installed in common areas when adjacent lots are developed; 4) clarified stormwater treatment provisions; 5) Planning Commission can approve inflatable sign permits; 6) established specific findings of fact for a Conditional Use Permit for a sign; and 7) defined private utilities and public utilities.

Amendment 23 - approved December 28, 2015

Amendment 23 clarified that if any portion of a corner lot has frontage along a street that meets the threshold to require sidewalk to be installed (on an undeveloped lot), then sidewalk is required to be installed on all street frontages of the corner lot.

Amendment 24 - approved February 13, 2017

Amendment 24 included miscellaneous changes recommended as part of the 2016 annual review of the UDC. The changes include 1) clarify no building can be located in an easement; 2) eliminates requirement for developer to pay a fee for street lights; 3) clarifies corner lots require installation of an ADA ramp when sidewalk is installed; 4) modification to notification process for erosion control enforcement; 5) Replats can be approved by Community Development Director; 6) Replat procedures established; 7) terms unnecessary hardship and replat are defined; and 8) penalty section is modified.

Amendment 25 - approved August 28, 2017

Amendment 25 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes include 1) replaced term “mini-warehouse” with self-storage facility; (2) clarified the procedure to request a waiver to a design requirement in the Original Town zoning district; (3) clarified when outdoor patio dining areas are allowed; (4) added requirements for indoor self-storage facilities; (5) clarified applicable code sections for subdivision review; (6) clarified improvements required as part of subdivision development; (7) clarified enforcement procedures for removal of mud and debris deposited in the street; (8) clarified responsibility of subdivider for collector and arterial roads; (9) clarified subdivider responsibilities for construction of public improvements; (10) required street name changes to comply with the City Addressing Policy; and (11) clarified when park land is dedicated as part of a new subdivision.

Amendment 26 - approved January 22, 2018

Amendment 26 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes included clarification of code language related to the keeping of animals on residential lots and clarified language related to the installation of new solar energy systems.

Amendment 27 - Approved June 11, 2018

Amendment 27 allows accessory dwelling units in all single-family residential districts.

Amendment 28 - Approved September 10, 2018

Amendment 28 included miscellaneous changes recommended as part of the 2018 annual review of the UDC. The changes included increased right-of-way when street trees are proposed; requiring commercial recycling trash receptacles to be screened; and updating the definition of manufactured home.

Amendment 29 - Approved January 14, 2019

Amendment 29 increased the minimum width of sidewalk in new residential developments to five feet.

Amendment 30 - currently under review

Amendment 30 proposes to allow the keeping of fowl on lots zoned RR, R-1A and R-1. A public hearing on the amendment was held by the Planning and Zoning Commission on May 21, 2019. The amendment will be considered by the City Council on June 24, 2019.

Declaratory Rulings Issued

In accordance with Section 465.040B5 of the UDC the Community Development Director has the power and duty to render interpretations of the Unified Development Code. For purposes of consistency and documentation the Director issues all written interpretations in the form of a declaratory ruling. Each declaratory ruling is added to a Declaratory Ruling Book which is a compendium of all rulings issued since the adoption of the UDC. To date there have been ten (10) rulings issued. One of the rulings has been revoked due to a change in the UDC rendering the ruling obsolete.

Declaratory Rulings issued between January 11, 2009 and June 1, 2011:

Ruling #1: What is the maximum size allowed for a subdivision entrance sign and how many signs are allowed per subdivision?

Ruling #2: Are chickens allowed to be raised in the City?

Ruling #3: Is a four (4) foot privacy fence allowed in a front yard setback area?

Ruling #4: REVOKED. Is a kiosk for movie rental allowed to be installed or operated on the exterior of a building?

Ruling #5: Does an adjustment to a lot line require a subdivision plat?

Ruling #6: Can a fence be constructed in an easement?

Ruling #7: Where is the midpoint of a residential structure in relation to where a fence can be located?

Declaratory Rulings issued between June 1, 2011 and June 1, 2012

Ruling #8: How much of a property can be covered in buildings and other manmade structures?

Declaratory Rulings issued between June 1, 2012 and June 1, 2013

Ruling #9: Is a mobile home allowed in the City of Raymore?

Ruling #10: Can a business that is not licensed or approved as an adult business have adult media or sexually oriented toys or novelties available?

There were no Declaratory Rulings issued between June 1, 2013 and June 1, 2017

Declaratory Rulings issued between June 1, 2017 and June 1, 2018

Ruling #2 was updated to reflect code changes made as part of the 26th amendment to the UDC.

There were no Declaratory Rulings issued between June 1, 2018 and June 1, 2019

The Declaratory Ruling Book is available for review on the Raymore website at <http://www.raymore.com/home/showdocument?id=2204>.

Topics for consideration by the Planning and Zoning Commission

Staff recommends the following provisions of the UDC be amended for the reasons provided with each proposed change. Proposed new text is **highlighted**; deleted text is crossed out.

1. In all instances referring to “Community Development Director” change to “Development Services Director”.

Note: Title of Director changed on November 1, 2018 to Development Services Director.

2. In all instances referring to “Community Development Department” change to “Development Services Department”.

Note: Name of Department changed on November 1, 2018 to Development Services Department.

3. Section 465.020C5 is repealed in its entirety and re-enacted as follows:

Section 465.020 Planning and Zoning Commission

C. Terms

5. The City Council may remove any citizen member for cause stated in writing and after public hearing. The Mayor may, with the consent of the majority of the Council members, remove any member for misconduct or neglect of duty. A member’s unexcused absence from three consecutive regular meetings in a 12-month period, **or more than twenty-five percent (25%) of the Commission’s regular meetings in a 12-month period,** constitutes neglect of duty.

Note: Staff is recommending the code change to be consistent with the requirement currently applicable to City Council members, Park Board members, and Arts Commission members.

4. Section 480.030C3 is added as follows:

Section 480.030 Remedies and Enforcement Powers

- C. Revocation of Plans or Other Approvals

3. When a violation of this Code involves a failure to comply with a condition of approval of a Variance of Use, the Board of Adjustment may revoke the Variance of Use. The Development Services Director must provide notice to the person found to be in violation. The Board of Adjustment shall hold a public hearing prior to the revocation of any Variance of Use.

Note: Staff is requesting to add the language to ensure all conditions of approval for a property owner under a variance of use are complied with. The Board of Adjustment should have the ability to revoke the variance of use if conditions are not followed.

5. Section 470.160 is amended by the addition of the following:

Section 470.160 Site Plan Review

- C. Pre-Application Conference

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

Note: Adding a new “C” to Section 470.160 and will renumber subsections within 470.010. Section 470.010B currently includes language that requires a pre-application conference for site plan review. Proposal is to include language on the requirement under the code section applicable to site plan review

6. Section 420.010A4 is amended by the addition of the following:

Section 420.010 Use-Specific Standards, Residential Uses

- A. **Single-Family Attached and Multiple-Family Dwellings**

4. **Building Design**

Attached single-family and multiple-family dwellings must:

- a. be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- b. be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street facing facade.
- c. provide at least three of the following architectural design elements:
 - 1. changes in the roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, and extended eaves;
 - 2. distinctive window patterns that are not repeated within groupings of up to four dwelling units;
 - 3. variations in the setback of the front facade of the building by at least five feet between adjoining dwelling units;
 - 4. Stepbacks or projections on the facade of at least two feet in depth and four feet in width at intervals of not more than 30 feet;
 - 5. balconies, bays, or changes in the wall plane of the front facade of the building;
 - 6. garage door entrance(s) for automobiles located at the side or rear of the building; or
 - 7. other architectural elements that the Development Services Director determines accomplish the objective of visually dividing the structure into smaller identifiable sections.

Note: Staff is requesting to add to the building design standards that would be applicable to new multi-family developments. The added language provides options that the builder/developer can select from when designing new buildings. The elements would reduce the monotony that can exist when exterior building plans are repeated for adjacent multi-family buildings.

7. Section 420.010A is amended by the addition of the following:

Section 420.010 Use-Specific Standards, Residential Uses

A. Single-Family Attached and Multiple-Family Dwellings

7. Guest Parking

Off-street parking spaces shall be provided for guest parking in multi-family developments that contain more than four (4) dwelling units. One guest parking space shall be provided for every four (4) units in a development.

8. Trash Enclosures

Trash and recycling receptacles shall be provided within the development for the use of residents. The receptacles shall be screened in accordance with Section 430.110.

9. Foundation As-Built Drawings Required

As-built drawings of the building foundation may be required by the Public Works Director prior to the commencement of building framing for each multi-family dwelling unit under construction.

Note: Staff is requesting the additional standards for proposed new multi-family developments to eliminate issues that have appeared in other multi-family developments in the City.

8. Section 425.020A is amended by the addition of the following:

Section 425.020 Off-Street Parking Requirements

A. Parking Spaces Required

Off-street parking spaces are required as specified in the table below:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Household Living	
Single-family Dwelling, Detached (conventional)	2 per dwelling unit
Single-family Dwelling, Attached	2 per dwelling unit, plus 0.25 per dwelling unit for guest parking
Two-family Dwelling (Duplex)	2 per dwelling unit
Multi-family Dwelling (3+ units)	1.5 per dwelling unit, plus 0.25 per dwelling unit for guest parking
Cluster Residential Development	2 per dwelling unit

Manufactured Home Park	2 per manufactured home
Dwelling Units Located Above the Ground Floor	1.5 per dwelling unit
Employee Living Quarters	2 per dwelling unit

Note: Amendment incorporates the requirement of providing guest parking spaces in new multi-family developments.

9. Section 445.03016 is amended as follows:

Section 445.030 Subdivision Design and Layout

I. Streets

6. Street Dimensions

a. All streets must conform to the following requirements contained in the City of Raymore Technical Specifications and Design Criteria Manual.

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local	Cul-de-sac	Alley	Pedestrian Way
Minimum right-of-way width (feet)	100	80	80	60	50	Per-Design Manual ²		
Maximum grade ⁴ (%)	6	6	6	8	10	15 (10 for turnaround only)	10	15
Minimum curve radius (feet)	500	250	250	200	150			
Minimum tangents between reverse curves (road centerline dimension, in feet)	100	100	100	100				

⁴ Unless necessitated by exceptional terrain and subject to the approval of the Director of Public Works.

² See City of Raymore Technical Specifications and Design Criteria Manual for cul-de-sac design requirements

b. All changes in street grade shall be connected by vertical curves and be designed for safe stopping sight distance as determined by the project engineer. Wherever practical, street grades shall be established in such a manner to avoid excessive grading or promiscuous removal of ground cover and tree growth, and a general leveling of the terrain. Grades so established will reduce hazards by maintaining adequate sight distance for classification of streets and design speeds.

c. The developer may request a variance to the above curve and tangent requirements based on engineering considerations of topography, length of street, number of curves and other factors which may dictate a lesser radius. Such request may be approved by the Director of Public Works.

7. Standard Street Sections and Details

The City of Raymore Technical Specifications and Design Criteria Manual shall be used for future residential, minor collector and arterial streets, and major collector and arterial streets

constructed within the City of Raymore. The following additional standards are also required:

a. — Design for Persons with Disabilities

Access ramps for disabled persons must be installed whenever new curbing or sidewalks are constructed or reconstructed in the City of Raymore. Such ramps must conform to Americans with Disabilities Act (ADA) standards subject to review and approval by the Director of Public Works. These standards apply to any City street or connecting street for which curbs and sidewalks are required by this chapter, on which curb and sidewalk have been prescribed by the City Council or where sidewalks have been provided by the developer.

b. — Approval of Grades

Profiles of streets must be submitted to and approved by the Director of Public Works. Submittal information required for review of the preliminary plat must include preliminary street profiles. Final calculated street profiles will be required in submittal of construction plans required during review of the final plat.

c. — Maximum and Minimum Grades

The grades of all streets may not be greater than the maximum grades for each classification as set forth in this section, except where topographical conditions unquestionably justify a departure from this maximum, as determined by the Director of Public Works. The minimum grade for all streets must be eight-tenths percent. The minimum grade must be at least one percent wherever possible.

Note: Staff is requesting to eliminate conflicting language contained in the UDC by referencing the City design manual.

Topics for Discussion

Staff has identified the following topics for discussion:

a. Small Wireless Facilities

House Bill 1991, approved in 2018, established the Uniform Small Wireless Facility Deployment Act. The act would allow wireless providers to collocate small wireless facilities on poles located in the right-of-way. City staff desires to establish the local requirements that must be followed in order for these facilities to be located in the City right-of-way. Staff is currently preparing an ordinance for Planning and Zoning Commission consideration.

b. Medical Marijuana Facilities

With the approval by the voters of the constitutional amendment establishing the right to access medical marijuana and allowing for the limited legal production, distribution, sale and purchase of marijuana for medical purposes, City staff are preparing ordinances establishing reasonable regulations on medical marijuana related businesses. Staff is preparing an amendment to the Unified Development Code to establish in what zoning districts medical marijuana facility uses will be allowed.

MONTHLY REPORT APRIL 2019

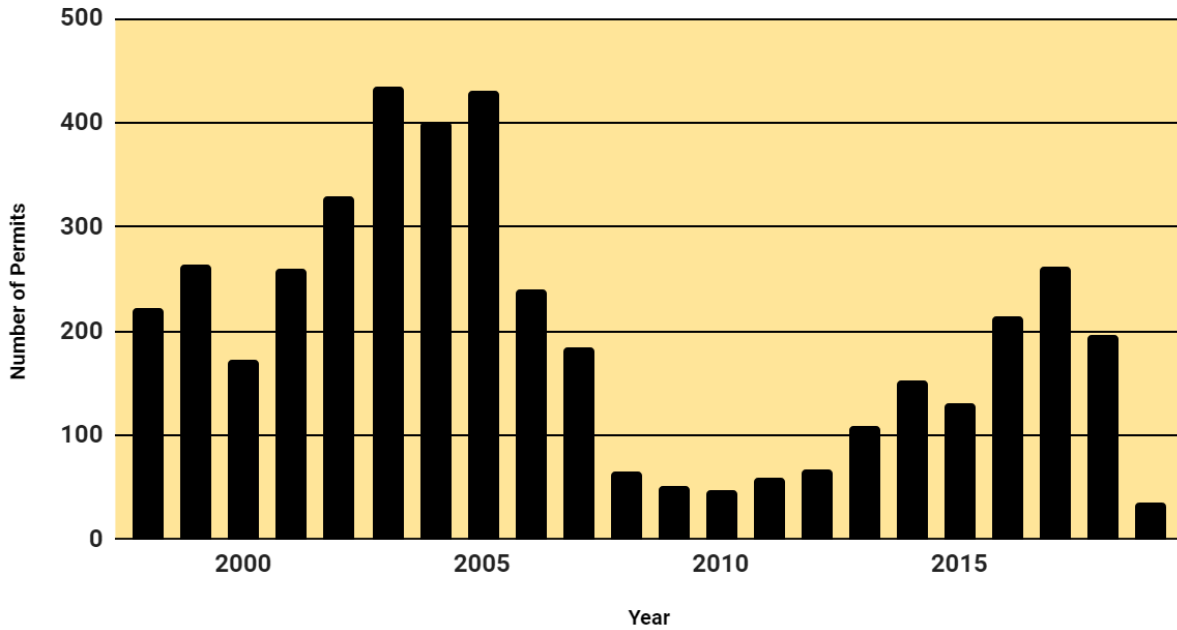
Building Permit Activity

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

- Good Ranch utility easement vacation (public hearing)

June 18, 2019 Planning and Zoning Commission

- Conway Place rezoning and final development plan (public hearing)

June 24, 2019 City Council

- 1st reading - UDC 30th amendment backyard fowl - (public hearing)
- 1st reading - Conway Place rezoning and final development plan (public hearing)
- 2nd reading - Good Ranch utility easement vacation

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