

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, OCTOBER 15, 2019**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: VICE-CHAIRMAN KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, MELODIE ARMSTRONG, CALVIN ACKLIN, ERIC BOWIE AND MAYOR KRIS TURNBOW. ABSENT WERE WILLIAM FAULKNER AND MATTHEW WIGGIINS. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS, AND CITY ATTORNEY JONATHAN ZERR.

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

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to approve the September 3, 2019 minutes as corrected.

Vote on Motion:

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

Motion passed 7-0-0.

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

A. Case #19021 - Grant Park Villas Rezoning C-2 to R-3B (public hearing)

Jeff Beckler, representing the applicant Zimmerman Properties, LLC presented the request. He reviewed a powerpoint presentation that had been made to the City Council at a work session when they requested support for a Low-Income Tax Credit application that has been filed.

Mr. Beckler stated they are proposing Grant Park Villas, a 48-unit apartment building for occupants aged 55 and over. The project is similar to Briar Creek Villas in Belton.

Mr. Beckler stated the project is proposed for the corner of Grant Drive and Adams Street. There will be amenities with the development.

Associate Planner David Gress provided the staff report. He indicated the request is to reclassify the zoning of the 3.8 acre tract of land from "C-2" General Commercial District to "R-3B" Apartment Community Residential District.

Mr. Gress entered into the record the notices mailed to adjoining property owners; the notice of publication in The Journal newspaper; the Unified Development Code; the application; the Growth Management Plan; the staff report; and the site plan submitted by the applicant.

Mr. Gress provided an overview of previous planning actions near the property and described surrounding land uses.

Mr. Gress indicated a Good Neighbor meeting was held on September 25th and the questions and responses were included in the staff report.

Mr. Gress provided an overview of the uses allowed in the R-3B district, which is primarily designed for an apartment community.

Mr. Gress indicated staff has submitted proposed findings of fact and does recommend the Commission forward the application to the City Council with a recommendation of approval subject to one condition: that a Type A screen shall be maintained along the eastern property line, between the subject property and the Ramblewood subdivision, either through the use of existing vegetation, or the provision of new vegetation.

Vice-Chairman Fizer opened the public hearing at 7:21 p.m.

There were no public comments.

Vice-Chairman Fizer closed the public hearing at 7:21 p.m.

Commissioner Urquilla asked how many senior living units are currently in the City.

Mr. Gress indicated he did not have a total number, but there were several senior communities, including Foxwood Springs, Walnut Estates, and Alexander Creek.

Mr. Gress clarified that the proposed rezoning would not limit the use of the property to senior residents.

Commissioner Urquilla asked what impacts the residential use of the subject property would have on existing or future commercial businesses.

Mr. Gress commented that the area is a mixture of land uses, including residential, commercial and industrial. Having increases in residential population in the area enhances the area for commercial development.

Commissioner Urquilla asked the applicant about the ability to change the use of the property in the future from a low income housing tax credit project for senior residents.

Mr. Beckler indicated his company elects for a 30-year land use restriction as a 55+ community.

Commissioner Bowie asked about the character of the building in relation to the surrounding mixture of buildings.

Mr. Beckler stated their architect does take into account the architecture of surrounding buildings. We do want our building to fit in to the neighborhood.

City Attorney Jonathan Zerr reminded the Commission the focus needs to be on the rezoning of the property, not the specifics of the proposed building on the property, which is best handled at the time of site plan review.

Motion by Mayor Turnbow, Seconded by Commissioner Petermann, to accept the staff proposed findings of fact and forward case #19021, Grant Park Villas Rezoning C-2 to R-3B, to the City Council with a recommendation of approval subject to the following condition:

- 1. A type-A screen shall be maintained along the eastern property line, between the subject property and the Ramblewood subdivision, either through the use of existing vegetation, or the provision of new vegetation.**

Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

Mr. Zerr provided a review of the September 9, 2019, the September 23, 2019 and October 14, 2019 Council meetings.

9. Staff Report

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

Mr. Gress indicated that the joint meeting of the Planning and Zoning Commission and City Council will occur on Monday, November 4. This work session will begin at 6:00 p.m. at Centerview. The topic will be an Economic Development 101 presentation by Janet Ady with Ady Advantage.

Assistant Public Works Director Greg Rokos provided an update on the status of the installation of a culvert to allow Bristol Drive in the Brookside subdivision to be completed.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Petermann thanked the applicant for bringing forward a new development into the community.

Commissioners thanked staff for its work.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to adjourn the October 15, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The October 15, 2019 meeting adjourned at 7:38 p.m.

Respectfully submitted,

Jim Cadoret