

# **RAYMORE PLANNING AND ZONING COMMISSION AGENDA**

**Tuesday November 19, 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 October 15, 2019 meeting
  - b. Case #19011 - Edgewater at Creekmoor Seventh Final Plat
6. Unfinished Business - None
7. New Business
  - a. Election of Officers
  - b. 2020 Meeting Calendar
  - c. Case #19024 - 6th Amendment to the Creekmoor Memorandum of Understanding  
*(public hearing)*
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

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

# Meeting Procedures

**The following rules of conduct apply:**

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

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

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

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, 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.

*Chairman Faulkner 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, 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

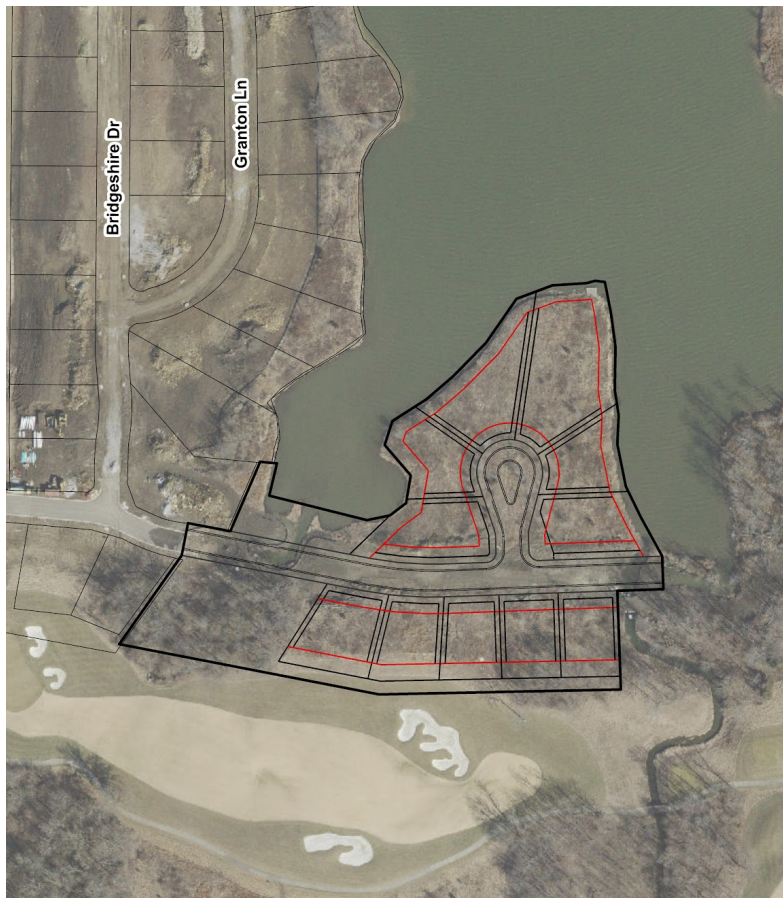


**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** November 19, 2019  
**Re:** Case #19011 - Edgewater at Creekmoor 7th Final Plat Lots 219 thru 229 and Tracts I & J

**GENERAL INFORMATION**

**Applicant/  
Property Owner:** Cooper Land Development, Inc.  
903 N. 47<sup>th</sup> Street  
Rogers, AR 72756

**Property Location:** Hampstead Drive, east of Creekmoor Drive.



**Site Photographs:**



View looking east along Hampstead Drive (Future Extension in background)



View looking toward the future extension of Hampstead Drive





View looking north along Bridgeshire Drive toward Edgewater 6th Plat.

**Existing Zoning:** "PUD" Planned Unit Development

**Existing Surrounding Zoning:** **North:** "PUD" Planned Unit Development  
**South:** "PUD" Planned Unit Development  
**East:** "PUD" Planned Unit Development  
**West:** "PUD" Planned Unit Development

**Existing Surrounding Uses:** **North:** Single Family Residential, Creekmoor Lake  
**South:** Golf Course  
**East:** Undeveloped  
**West:** Single Family Residential

**Total Tract Size:** 6.43

**Total Number of Lots:** 11 Lots, 2 Tracts

**Density – units per Acre:** 1.7

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Hampstead Drive as a Minor Collector. Proposed Rayburn Court is classified as a local road.

**Advertisement:** City Ordinance does not require advertisement for Final Plats.

**Public Hearing:** City Ordinance does not require a public hearing for Final Plats

## PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Edgewater at Creekmoor Seventh Plat – Lots 219 thru 229 and Tracts I & J

City Ordinance Requirements: 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 final plat property, specifically, Section 470.130.

## PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. The Edgewater 6th Plat, located to the northwest, was approved by the City on February 26, 2018.

## ENGINEERING DIVISION COMMENTS

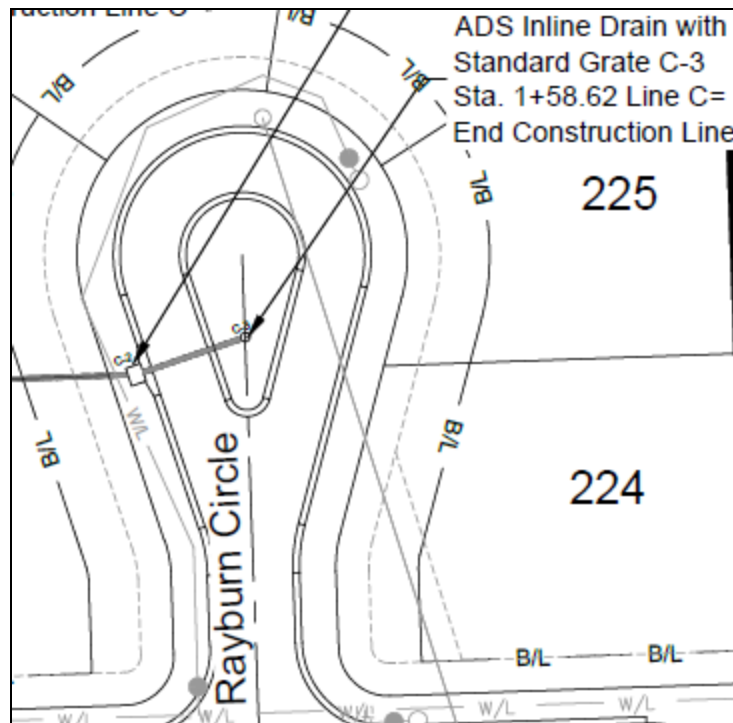
In its attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

## STAFF COMMENTS

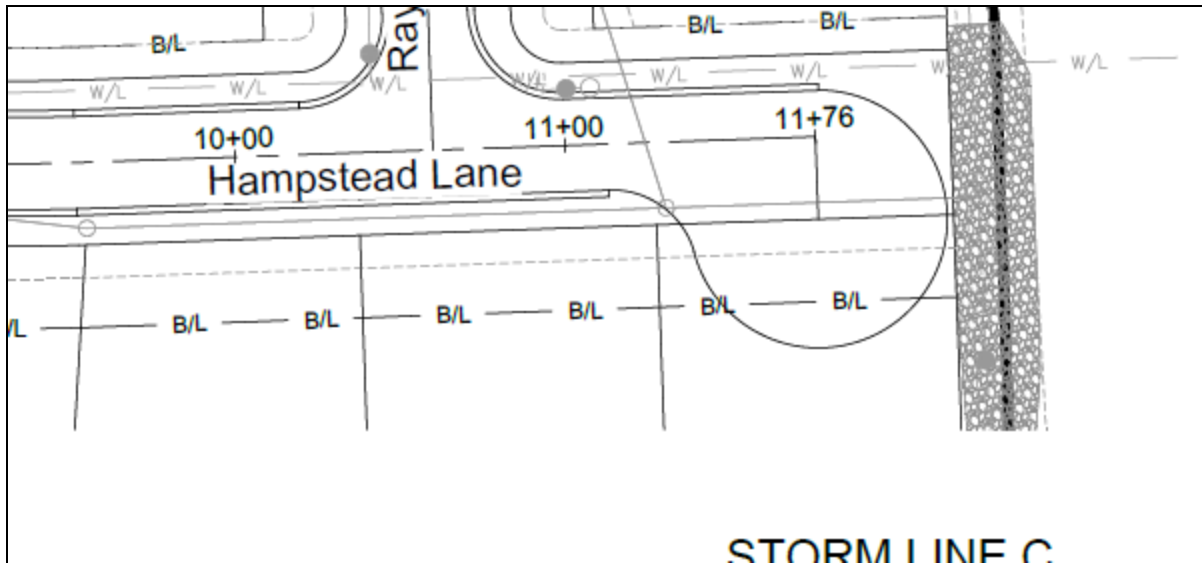
1. The current and proposed bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

Requirements	
<b>Minimum Lot Area</b>	
per lot	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
per dwelling unit	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
<b>Minimum Lot Width (ft.)</b>	Interior Lot: 50 ft. Corner Lot: 55 ft.
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	25
rear	25
side corner	15
side	7.5
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	40%

2. Five foot (5') sidewalks will be required to be installed on lots within this subdivision. A transition from four foot (4') sidewalks in the previous phases of Creekmoor, to the west (Edgewater 6th, and Westbrook 12th and 13th) to five foot (5') sidewalks will be made in Tracts I and J.
3. The 100-year flood pool elevation line does extend onto lots within the proposed subdivision. While the UDC does not allow any portion of any newly created lot to extend into the floodplain, the UDC also exempts subdivisions that had obtained preliminary plat approval prior to adoption of the code provision. The Creekmoor preliminary plan and MOU were approved prior to the adoption of the code provision, thus the flood pool elevation line is allowed to extend onto lots within the subdivision. There is adequate area allowed for the building of a home on all of the affected lots. Minimum low opening elevations have been provided for all affected lots.
4. The plat and engineering construction drawings have incorporated the new tear-drop design for cul-de-sacs. This design allows for an island to be installed in the cul-de-sac as a water quality measure.



5. A temporary cul-de-sac will be required at the eastern terminus of Hampstead Lane. Pavement for the turnaround will temporarily extend onto Lot 223.



## STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	November 19, 2019	November 25, 2019	December 9, 2019

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19011 Edgewater at Creekmoor Seventh Final Plat; Lots 219 thru 229 and Tracts I & J to the City Council with a recommendation for approval.

**To:** Planning and Zoning Commission

**From:** Department of Public Works

**Date:** November 19, 2019

**RE:** Edgewater 7th (Final Plat)

---

The Public Works and Engineering Department has reviewed the application for Edgewater 7th, and offers the following comments:

**Project Location:** The development phase is located in Creekmoor along Hampstead just to the east of Creekmoor Drive, near the central area of the development.

**Impacts on Transportation System(s):** Access to the phase will be served by a connection to Creekmoor Drive. The current roadway network is sufficient for the development phase.

**Adequate Public Facilities:**

**Sanitary Sewer System** - The project will be served by an existing gravity sewer that has manholes on each street in the phase.

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

**Storm Water System/Water Quality** - Stormwater will be collected onsite in the lake. The plans call for all water quality standards to be met. There will be a new design of the cul-de-sac that will eliminate the rock center and replace it with a paved surface and a drain. The water will then drain across the golf course to achieve the water quality.

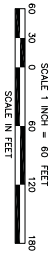
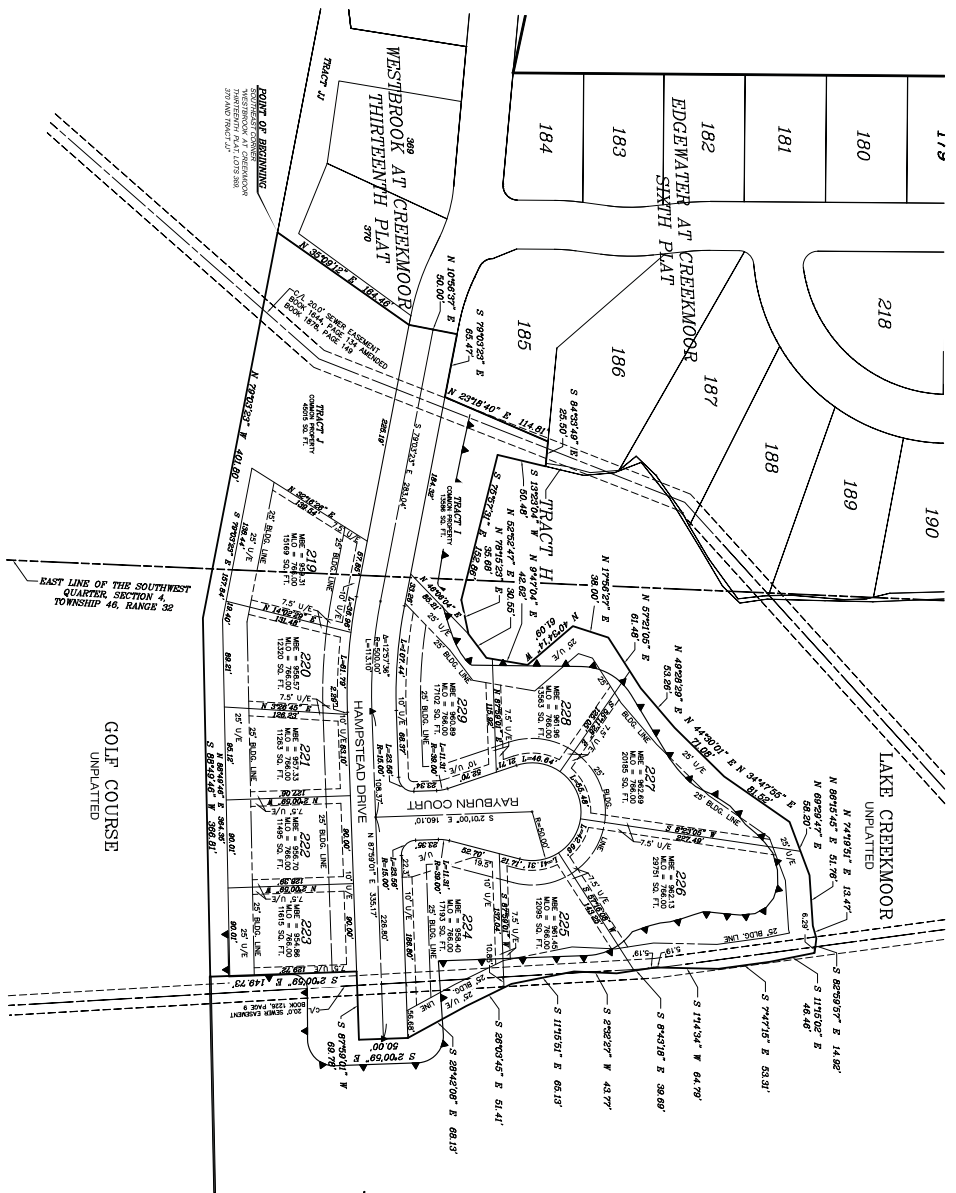
**Summary:** The Public Works department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations and that the existing facilities are of adequate size and capacity to support the proposed development.



# FINAL PLAT

## EDGEWATER AT CREEKMOOR- SEVENTH PLAT

LOTS 219 THROUGH 229 AND TRACTS I & J  
 A SUBDIVISION IN RAMORE, CASS COUNTY, MISSOURI  
 SECTION 4, TOWNSHIP 46 N, RANGE 32 W



LEGEND	
	SERVICE LINE
	UTILITY & SERVICE
	EXISTING BOUNDARY
	PROPOSED BOUNDARY
	100 YEAR FLOOD
	CONVEYANCE RECORD
	UTILITY RIGHT OF WAY
	ADJACENT PLAT

**DEVELOPER:** RAYBURN DEVELOPMENT, INC.  
 5015 NATIONAL STREET  
 RAYBURN, MISSOURI 63128

**ENGINEER:** ANDERSON SURVEY COMPANY  
 2223 N.W. EXECUTIVE WAY  
 WYANDOTT, MISSOURI 64483

**SURVEYOR'S CERTIFICATION:**  
 I, PHILIP J. ANDERSON, being duly sworn, certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Missouri.

**ANDERSON SURVEY COMPANY**  
 2223 N.W. EXECUTIVE WAY  
 WYANDOTT, MISSOURI 64483  
 (816) 246-4590



## Raymore Planning and Zoning Commission 2020 Meetings and Deadlines

Planning Commission Meeting Date	Residential Preliminary Plat Submission Deadline	Annexation, Rezoning, Site Plan, Final Plat, Conditional Use Permit Submission Deadline	Park Board (prelim. plat only) Suggested Meeting Date	Final Revisions Submission Deadline	Planning and Zoning Commission Public Hearing Notice		City Council Public Notice	City Council 1st Reading	City Council 2nd Reading
					Sent to publish	Neighbor Notice			
1st and 3rd Tuesdays	60 days prior	Commercial Preliminary and Final 30 days prior to submission deadline	Meeting before revision deadline	10 working days before meeting	3 weeks before meeting (Friday)	2 weeks before meeting (Friday)	Sent to publish	2nd and 4th Mondays	Usually next meeting following 1st reading
7-Jan	8-Nov	6-Dec	26-Nov	23-Dec	13-Dec	20-Dec	3-Jan	27-Jan	10-Feb
21-Jan	22-Nov	20-Dec	26-Nov	6-Jan	27-Dec	3-Jan	17-Jan	10-Feb	24-Feb
4-Feb	6-Dec	3-Jan	28-Jan	20-Jan	10-Jan	17-Jan	31-Jan	24-Feb	9-Mar
18-Feb	20-Dec	17-Jan	28-Jan	3-Feb	24-Jan	31-Jan	14-Feb	9-Mar	23-Mar
3-Mar	3-Jan	31-Jan	28-Jan	17-Feb	7-Feb	14-Feb	28-Feb	23-Mar	13-Apr
17-Mar	17-Jan	14-Feb	28-Jan	2-Mar	21-Feb	28-Feb	20-Mar	13-Apr	27-Apr
7-Apr	7-Feb	6-Mar	25-Feb	23-Mar	13-Mar	20-Mar	3-Apr	27-Apr	11-May
21-Apr	21-Feb	20-Mar	25-Feb	6-Apr	27-Mar	3-Apr	17-Apr	11-May	8-June
5-May	6-Mar	3-Apr	24-Mar	20-Apr	10-Apr	17-Apr	1-May	8-June	22-June
19-May	20-Mar	17-Apr	24-Mar	4-May	24-Apr	1-May	15-May	8-June	22-June
2-Jun	3-Apr	1-May	28-Apr	18-May	8-May	15-May	29-May	22-June	13-Jul
16-Jun	17-Apr	15-May	28-April	1-Jun	22-May	29-May	19-Jun	13-Jul	27-Jul
7-Jul	8-May	5-Jun	26-May	22-Jun	12-Jun	19-Jun	3-Jul	27-Jul	10-Aug
21-Jul	22-May	19-Jun	26-May	6-Jul	26-Jun	3-Jul	17-Jul	10-Aug	24-Aug
4-Aug	5-June	3-Jul	23-Jun	20-Jul	10-Jul	17-Jul	31-Jul	24-Aug	14-Sep
18-Aug	19-Jun	17-Jul	23-Jun	3-Aug	24-Jul	31-Jul	21-Aug	14-Sep	28-Sep
1-Sep	3-Jul	31-Jul	28-Jul	17-Aug	7-Aug	14-Aug	4-Sep	28-Sep	12-Oct
15-Sep	17-Jul	14-Aug	28-Jul	31-Aug	21-Aug	28-Aug	18-Sep	12-Oct	26-Oct
6-Oct	7-Aug	4-Sep	25-Aug	21-Sep	11-Sep	18-Sep	2-Oct	26-Oct	23-Nov
20-Oct	21-Aug	18-Sep	25-Aug	5-Oct	25-Sep	2-Oct	16-Oct	23-Nov	14-Dec
3-Nov	4-Sep	2-Oct	22-Sep	19-Oct	9-Oct	16-Oct	30-Oct	23-Nov	14-Dec
17-Nov	18-Sep	16-Oct	22-Sep	2-Nov	23-Oct	30-Oct	20-Nov	14-Dec	28-Dec
1-Dec	2-Oct	30-Oct	27-Oct	16-Nov	6-Nov	13-Nov	4-Dec	28-Dec	11-Jan
15-Dec	16-Oct	13-Nov	27-Oct	30-Nov	20-Nov	27-Nov	18-Dec	11-Jan	25-Jan

**A Public Hearing is Required for Preliminary Plat, Rezoning, and Conditional Use Permits.**

~ All applicants are required to meet with the City's Development Review Committee (DRC) prior to making any application.

~ The DRC meets by appointment with applicants. An appointment can be scheduled by calling the Development Services Department at 816.892.3030

~ All applications must be complete upon submittal. A complete application and submission includes all required engineering plans

~ Due to Holiday and City Hall being closed, the May 25 and November 9 City Council meetings are cancelled



**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** November 19, 2019  
**Re:** **Case #19024 - 6th Amendment to Creekmoor MOU**

## **GENERAL INFORMATION**

**Applicant:** Cooper Land Development  
903 North 47<sup>th</sup> Street  
Rogers, AR 72756

**Requested Action:** 6th Amendment to the Creekmoor Memorandum of Understanding

**Advertisement:** Oct. 31, 2019 **Journal** newspaper

**Public Hearing:** Nov. 19, 2019 Planning and Zoning Commission

**Items of Record:** **Exhibit 1. Notice of Publication in The Journal**  
**Exhibit 2. Unified Development Code**  
**Exhibit 3. Growth Management Plan**  
**Exhibit 4. Staff Report**  
**Exhibit 5. Proposed 6th Amendment to MOU**

**Additional exhibits as presented during hearing**

## PROPOSAL

Outline of Requested Action: The applicant seeks to amend the approved Memorandum of Understanding (MOU) for the Creekmoor Subdivision. This amendment seeks to modify the approved preliminary plan by removing a 17.5 acre area proposed for two-family dwelling units and replacing it with single-family dwelling units. The amendment also establishes new development standards for Gallery Style Single Family Homes, with lots that are narrower in width and smaller in size than existing lots within Creekmoor.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must first meet the requirements contained in **Section 470.050** of the Unified Development Code. This section outlines the requirements to guide the Planning and Zoning Commission and City Council in their actions in considering any amendment to the Preliminary Plan, including amendments to the Memorandum of Understanding.

## STAFF COMMENTS

1. The Preliminary Development Plan and Memorandum of Understanding (MOU) for the Creekmoor Subdivision were approved by the Raymore City Council on January 26, 2004. The approved preliminary plan and MOU have guided all developments in Creekmoor to date, subject to the five amendments to the MOU described below.
2. Any amendment to the approved preliminary plan, including the MOU, requires a public hearing before the Planning and Zoning Commission and City Council with final approval from the City Council.
3. The 1<sup>st</sup> amendment to the MOU was approved on June 26, 2006. The 1<sup>st</sup> amendment changed the land use in the area now known as “The Village of Southern Hills” from multi-family residential to single-family residential.
4. The 2<sup>nd</sup> amendment to the MOU was approved on July 24, 2006. The 2<sup>nd</sup> amendment changed the land use in the areas to the east and west of the clubhouse on 163<sup>rd</sup> street (subject property area) from two-family residential to single-family residential.
5. The 3<sup>rd</sup> amendment to the MOU was approved on July 23, 2007. The 3<sup>rd</sup> amendment increased the maximum building coverage from 30% to 40% for all lots contained in the Edgewater at Creekmoor subdivision phases and for all future “patio” and “duplex” zoned dwelling units.

6. The 4th amendment to the MOU only applies to the lots contained within the Westbrook at Creekmoor Eleventh Plat. The development standards for this subdivision phase were modified by the amendment.
7. The 5th amendment to the MOU adjusted how the City interprets the common area requirement and modified maintenance responsibilities of the low pressure sanitary sewer system.
8. The 6th amendment proposes the following:
  - a. Modifies the Preliminary Development Plan dated 6/2/2006 by removing the two-family dwelling unit land use designation for 17.5 acres located on the west side of Madison Street, south of the maintenance building for Creekmoor, and replacing it with a single-family dwelling unit land use designation.
  - b. Modifies the proposed land use summary table for Creekmoor as illustrated below:

Category	Acres	%	Estimated Units	Maximum Units
Residential Single Family	327	33	883	1021
Residential Patio Homes	71 89	7 9	278 343	278 343
Residential Two Family	37 19	4 2	466 120	266 201
Common Areas	535.5	54		
School Site	20.5	2		
Totals	991		1327 1346	1565

- c. Establishes a new Exhibit H Page 2 providing the development standards for single-family dwelling units on Gallery lots, which is the lot style proposed for the described 17.5 acre phase in Creekmoor.

	REGULAR	CORNER	CUL-DE-SAC
LOT AREA MINIMUM	4500 S.F.	5200 S.F.	4500 S.F.
LOT WIDTH MINIMUM AT FRONT	40 FT.	47 FT.	30 FT.
LOT DEPTH MINIMUM	110 FT.	110 FT.	100 FT.
FRONT SETBACK MINIMUM	25 FT.	25 FT.	25 FT.
REAR SETBACK MINIMUM	25 FT.	25 FT.	25 FT.
SIDE LOT MINIMUM (INTERIOR)	5 FT.	5 FT.	5 FT.
SIDE LOT MINIMUM (EXTERIOR)	N.A.	7 FT.	N.A.
BUILDING COVERAGE MAXIMUM	45%	45%	45%

9. Under the proposed Exhibit H Page 2 development standards for Gallery lots, the total number of dwelling units now proposed for the described 17.5 acre phase will increase from 46 dwelling units to 65 dwelling units.
10. Under the proposed revisions to the Preliminary Development Plan, the access point to Madison Street remains in the same general location and the connector street to the existing phases of Creekmoor to the west remains as originally planned.

## **STAFF PROPOSED FINDINGS OF FACT**

Under Section 470.050 of the Unified Development Code the Planning and Zoning Commission shall submit a recommendation to the City Council to approve, approve with modifications or disapprove the proposed preliminary plan. The Commission must make findings of fact taking into consideration the following:

1. **The preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City of Raymore; and**

The proposed revision to the preliminary plan is consistent with the Growth Management Plan and all other adopted plans of the City.

2. **The preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose; and**

The preliminary plan remains consistent with the PUD standards of Section 415.060. The proposed amendment to the MOU provides for additional PUD standards that will be applicable to a new lot design.

3. **The nature and extent of common open space in the PUD; and**

The overall common area to be provided in the Creekmoor PUD remains at 54%. The proposed 6th amendment does not modify the amount of common area being provided.

4. **The reliability of the proposals for maintenance and conservation of common open space; and**

All of the common area in Creekmoor is currently maintained by the Property Owner's Association. The proposed 6th amendment will not modify the maintenance of any of the common area.

**5. The adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan; and**

The requirement to provide 54% of the land area in Creekmoor in open space is not proposed to be modified by the 6th amendment. Common area is included in each proposed subdivision phase when said phase obtains final plat approval. The 54% open space remains adequate. Overall density in the subdivision has been reduced since the initial 2004 preliminary plan was approved.

**6. Whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment; and**

The amended preliminary plan does make adequate provision for public services. The proposed 6th amendment does not modify any of the plans to provide public services.

**7. Whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area; and**

The revised preliminary plan eliminates approved two-family dwelling units and establishes the area for single-family homes, which is similar to surrounding land uses.

**8. Whether potential adverse impacts have been mitigated to the maximum practical extent; and**

There are no potential adverse impacts created by the 6th amendment.

**9. Whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the use of (non-PUD) conventional Unified Development Code; and**

The preliminary development plan approved for the Creekmoor development could not have been accomplished without the use of PUD zoning. The Creekmoor development is unique in many ways, reflected by the diversity of housing and lots allowed within the subdivision.

**10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

The Creekmoor MOU and development agreements established with each phase of development serves to protect the interest of the public and residents of Creekmoor. Amending the preliminary development plan and the MOU to allow for removal of two-family dwelling units and replacing the land use with single-family dwelling units, and allowing a new lot design within the subdivision, furthers the original intent of the Creekmoor PUD.

**REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Public Hearing	November 19, 2019	November 25, 2019

**STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19024, 6th amendment to the Creekmoor Memorandum of Understanding, to the City Council with a recommendation for approval.



**6th Amendment to the  
Memorandum of Understanding  
for  
Creekmoor Subdivision**

Initially approved January 26, 2004

1<sup>st</sup> Amendment approved June 26, 2006

2<sup>nd</sup> Amendment approved July 24, 2006

3<sup>rd</sup> Amendment approved July 23, 2007

4<sup>th</sup> Amendment approved July July 27, 2015

5<sup>th</sup> Amendment approved June 13, 2016



## MEMORANDUM OF UNDERSTANDING

THIS 6th AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF CREEKMOOR SUBDIVISION (“CREEKMOOR”) is made and entered into this 25th day of November, 2019, by and between Cooper Land Development, Inc., a Corporation organized and existing under the laws of the State of Arkansas, (“CLD”), and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“City”).

WHEREAS, CLD seeks to obtain approval from the City for an amendment to the Preliminary Plan and Memorandum of Understanding for Creekmoor to allow a new single-family residential subdivision design that includes smaller lots with reduced building setbacks; and,

WHEREAS, that CLD, herein defined, agrees to assume all subdivision development obligations of the City as described in this amendment, the 1st, 2nd, 3rd, 4th and 5th amendments, and the original MOU agreement; and,

WHEREAS, the City desires to ensure that CLD will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, CLD and the City hereby agree that the Creekmoor Memorandum of Understanding, as approved on January 26, 2004, with the 1<sup>st</sup> amendment approved on June 26, 2006, the 2<sup>nd</sup> amendment approved on July 24, 2006, the 3rd amendment approved on July 23, 2007, the 4th amendment approved on July 27, 2015, and the 5th amendment approved on June 13, 2016 is hereby amended as follows:

1. Section 2B Preliminary Development Plan Proposed Land Use Summary is replaced with the following:

Category	Acres	%	Estimated Units	Maximum Units
Residential Single Family	327	33	883	1021
Residential Patio Homes	<del>71</del> 89	<del>7</del> 9	<del>278</del> 343	<del>278</del> 343
Residential Two Family	<del>37</del> 19	<del>4</del> 2	<del>166</del> 120	<del>266</del> 201
Common Areas	535.5	54		
School Site	20.5	2		
Totals	991		<del>1327</del> 1346	1565

- 1) Common Areas include the land area that comprises Creekmoor Lake, Creekmoor Golf Course, Creekmoor Clubhouse, and the common area tracts identified on each final plat approved by the City.
  
2. Exhibit B, Creekmoor Preliminary Development Plan, dated 06/02/06, is replaced by the new plan dated 11/25/19.
  
3. Exhibit H, Page 2 is added to provide the development standards for the Single-Family - Gallery Lots.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Cooper Land Development

ATTEST:

ATTEST:

\_\_\_\_\_  
Jean Woerner, City Clerk

# CREEKMOOR PRELIMINARY DEVELOPMENT PLAN

## EXHIBIT B

PROPOSED AMENDMENT #6

11/25/19



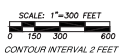
### KEY

	SINGLE FAMILY AND PATIO LOTS
	MULTI FAMILY
	TWO FAMILY
	LAKE COMMON AREA
	COMMON AREA
	SCHOOL SITE
	100 YEAR FLOOD LINE
	TREE CLUSTERS

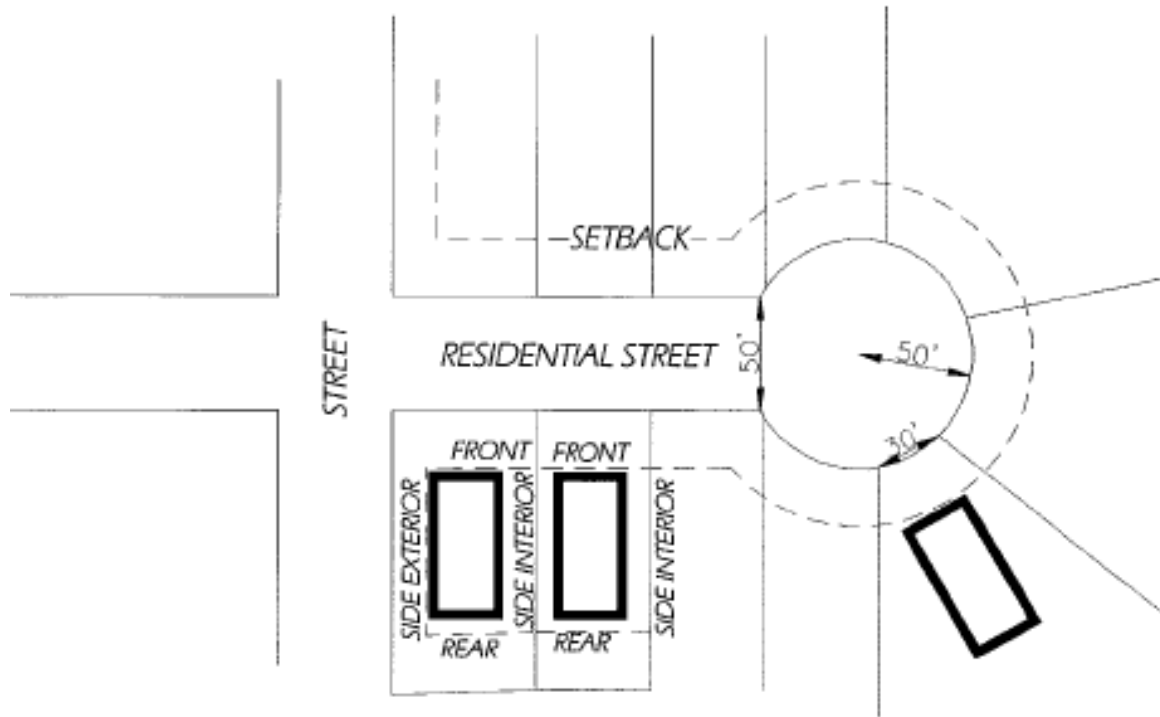
### RAYMORE LAND USE

CATEGORY	ACRES	ESTIMATED LIVING UNITS	MAXIMUM LIVING UNITS
RESIDENTIAL SINGLE FAMILY	327	883	1021
RESIDENTIAL PATIO HOMES	89	343	343
RESIDENTIAL TWO FAMILY	19	120	201
RESIDENTIAL MULTI FAMILY	0	0	0
COMMON AREAS	535.5		
SCHOOL SITE	20.5		
<b>TOTALS</b>	<b>991</b>	<b>1346</b>	<b>1565</b>

**NOTE:** 1. COMMON AREAS REPRESENT 54% OF TOTAL AREA.  
 2. MAXIMUM LIVING UNITS REPRESENTED IN EACH PHASED PARCEL EXCEPT PATIO HOMES ARE 20% MORE THAN THE ESTIMATED LIVING UNITS



# EXHIBIT H



## SINGLE FAMILY - GALLERY LOTS

	REGULAR	CORNER	CUL-DE-SAC
LOT AREA MINIMUM	4500 S.F.	5200 S.F.	4500 S.F.
LOT WIDTH MINIMUM AT FRONT	40 FT.	47 FT.	30 FT.
LOT DEPTH MINIMUM	110 FT.	110 FT.	100 FT.
FRONT SETBACK MINIMUM	25 FT.	25 FT.	25 FT.
REAR SETBACK MINIMUM	25 FT.	25 FT.	25 FT.
SIDE LOT MINIMUM (INTERIOR)	5 FT.	5 FT.	5 FT.
SIDE LOT MINIMUM (EXTERIOR)	N.A.	7 FT.	N.A.
BUILDING COVERAGE MAXIMUM	45%	45%	45%

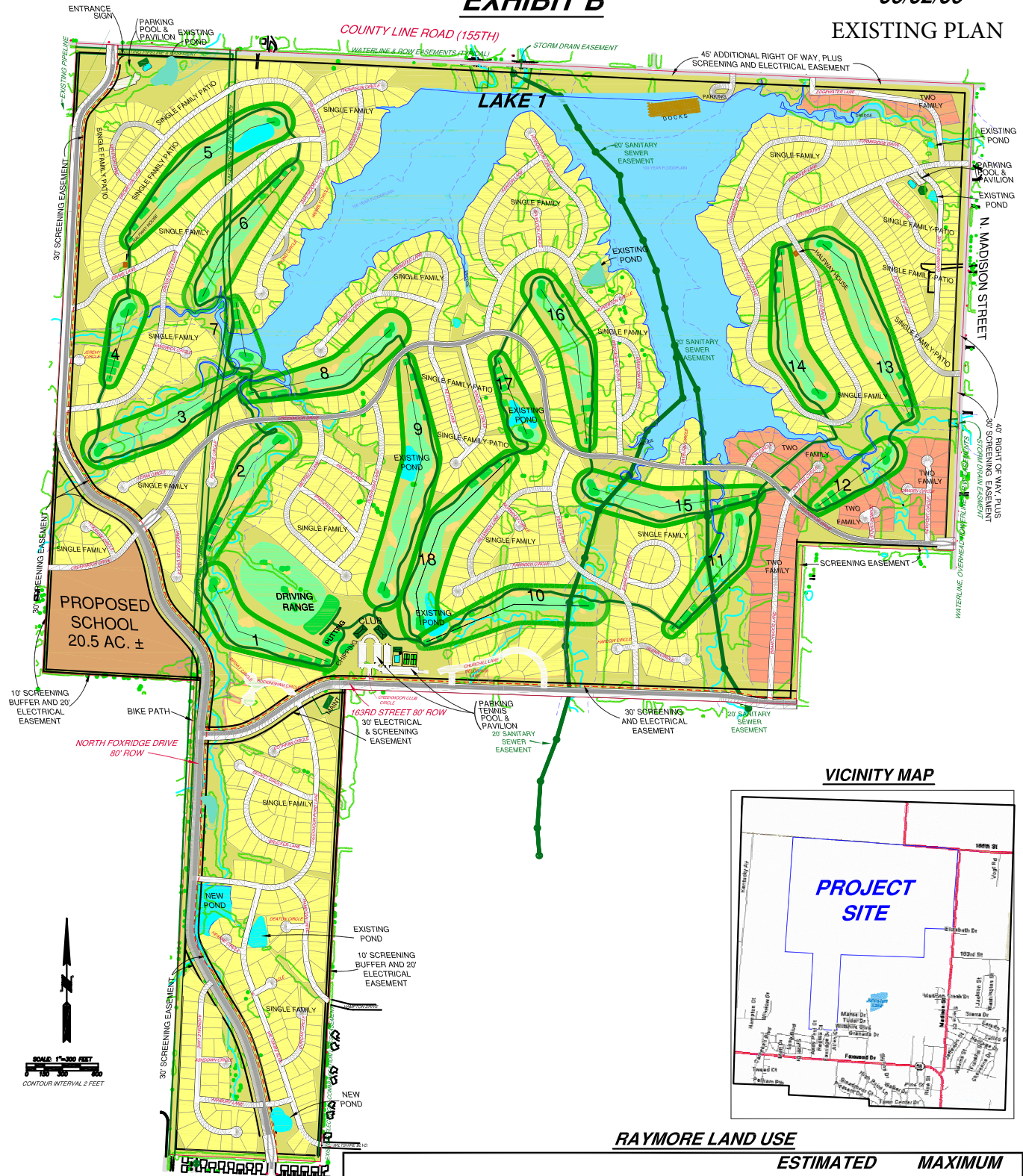
\* WHERE THE PROPERTY IS MAINTAINED IN COMMON WITH OTHER LIVING UNITS THEN THE LOT LINES ARE SHOWN FOR REFERENCE

# CREEKMOOR PRELIMINARY DEVELOPMENT PLAN

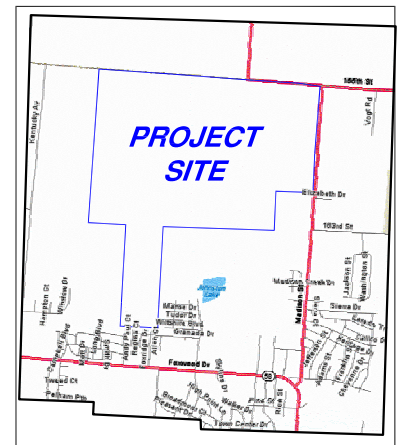
## EXHIBIT B

06/02/06

### EXISTING PLAN



### VICINITY MAP



### RAYMORE LAND USE

CATEGORY	ACRES	ESTIMATED LIVING UNITS	MAXIMUM LIVING UNITS
RESIDENTIAL SINGLE FAMILY	322	881	1057
RESIDENTIAL PATIO HOMES	71	278	278
RESIDENTIAL TWO FAMILY	42	160	192
RESIDENTIAL MULTI FAMILY	0	0	0
COMMON AREAS	535.5		
SCHOOL SITE	20.5		
<b>TOTALS</b>	<b>991</b>	<b>1319</b>	<b>1527</b>

### KEY

	SINGLE FAMILY AND PATIO LOTS
	MULTI FAMILY
	TWO FAMILY
	LAKE COMMON AREA
	COMMON AREA
	SCHOOL SITE
	100 YEAR FLOOD LINE
	TREE CLUSTERS

**NOTE:** 1. COMMON AREAS REPRESENT 54% OF TOTAL AREA.  
 2. MAXIMUM LIVING UNITS REPRESENTED IN EACH PHASED PARCEL EXCEPT PATIO HOMES ARE 20 PERCENT MORE THAN THE ESTIMATED LIVING UNITS.

# CREEKMOOR PRELIMINARY DEVELOPMENT PLAN

## EXHIBIT B

PROPOSED AMENDMENT #6

11/25/19



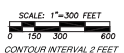
### KEY

	SINGLE FAMILY AND PATIO LOTS
	MULTI FAMILY
	TWO FAMILY
	LAKE COMMON AREA
	COMMON AREA
	SCHOOL SITE
	100 YEAR FLOOD LINE
	TREE CLUSTERS

### RAYMORE LAND USE

CATEGORY	ACRES	ESTIMATED LIVING UNITS	MAXIMUM LIVING UNITS
RESIDENTIAL SINGLE FAMILY	327	883	1021
RESIDENTIAL PATIO HOMES	89	343	343
RESIDENTIAL TWO FAMILY	19	120	201
RESIDENTIAL MULTI FAMILY	0	0	0
COMMON AREAS	535.5		
SCHOOL SITE	20.5		
<b>TOTALS</b>	<b>991</b>	<b>1346</b>	<b>1565</b>

**NOTE:** 1. COMMON AREAS REPRESENT 54% OF TOTAL AREA.  
 2. MAXIMUM LIVING UNITS REPRESENTED IN EACH PHASED PARCEL EXCEPT PATIO HOMES ARE 20% MORE THAN THE ESTIMATED LIVING UNITS

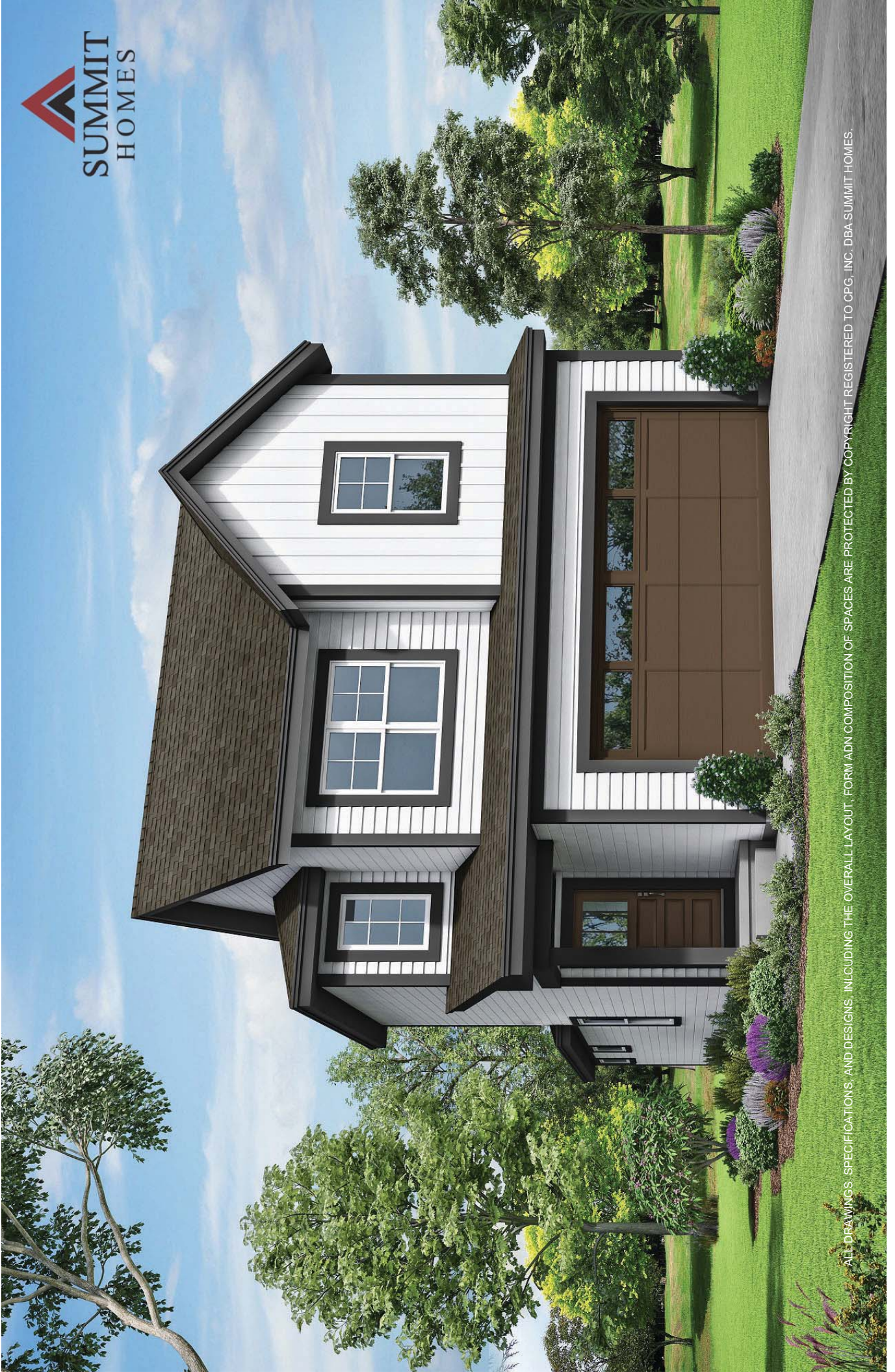






ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT. REGISTERED TO CPG, INC. DBA SUMMIT HOMES.





ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. DBA SUMMIT HOMES.



ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. DBA SUMMIT HOMES.



ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. DBA SUMMIT HOMES.



ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. DBA SUMMIT HOMES.

## MONTHLY REPORT OCTOBER 2019

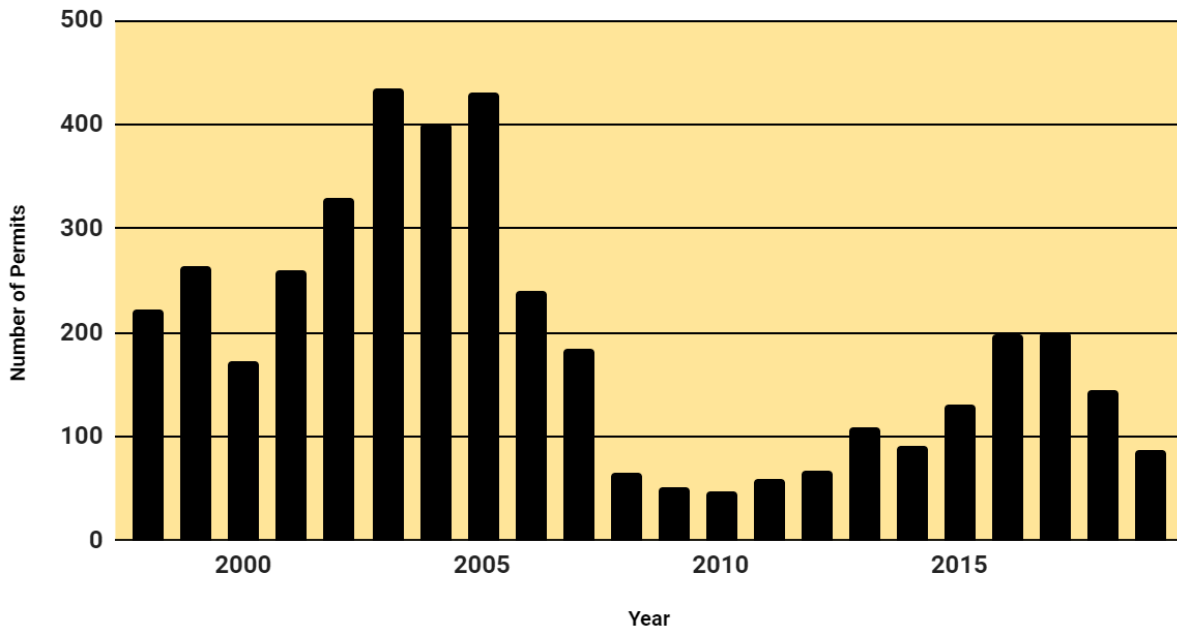
### Building Permit Activity

Type of Permit	Oct 2019	2019 YTD	2018 YTD	2018 Total
Detached Single-Family Residential	8	88	135	153
Attached Single-Family Residential	0	26	44	44
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	62	642	521	604
Commercial - New, Additions, Alterations	0	17	16	17
Sign Permits	6	44	42	63
Inspections	Oct 2019	2019 YTD	2018 YTD	2018 Total
Total # of Inspections	365	3,253	5,120	5,947
Valuation	Oct 2019	2019 YTD	2018 YTD	2018 Total
Total Residential Permit Valuation	\$2,473,300	\$28,467,200	\$37,824,200	\$41,964,900
Total Commercial Permit Valuation	\$0	\$1,801,300	\$5,218,050	\$5,222,550

#### **Additional Building Activity:**

- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- A Certificate of Occupancy was issued for the expansion to Benton House of Raymore
- Building Plan review commenced on The Lofts at Fox Ridge apartment community

### Single Family Building Permits



## Code Enforcement Activity

Code Activity	Oct 2019	2019 YTD	2018 YTD	2018 Total
Code Enforcement Cases Opened	63	566	419	461
<i>Notices Mailed</i>				
-Tall Grass/Weeds	7	135	147	147
- Inoperable Vehicles	19	99	48	54
- Junk/Trash/Debris in Yard	23	130	86	96
- Object placed in right-of-way	0	14	19	26
- Parking of vehicles in front yard	1	12	32	36
- Exterior home maintenance	6	31	29	35
- Other (trash at curb early; signs; etc)	0	2	35	38
Properties mowed by City Contractor	7	71	51	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	8	0	0
Signs in right-of-way removed	62	305	406	473
Violations abated by Code Officer	7	101	54	60

## Development Activity

### Current Projects

- Conway Place Rezoning and Preliminary Development Plan (currently on hold)
- Foxridge Business Park Final Plat (southwest corner of 58 Hwy & Fox Ridge Drive)
- HyVee Fast & Fresh store site plan
- Edgewater at Creekmoor 7th Final Plat
- The Venue of The Good Ranch (204 attached single-family units on Dean at North Cass Parkway)
- Compass Health Site Plan, east of Sunset Lane, north of 58 Highway (currently on hold)

	As of Oct 31, 2019	As of Oct 31, 2018	As of Oct 31, 2017
Homes currently under construction	146	205	269
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	349	423	442
Total number of dwelling units in City	8,641	8,447	8.142

## Actions of Boards, Commission, and City Council

### City Council

#### **October 14, 2019**

- Approved on 2nd reading the grant of rights to a City Access Easement for Realty Income Properties (access to the China Star site off relocated Kentucky Road)
- Approved on 1st reading of the vacation of four temporary street right-of-way easements no longer needed in the Cunningham at Creekmoor subdivision.

#### **October 28, 2019**

- Approved on 2nd reading of the vacation of four temporary street right-of-way easements no longer needed in the Cunningham at Creekmoor subdivision.
- Reappointed Eric Bowie and Calvin Acklin to the Planning and Zoning Commission
- Approved on 1st reading the rezoning of 3.8 acres located at the southeast corner of Grant Drive and Adams Street from "C-2" General Commercial to "R-3B" Apartment Community District

### Planning and Zoning Commission

#### **October 15, 2019**

- Recommended approval of the rezoning of 3.8 acres located at the southeast corner of Grant Drive and Adams Street from "C-2" General Commercial to "R-3B" Apartment Community District

## **Upcoming Meetings – November & December**

### **November 4, 2019 Joint Meeting of City Council and Planning and Zoning Commission**

- Presentation from Ady Advantage on Economic Development 101

### **November 5, 2019 Planning and Zoning Commission**

- Meeting cancelled

### **November 11, 2019 City Council**

- Veterans Day - meeting cancelled

### **November 19, 2019 Planning and Zoning Commission**

- 6th Amendment to the Creekmoor Memorandum of Understanding (public hearing)
- Edgewater at Creekmoor Seventh Final Plat
- Election of Officers

### **November 25, 2019 City Council**

- 2nd reading - Rezoning of 3.8 acres located at the southeast corner of Grant Drive and Adams Street from "C-2" General Commercial to "R-3B" Apartment Community District
- 1st reading - Rezoning of 136 acres located south of North Cass Parkway, east of Interstate 49, from "BP" Business Park District to "PUD" Planned Unit Development District (public hearing)
- 1st reading - Chapter 100 request - Raymore Industrial Development
- 1st reading - Chapter 100 request - The Venue of The Good Ranch
- Resolution - 6th Amendment to the Creekmoor Memorandum of Understanding (public hearing)
- 1st reading - Edgewater at Creekmoor Seventh Final Plat

### **December 3, 2019 Planning and Zoning Commission**

- Fox Ridge Business Park Lot 1 Final Plat
- HyVee Fast & Fresh store site plan

### **December 9, 2019 City Council**

- 2nd reading - Rezoning of 136 acres located south of North Cass Parkway, east of Interstate 49, from "BP" Business Park District to "PUD" Planned Unit Development District
- 2nd reading - Chapter 100 request - Raymore Industrial Development
- 2nd reading - Chapter 100 request - The Venue of The Good Ranch
- 2nd reading - Edgewater at Creekmoor Seventh Final Plat
- 1st reading - Fox Ridge Business Park Lot 1 Final Plat

### **December 17, 2019 Planning and Zoning Commission**

- No applications currently filed



## December 23, 2019 City Council

- 2nd reading - Fox Ridge Business Park Lot 1 Final Plat

## Department Activities

- Director Jim Cadoret attended the annual conference of the Missouri Economic Development Financing Association in Kansas City.
- Building Official Jon Woerner continued his review of Building construction plans for The Lofts at Fox Ridge apartments.
- Director Jim Cadoret participated in the Raymore-Peculiar School District Facility Planning Committee meeting.
- Associate Planner David Gress participated in the Mid-America Regional Council Solid Waste Management District Board meeting.
- Building Official Jon Woerner met with the Building Code Task Force created to assist in the review of the 2018 International Building Codes for possible adoption by the City.
- Director Jim Cadoret participated in an American Planning Association webinar on "Having a Better Planning Commission Meeting."
- Building Official Jon Woerner attended the Fall 2019 Educational Seminar hosted by the Missouri Association of Code Administrators.
- Building Official Jon Woerner met with the Building Code Task Force created to assist in the review of the 2018 International Building Codes for possible adoption by the City.
- Director Jim Cadoret met with Janet Ady, Ady Advantage, to plan for her Economic Development 101 course she will present at the Nov. 4 joint work session of the City Council, Planning and Zoning Commission, and TIF Commission. The work session is to be held at Centerview beginning at 6:00 p.m.
- Director Jim Cadoret and Economic Development Director David Gress participated in the quarterly Cass County Economic/Community Development Lead meeting of Economic Development Directors.
- Director Jim Cadoret participated in a Fair Housing Accessibility webinar.
- Director Jim Cadoret and Economic Development Director David Gress participated in the monthly meeting of the Cass County Non-Profits.

## GIS Activities

- Coordination for update of feature content and base mapping for subscriber services (Jungle Lasers, E911, etc)

- Backup/Administration of geospatial databases (null records in multiple SDE tables)
- QA/QC of operational datasets (Snow routes, street signs, etc)
- Assignment of unique street addresses as required (dwellings, utilities, etc)
- Submission for 2020 Census New Construction Program
- Land/asset information and geospatial data requests (public, consultants, etc)
- Update of cartographic maps as required
- Printer servicing/supplies
- Modification of local & hosted web mapping services as required
- Design of geoprocessing models for managing versioned environment(s)