

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 17, 2020 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from February 18, 2020 meeting
6. Unfinished Business - none
7. New Business
 - a. Case #20003 - Foxwood Springs Tract Rezoning - *(public hearing)*
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Any person requiring special accommodation (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, FEBRUARY 18, 2020**, 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, MARIO URQUILLA, ERIC BOWIE, MATTHEW WIGGINS, CALVIN AKCLIN AND MAYOR KRIS TURNBOW. ABSENT WAS JEREMY MANSUR. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, PUBLIC WORKS DIRECTOR MIKE KRASS 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 February 4, 2020 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to approve the minutes of the February 4, 2020 meeting.

Vote on Motion:

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

Motion passed 7-0-0.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #19007 - Sunset Plaza PUD Rezoning (public hearing)**

Sean Siebert, representing SPC, LLC, presented the request to the Commission and provided handouts of a powerpoint presentation on the project.

Commissioner Bowie arrived at 7:05 p.m.

Mr. Siebert stated he was raised in one of the two-family dwellings built by his father that is adjacent to the subject property. The subject property was vacant 30 years ago, and it remains vacant today.

Mr. Siebert stated he is partnering with Andy Mackey, who combined have completed over a half-dozen communities. The closest community is Oak Ridge Farms. He stated they wanted to duplicate the design of those units for Sunset Plaza.

Mr. Siebert indicated the development will be done in 3 concurrent phases, starting with units along Conway Street.

Mr. Siebert reviewed the parking that is provided for the units. There will be a mixture of units with 1 and 2 car garages, with 65% of the units having a 2-car garage. He commented that 4-feet has been added to the garage space to accommodate storage area and area for the trash/recycling carts.

Mr. Siebert closed his presentation with a review of his Oak Ridge Farms development in Raymore, including photographs of the interior and exterior of the units. The proposed Sunset Plaza development will have similar architecture and features.

Development Services Director Jim Cadoret provided the staff report.

Mr. Cadoret stated the request is to reclassify the zoning of 5 acres located in the Town Center 4th Plat. He stated the southern two lots of the property are currently zoned "C-1" Neighborhood Commercial and the northern three lots are zoned "C-2" General Commercial.

Mr. Cadoret stated there is R-2 zoning to the east and to the south, and the land to the north is zoned C-2.

Mr. Cadoret entered into the record the notices mailed to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application submitted; the Growth Management Plan; the staff report; the proposed development plan; and the comments submitted by residents.

Mr. Cadoret stated the rezoning application includes submittal of a proposed preliminary development plan for a proposed 67-unit townhome development.

Mr. Cadoret stated a Good Neighbor meeting was held in May of 2019. A public hearing was scheduled to be held at the June 18 Planning Commission meeting, but no quorum of the Commission was present and the hearing was rescheduled for July 2nd. The applicants did hold an impromptu Good Neighbor meeting with those residents who were present for the hearing. The applicants placed a hold on review of the request prior to the July 2nd meeting date.

Mr. Cadoret stated the Engineering Division has indicated that the application does comply with the design standards of the City and have submitted a memorandum of their review comments.

Mr. Cadoret stated the PUD zoning designation provides the City with more control over the development while providing some flexibility in design.

Mr. Cadoret provided a summary of residential construction activity that has occurred over the past 10 years, which reflected that 82% of the dwelling units constructed were detached single-family homes. When combining existing dwelling units with all approved dwelling units in the City, the percentage of detached single-family dwelling units remains over 75% of the total. He indicated that Raymore remains a predominately single-family community.

Mr. Cadoret stated staff provided the Commission with proposed findings of fact and indicated staff recommends the Commission accept those findings and forward the request to the City Council with a recommendation of approval, subject to 5 conditions outlined in the staff report.

Chairman Faulkner opened the public hearing at 7:35 p.m.

Sarah Locke, 404 S. Sunset Lane, expressed her concern on the stormwater detention basin. She handed-out correspondence she had with Greg Rokos, former Assistant Public Works Director, regarding stormwater runoff.

Pam Hatcher, 1402 Young Circle, expressed her support for the request. She commented that the land should never have been zoned commercial as the land area has no visibility to 58 Highway. She was the listing agent for the property and there has been no interest in commercial development on the property.

Dr. Clarence Simmons, 613 W. Conway Street, indicated he is the closest affected property owner as he has his dental practice in the professional office building adjacent to the north. He also is the owner of the lot south of his practice, which is part of the proposed rezoning. He first bought his lot in 2003, and there has been no other interest in commercial development on any of the other lots. He stated he wanted to locate a coffee shop on the lot but with no visibility none of the franchises were interested. He expressed his support for the proposed rezoning.

Brad Rash, 409 N. Madison Street, expressed his support for the proposed development.

David Forester, owner of Dave's Bike Shop at 319 N. Municipal Circle, indicated he was neutral on the request. He stated he lives nearby and expressed concern on the volume of residents that would live in the development. He also expressed concern on pollutants getting into the stormwater system.

Sheryl Dunham, 404 N. Park Drive, expressed her concerns with the proposed rezoning. She felt the application was not compliant with the requirements for a PUD and that the application itself was insufficient. She also expressed concern on stormwater runoff and lack of storm shelters for residents of the development.

Chairman Faulkner closed the public hearing at 8:00 p.m.

Mayor Turnbow requested Mr. Krass to address the stormwater questions raised under public comments.

Mike Krass, Public Works Director, stated one of the first projects he was involved with when he began work for the City in 2001 was the Sunset ditch project which helped to address erosion into Silver Lake. He stated the stormwater detention pond was constructed to the standards in place in 2001 and if this project develops commercially no work is required to occur to the pond. He stated the proposed development includes enhancements to the detention basin that will address issues with erosion in the stream and bring the pond into compliance with current stormwater control and treatment requirements.

Commissioner Wiggins asked if the detention pond is a dry pond or if there will permanently be water in the pond.

Mr. Krass stated the pond will be a dry basin.

Commissioner Urquilla asked the applicant to speak to the impact of home values near the multi-family developments they have completed.

Andy Mackey, partner with Sean Siebert on the project, provided examples of what home values have done in the two-family units to the east of the subject property and within the Oak Ridge Farms development.

Commissioner Urquilla asked about the traffic generation impact on 58 Highway.

Mr. Cadoret commented that the trip generation from townhomes development is 3 to 4 times less than commercial development.

Commissioner Urquilla indicated his concern was more on the impact of residents getting onto I-49.

Mr. Krass commented on the traffic study that the City is having completed looking at 58 Highway and the I-49 interchange and what can be done to improve traffic flow.

Commissioner Urquilla asked for clarification on the impact of the development on the middle school or high school.

Mr. Cadoret stated the School District only commented on the impact of the development on the elementary school. He stated that if the district had any concerns they would have commented on it.

Commissioner Urquilla asked if the wait time for the signal at 58 and Sunset has been reviewed.

Mr. Krass commented that the timing of the lights are coordinated by Operation Green Light and by design the priority is for traffic flow on 58 Highway.

Commissioner Bowie asked if the modifications to the detention basin were part of the PUD.

Mr. Cadoret stated yes, the work required to the stormwater detention pond is listed as one of the staff recommended conditions.

Commissioner Bowie asked why staff requested the variations in architectural design within the development.

Mr. Cadoret stated the City wanted some variation in building design and wanted to ensure that the architectural drawings included in the applicant's presentation was the final product that gets built.

Commissioner Bowie asked about enforcement of the limitations on parking and other rules of the subdivision.

Mr. Mackey stated enforcement is typically done through the lease and by the Homeowner's Association.

Commissioner Wiggins asked how the number of residents within an individual unit are controlled.

Mr. Siebert commented that the number of tenants occupying a single unit is controlled through the lease agreement and restrictions.

Commissioner Petermann asked if there would be on-site management for the development.

Mr. Mackey stated if necessary, they would consider it.

Motion by Mayor Turnbow, Seconded by Commissioner Bowie, to accept the staff proposed findings of fact and forward Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval, subject to the 5 conditions recommended by staff.

Mayor Turnbow made several comments related to the proposal: the School District indicated there is capacity in the schools and they are fully aware of the proposed developments in the City; commercial businesses are not interested in locating in this area; the Engineering Division provided information on the improvements that will occur with the stormwater detention basin; and the proposed use is the highest and best use for the property.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye

Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Nay
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 7-1-0.

Commissioner Urquilla commented he voted against the motion as he has concerns with the impact the development will have on traffic flow and movement on 58 Highway.

b. Case #19008 - Sunset Plaza Final Plat

Sean Siebert indicated the request is to replat part of the Town Center 4th Plat property to allow for the Sunset Plaza development.

Mr. Cadoret presented the staff report.

Mr. Cadoret stated the final plat is to create a 13-lot subdivision, including a private drive to provide access to 4 of the lots. The total parcel size is 5.04 acres.

Mr. Cadoret stated the Engineering Division submitted its memorandum that all of the City requirements have been met.

Mr. Cadoret stated staff submitted proposed findings of fact on the final plat and recommends the Commission accept the proposed findings and forward Case #19008: Sunset Plaza Final Plat to the City Council with a recommendation of approval, subject to the following condition:

1. Approval of the Final Plat is contingent upon City Council approval of Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan.

Motion by Commissioner Bowie, Seconded by Commissioner Fizer, to accept the staff proposed findings of fact and forward Case #19008: Sunset Plaza Final Plat to the City Council with a recommendation of approval, subject to the one condition recommended by staff.

Vote on Motion:

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

Motion passed 8-0-0.

c. Amendment to Commission Rules of Procedure

Mr. Cadoret indicated this agenda item is a continuation of the discussion from the February 4, 2020 Commission meeting. Staff are recommending two changes to the Rules of Procedure. First change

would be to change the reference of the department name from Community Development Department to Development Services Department. The second change is in regards to Commission member absences from meetings. The language that was discussed on February 4 is now proposed for inclusion in the Commission Rules as follows:

A Commissioner shall be deemed to be neglecting their duty if they fail to attend three (3) consecutive regular scheduled meetings of the Commission or more than twenty-five percent (25%) of the Commission's regular scheduled meetings as established by Article VI, Section 1 of these Rules of Procedure during any twelve (12) month period without being excused. The Commission may make a recommendation to the Mayor requesting the removal and replacement of a Commission member that is negligent in their duties for their remaining unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty.

Commissioner Urquilla and Commissioner Wiggins appreciated the revised wording.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to accept the staff recommended changes and approve the update to the Commission Rules of Procedure.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

Mr. Zerr provided a review of the February 10, 2020 Council meeting.

9. Staff Report

Mr. Krass provided an update on Public Works activity.

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. The Commission cancelled its March 3, 2020 meeting.

10. Public Comment

Sarah Locke, 404 S. Sunset Lane, again expressed her concern on stormwater runoff. She thought the entire tributary area to the stream was not considered, including runoff from Centerview. She stated the pond was not designed to handle the additional runoff.

Sheryl Dunham, 404 N. Park Drive, expressed frustration that the City is not following the City Code.

Christine Jones, 320 N. Park Drive, expressed concern that there is not a plan for enforcing HOA rules as part of the Sunset Plaza development, specifically parking.

11. Commission Member Comment

Commissioner Wiggins thanked the public that attended for providing their input. He also indicated he will be absent for the April 7 Commission meeting.

Commissioner Petermann thanked the public for attending.

Commissioner Bowie thanked the public for the input provided.

Commissioner Fizer thanked the public for the comments and indicated the Commission does listen to all the comments.

Commissioner Acklin thanked the public for attending.

Commissioner Urquilla thanked the public for the comments.

Mayor Turnbow thanked the public for providing input into the difficult decisions that the Commission must make. He took exception to the statement that the City is not following the City Code.

Chairman Faulkner commented on previous Community Conversations held and planning efforts completed and is left wondering on the question "What does Raymore want to be?". He stated he doesn't necessarily see community agreement on the topic.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to adjourn the February 18, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

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

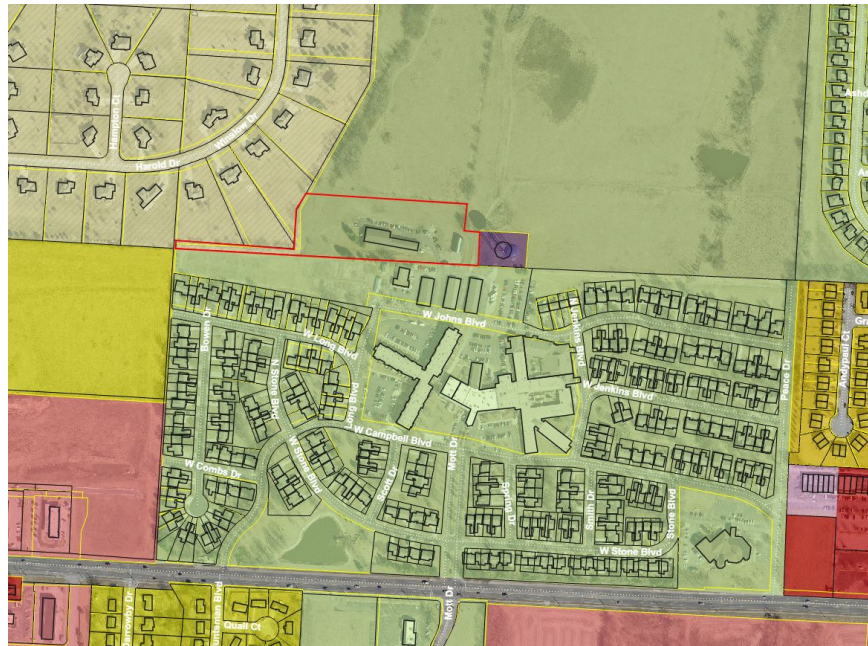
Motion passed 8-0-0.

The February 18, 2020 meeting adjourned at 9:13 p.m.

Respectfully submitted,

Jim Cadoret

Existing Zoning: "A" Agricultural District



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

Major Street Plan: The Major Thoroughfare Plan Map classifies W. Foxwood Drive (MO Highway 58) as a Major Arterial, and Johns Boulevard as a local internal street. There is no public road currently accessing the property to be rezoned.

Legal Description:

Advertisement: February 27, 2020 **Journal** newspaper
March 5, 2020 **Journal** newspaper

Public Hearing: March 17, 2020 Planning Commission meeting
March 23, 2020 City Council meeting

- Items of Record:** **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Applicant's Conceptual Site Plan

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 4 acres associated with the Foxwood Springs maintenance building from "A" Agricultural district to "PUD" Planned Unit Development.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- The original plat of Foxwood Springs was approved by the City on July 11, 1983.
- The Harold Estates subdivision, to the northwest of the subject property was replatted and approved by the City on March 8, 1999.
- Westgate Plat, Lots 1-4 to the East of the property, were replatted and approved by the City on December 26, 2019. This replat accounts for the right-of-way for Westgate Drive.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday March 11, 2020 in the Council Chambers of City Hall. 5 residents attended the meeting, along with city staff and Will Nulte representing Brookdale. The comments below provide a summary of the meeting:

Does Brookdale own all of the land to the north not being rezoned as well?

- Yes they do.

Are they planning to develop the AG zoned area?

- No. In order to develop the remaining AG area, they would need to go through the rezoning process which would require a public hearing.

The surveyor stated the city employed him to do the survey. Is this right?

- This is not correct. Brookdale employed the surveyor to perform the work. The city did not pay the surveyor nor was in any discussions with the surveyor regarding cost.

The surveyor stated he was there performing work for the road relocation and sewer realignment, is this correct?

- While he may have other work pertaining to those jobs, the surveyor seems to have been confused as to which job specifically he was working on. Again, the city did not pay for the surveyor. Brookdale hired him to determine the extent of their property to determine where they needed to rezone.

What is going to be sold?

- The Brookdale community as well as the small 4 acres being rezoned will potentially be sold. The remaining AG zoned property will remain with Brookdale.

Is there a design for the remaining AG acreage?

- Since there are currently no intentions to perform any work on the property, there are no designs.

Do the new owners want to do a high rise building?

- The 4 acres being rezoned would not be enough land for that to occur. Additionally the restrictions enforced by the PUD for the rest of Brookdale, would also apply to this property as well.

Is the sale going to remain as a retirement community?

- As far as the client knows it is.

What should we expect in terms of changes with the sale?

- Brookdale has the intention of selling it to remain a retirement community. They can't say what the staff or internal changes would be.

We have maintained and mowed some of that property for years. Do we need an attorney to draft a letter for squatter's rights?

- That is something you have the right to do and can bring to us [Will Nulte] to take a look at.

Our concern is when the Dean's sell the other lot behind us, they will connect with the private roads within Brookdale off of Long & Bowen?

- This particular meeting is for the rezoning, but it is my [Katie Jardieu] understanding that those streets would remain private and any connections would potentially be made off of Westgate Drive.

Can anything be done about the coyotes?

- Not at this time.

How do they residents feel about the new ownership?

- We [Will Nulte] are not sure. Little would potentially change for them as far as we know.

Is Brookdale selling other properties?

- A lady in the audience actually answered this saying - Yes they are. As Brookdale moves to become a more luxury retirement community they are selling those that don't fit the new image. Foxwood Springs would need substantial changes to accommodate that image.

City Staff stressed that any engineering questions regarding the sewer and Westgate Drive be directed to Mike Krass.

STAFF COMMENTS

1. The property directly to the south of the site, roughly 1.8 acres and also zoned "PUD" Planned Unit Development, is also owned by the applicant.
2. Directly to the east is the City owned water tower.
3. The development standards for the existing and proposed zoning districts are as follows:

	A	PUD
Minimum Lot Area		
per lot	10 ac.	-
per dwelling unit	10 ac.	-
Minimum Lot Width (feet)	330	70
Minimum Lot Depth (feet)	100	-
Yards, Minimum (feet)		
front	50	30
rear	50	30
side	15	30
side, abutting residential district	-	30
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	10	-

4. The uses permitted uses within the existing and proposed zoning districts include:

Use	A	Use	PUD
RESIDENTIAL USES		RESIDENTIAL USES	
Household Living		Household Living	
Single-family Dwelling, Detached (conventional)	P	Single-family Dwelling, Attached	-
Manufactured Home Residential – Design	S	Multi-family Dwelling (3+ units)	-
Single-family Dwelling, Attached	-	Cluster Residential Development	-
Two-family Dwelling (Duplex)	-	Manufactured Home Park	-
Multi-family Dwelling (3+ units)	-	Dwelling Units Located Above the Ground Floor	-
Apartment Community	-	Group Living	
Cluster Residential Development	S	Assisted Living	P
Manufactured Home Park	-	Group Home	-
Employee Living Quarters	P	Nursing Care Facility	P
Accessory Dwelling	P	Transitional Living	-
Group Living		PUBLIC AND CIVIC USES	
Assisted Living	-	College or University	-
Group Home	S	Cultural Exhibit or Library	-
Nursing Care Facility	-	Government Buildings and Properties	-
Transitional Living	-	Hospital	-
Group Living Not Otherwise Classified	-	Place of Public Assembly	-
PUBLIC AND CIVIC USES		Public Safety Services	-
Cultural Exhibit or Library	C	Religious Assembly	-
Government Buildings and Properties	C	School	-
Place of Public Assembly	C	Social Club or Lodge	-
Public Safety Services	C	Utilities	
Religious Assembly	P	Major	-
School	P	Minor	-
Utilities		COMMERCIAL USES	
Major	C	Adult Business	-
Minor	P	Animal Services	
COMMERCIAL USES		Kennel	-
Animal Services		Veterinary Services	-
Kennel	C	Art Gallery	-
Day Care		Banks and Financial Services	
Day Care Home	S	Banks	-
Entertainment and Spectator Sports		Payday Loan Store	-
Indoor	C	Consumer Loan Establishment	-
Outdoor	C	Pawn Shop	-
Funeral and Interment Services		Body Art Services	-
Cemetery	C	Business Support Service	P
Funeral Home	-	Construction Sales and Service	-
Lodging		Day Care	
Bed and Breakfast	S	Day Care Center	S
Sports and Recreation, Participant		Eating and Drinking Establishment	

Outdoor	C	Restaurant	-
Indoor	C	Tavern	-
		Entertainment and Spectator Sports	
OTHER USES		Indoor	-
Accessory Uses	S	Outdoor	-
Agricultural Uses		Funeral and Interment Services	
Farming	P	Cremating	-
Boarding Stables and Riding Schools	C	Funeral Home	-
Home Occupation	S	Lodging	
Parking		Bed and Breakfast	-
Accessory Parking	P	Hotel or Motel	-
Wireless Communication Facility		Medical or Dental Clinic	-
Colocated	S	Office	-
		Personal and Consumer Service	-
		Retail Sales	
		Large (100,000+ gfa)	-
		Small (up to 100,000 gfa)	-
		Self Storage Facility	-
		Self Storage Facility, Indoor	-
		Sports and Recreation, Participant	
		Outdoor	-
		Indoor	-
		Vehicle Sales and Service	
		Car Wash	-
		Gas Station	-
		Motor Vehicle Repair	-
		Light Equipment and Vehicle Sales or Rental	-
		Heavy Equipment Sales or Rental	-
		Vehicle, Recreational Vehicle or Boat Storage/Towing	-
		INDUSTRIAL USES	
		Manufacturing, Production and Industrial Service	
		Limited	-
		General	-
		Intensive	-
		Research Laboratory	-
		Trucking/Freight Terminal	-
		Warehousing and Wholesaling	-
		Waste-related Use	
		Junkyard	-
		Recycling Facility	-
		Sanitary Landfill	-
		OTHER USES	
		Accessory Uses	S
		Drive-through Facilities	-
		Parking	S
		Accessory Parking	P
		Non-accessory Parking	C
		Wireless Communication Facility	

Freestanding	-
Co-located	S

PLANNING COMMISSION FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a rezoning request. Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. **the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;** The character of the surrounding neighborhood consists of a mixture of developed and undeveloped land, including single family residential homes. Maintenance provided homes are to the south as well as an assisted living facility.
2. **the physical character of the area in which the property is located;** the physical character of the area in which the property is located is mostly undeveloped land to the north. Single family homes exist to the west of the subject property, in the Harold Estates subdivision, and Foxwood Springs villas as well as assisted living facility are to the south.
3. **consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;** The Growth Management Plan identifies this property as appropriate for single family residential development, rather than planned unit development.

However, this proposal supports Economic Opportunity Goal #1 of the Growth Management Plan: *Retain existing businesses and encourage the expansion of existing businesses.* The request would allow the property owner(s), an existing business within the community, to include the maintenance building in with the rest of the existing Planned Unit Development. This rezoning unites the whole development into one development.

4. **suitability of the subject property for the uses permitted under the existing and proposed zoning districts;** The Growth Management Plan identifies this property as appropriate for single family residential development. However, the property owners currently utilize the building for storage of maintenance and associated vehicles. The rezoning allows the development to be combined into one Planned Unit Development and keep all aspects of the business together.
5. **the trend of development near the subject property, including changes that have taken place in the area since the subject property**

was placed in its current zoning district; The trend of development near the subject property has been slow in recent years. The surrounding property has remained agriculture for a number of years. The owners of the property have indicated that they plan to maintain the agriculture zoning on the remaining 54 acres that surround the maintenance building to the north and east.

6. **the extent to which the zoning amendment may detrimentally affect nearby property;** the proposed zoning map amendment would not detrimentally affect the surrounding properties. The undeveloped land surrounding the subject property has remained undeveloped since it was incorporated into the City. Any uses under the proposed zoning classification are required to provide adequate screening and landscaping to protect adjacent properties from visual and physical obstruction.
7. **whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;** Limited public infrastructure exists on the site in its current state, with the exception of a sanitary sewer line that runs north-south along the site. Any development that occurs on the property will require the extension of the water line and storm sewer to serve the site.
8. **the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;** under the existing zoning classification, the subject property is restricted to agricultural development only. The area is already being utilized for maintenance and the rezoning would bring those 4 acres into the PUD and its' restrictions.
9. **the length of time (if any) the property has remained vacant as zoned;** the property has remained vacant since it was incorporated into the City.
10. **whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and** the proposed zoning map amendment is in the public interest.
11. **the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.** there will be no gain to the public health, safety and welfare of the community as a result of the denial of the application. Denial of the application would prohibit the applicant from selling the overall assisted living building, as the maintenance building should be included with the larger development.

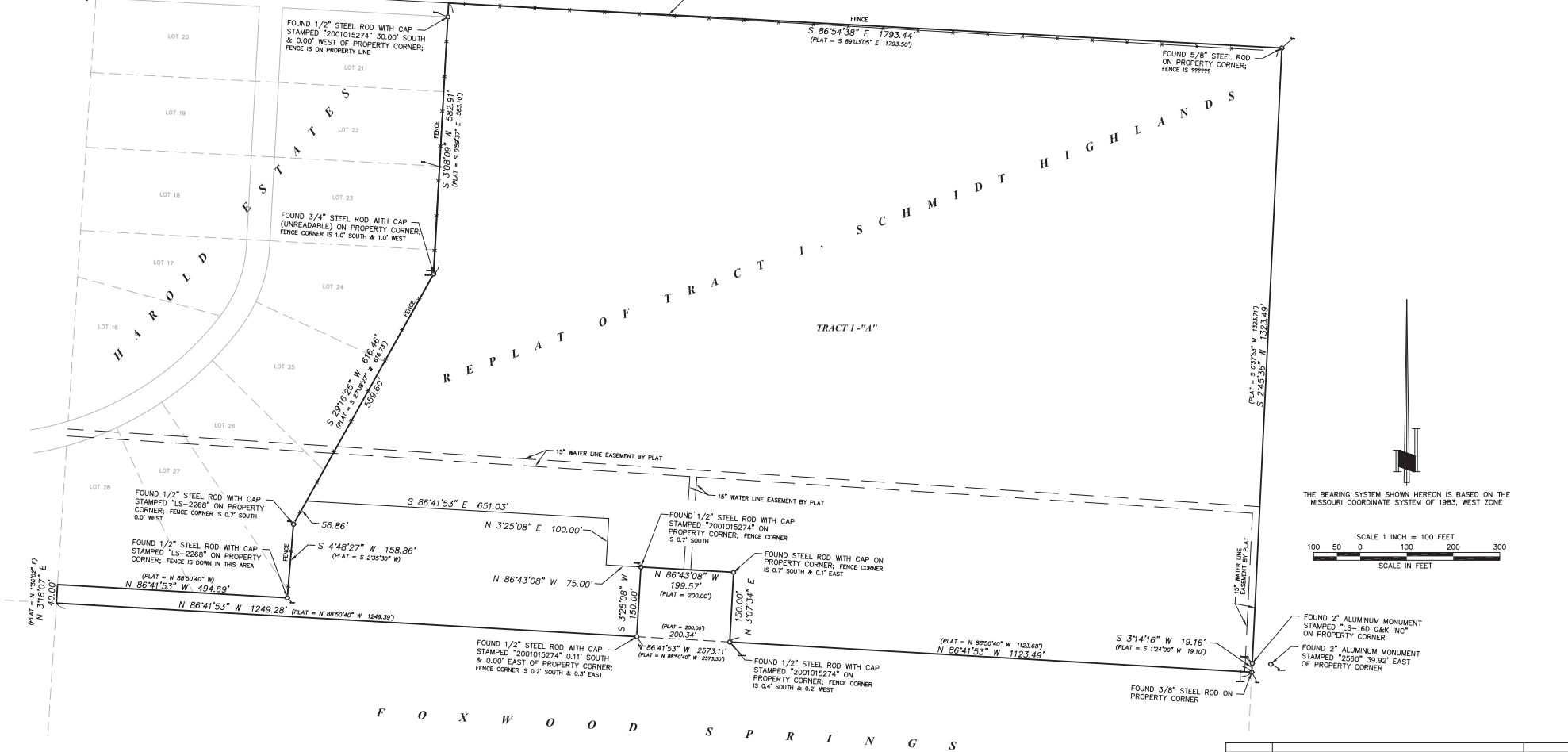
REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	March 17, 2020	March 23, 2020	April 13, 2020

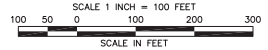
STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20003, rezoning of 4 acres to the north of Foxwood Springs from "A" Agricultural District to "PUD" Planned Unit Development to City Council with a recommendation of approval.

NORTH LINE OF THE SOUTHWEST 1/4 SECTION 8,
TOWNSHIP 46 NORTH, RANGE 32 WEST



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE



- FOUND 2" ALUMINUM MONUMENT STAMPED "LS-16D G&K INC" ON PROPERTY CORNER
- FOUND 2" ALUMINUM MONUMENT STAMPED "5661" 59.92' EAST OF PROPERTY CORNER

APPROVED BY THE CITY OF RAYMORE, MISSOURI ON THE _____ DAY OF _____, 20____

JAMES CADORET
DEVELOPMENT SERVICES DIRECTOR

DATE	REVISION	BY
PLAT OF SURVEY		

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS URBAN SURVEY.

DATE: MARCH 3, 2020 FOR: BROOKSIDE SENIOR LIVING 4801 MAIN STREET, SUITE 100 KANSAS CITY, MISSOURI 64112 ATTN: HUSCH BLACKWELL & WILL NULTON	PROJECT LOCATION: RAYMORE, CASS COUNTY, MISSOURI
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MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

ROBERT J. ANDERSON, PLS #201000042

DRN.	RMC	P.C.	MEG	OK.	APP.
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MONTHLY REPORT FEBRUARY 2020

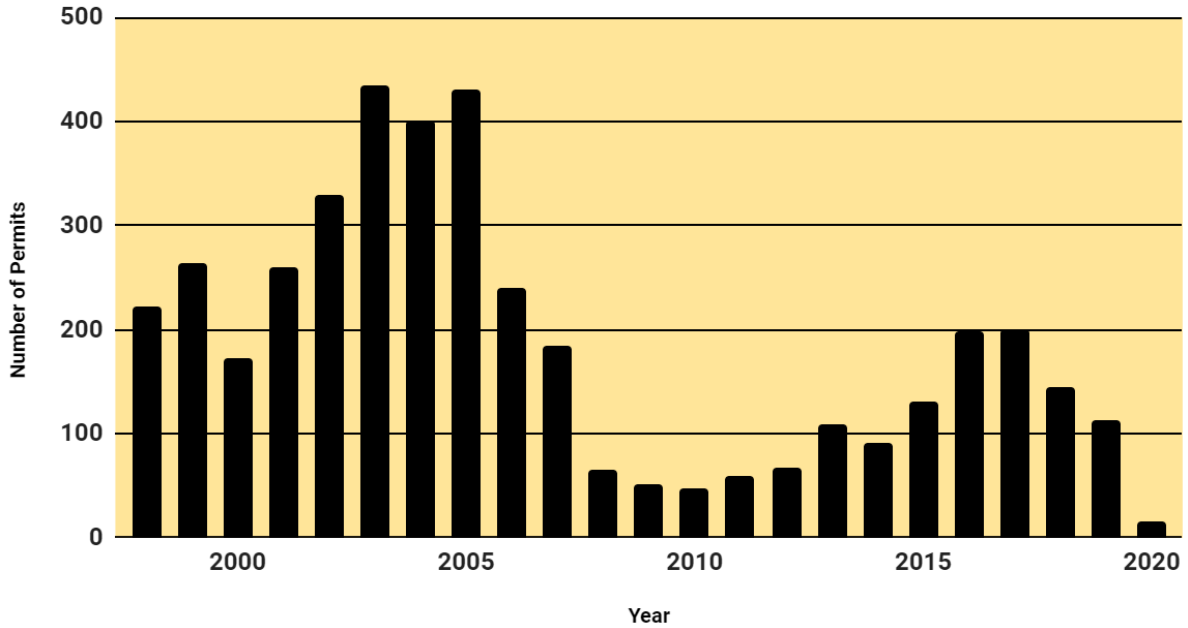
Building Permit Activity

Type of Permit	Feb 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	12	15	20	113
Attached Single-Family Residential	6	6	0	26
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	39	82	62	720
Commercial - New, Additions, Alterations	0	4	2	18
Sign Permits	1	7	7	54
Inspections	Feb 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	209	475	506	3,858
Valuation	Feb 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$3,534,400	\$4,512,100	\$5,176,000	\$34,498,600
Total Commercial Permit Valuation	\$0.00	\$7,482,000	\$143,500	\$1,822,300

Additional Building Activity:

- Construction is nearing completion on the final building in the new self-storage facility at 308 E. Walnut Street.
- Site grading continues on the Compass Health office building.
- Site work and utility installation continues for The Lofts at Fox Ridge apartment community.
- Land Disturbance/grading permit has been issued for commencement of installation of the extension of Dean Avenue to serve the proposed Van Trust Industrial development at the southwest corner of Dean Avenue and North Cass Parkway.
- Remodeling (interior demolition) of the former Pizza Hut building has commenced.
- Site and building work continues at T.B. Hanna Station.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Feb 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	57	90	39	642
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	0	0	135
- Inoperable Vehicles	22	40	5	138
- Junk/Trash/Debris in Yard	6	13	20	146
- Object placed in right-of-way	0	1	0	14
- Parking of vehicles in front yard	5	8	5	13
- Exterior home maintenance	5	8	3	41
- Other (trash at curb early; signs; etc)	2	3	2	2
Properties mowed by City Contractor	0	0	0	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	10
Signs in right-of-way removed	16	42	19	370
Violations abated by Code Officer	17	37	5	126

Development Activity

Current Projects

- Variance, Fence in front yard setback area, 712 Meadow Lane
- Rezoning, 4 acres located north of Foxwood Springs, from Agricultural to Planned Unit Development District (no development plan; rezoning to for consistency of maintenance building area zoning with the remainder of Foxwood Springs)

	As of Feb 29, 2020	As of Feb 28, 2019	As of Feb 28, 2018
Homes currently under construction	160	171	267
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	328	386	402
Total number of dwelling units in City	8,674	8,516	8,223

Actions of Boards, Commission, and City Council

City Council

February 10, 2020

- Appointed Jeremy Mansur to the Planning and Zoning Commission
- Appointed Mike Cox, Chad Buck, Randy Reed, Lloyd Brown, Mike Ekey, and Wade Beck to the Board of Appeals
- Appointed Pam Hatcher, Jerry Martin, Aaron Harrison, Terri Woods and Susan Dooley to the Board of Adjustment

February 24, 2020

- Approved on 1st reading the rezoning of 5 acres located east of Sunset Lane, north of Pine Street, from C-1 and C-2 Commercial to Planned Unit Development District
- Approved on 1st reading the Sunset Plaza Final Plat

Planning and Zoning Commission

February 4, 2020

- Discussion on amendments to the Commission Rules of Procedure

February 18, 2020

- Recommended approval of the rezoning of 5 acres located east of Sunset Lane, north of Pine Street, from C-1 and C-2 Commercial to Planned Unit Development District.
- Recommended approval of the Sunset Plaza Final Plat
- Approved amendments to the Commission Rules of Procedure

Upcoming Meetings – March & April

March 3, 2020 Planning and Zoning Commission

- Meeting Cancelled

March 9, 2020 City Council

- 2nd reading - Reclassification of Zoning from "C-1" Neighborhood Commercial and "C-2" General Commercial to "PUD" Planned Unit Development, property located north of Pine Street, east of Sunset Lane. (Sunset Plaza, formerly referred to as Conway Place)
- 2nd reading - Sunset Plaza Final Plat

March 17, 2020 Planning and Zoning Commission

- Rezoning of 4 acres located north of Foxwood Springs from Agricultural to Planned Unit Development District (public hearing)

March 23, 2020 City Council

- 1st reading of rezoning of 4 acres located north of Foxwood Springs from Agricultural to Planned Unit Development District (public hearing)

April 7, 2020 Planning and Zoning Commission

- Annual Review of the Growth Management Plan (public hearing)

April 13, 2020 City Council

- 2nd reading of rezoning of 4 acres located north of Foxwood Springs from Agricultural to Planned Unit Development District (public hearing)

April 21, 2020 Planning and Zoning Commission

- No applications currently scheduled

April 27, 2020 City Council

- No development applications currently scheduled

Department Activities

- City Planner Katie Jardieu participated in a 2020 Census Partner Training workshop held in Overland Park, Kansas.
- Director Jim Cadoret and City Planner Katie Jardieu attended the First Suburbs Coalition meeting held in Grandview.
- Director Jim Cadoret participated in the Raymore-Peculiar School District Facility Planning Committee meeting.

- Building Official Jon Woerner reviewed construction plans for interior and exterior renovations to be completed on the CVS store located at 1215 W. Foxwood Drive.
- GIS Coordinator Heather Eisenbarth attended the KC Metro GIS meeting to discuss plans for 2020 Aerial Photography of the Kansas City region.
- Building Official Jon Woerner commenced final review of construction plans for [The Lofts at Foxridge](#) apartment community under construction in the Eagle Glen Subdivision.
- City Planner Katie Jardieu participated in the Census 2020 - KC Regional Complete Count Committee meeting held at the Mid America Regional Council.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the monthly meeting of the Cass County Non-Profits.
- Staff updated the City [Development Guide](#), created for developers, builders, contractors, property owners, and homeowners as a guide to the development process in the City.

GIS Activities

- Continued to develop IIS to allow for development of data driven web applications (DNS, TCIP, Port Bindings, etc)
- Continued building/styling replacement [asp.net](#) application
- Continued to publish web mapping services and itemize in portal
- Responded to BAS and other Census inquiry
- Responded to requests for (geospatial) information from MARC (e911, regional trail publication, data acquisition efforts, etc)
- Updated features in database servers on svits1052085/1052386 & geospatial database for public works client(s)
- Creation of services for arcgis enterprise portal functionality; geometry, geocoding, elevation, etc
- Continued to migrate/recreate applications & dashboards
- Update of client machine software/drivers
- Street addressing/reporting as needed