

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 4, 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 July 7, 2020 meeting
 - b. Case #20013 - Dean Avenue Extension ROW - Final Plat
6. Unfinished Business - None
7. New Business
 - a. Case #20009 - Oak Ridge Farms - Rezoning
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, JULY 7, 2020**, IN THE COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, MATTHEW WIGGINS, CALVIN ACKLIN, JEREMY MANSUR AND MAYOR KRIS TURNBOW. ABSENT WAS ERIC BOWIE. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, 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 June 16, 2020 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to approve the consent agenda.

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	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **UDC Annual Review**

City Planner Katie Jardieu provided a summary of the proposed UDC changes. The first and second changes proposed are to change all instances of 'Community Development Director' and 'Community Development Department' to 'Development Services Director' and 'Development Services Department' as the title was changed in November 2018. The third proposed change is to incorporate the new Rules of Procedure adopted by the Commission in February 2020. The fourth proposed change is to allow the Board of Adjustment to revoke a variance for failure to comply with all conditions. The fifth proposed change is to conform with the latest addition of the Kansas City Metropolitan APWA specifications regarding street dimensions and design criteria. The sixth proposed change is to establish within the Rural Estate district the same fence requirements as those that exist for Agriculture zoned lots. The seventh proposed change is to state that only one copy of a plat is needed for recording. The eighth proposed change is to clarify that individual tenants are allowed to have a temporary sign. The ninth proposed change clarifies that swimming pools, spas,

and hot tubs must be five feet from the property line as stated in other sections of the UDC. The tenth and eleventh proposed changes would allow menu boards at drive-thru restaurants up to 42 square feet in the sign copy area, which is consistent with the largest in the city to date. The twelfth proposed change highlights architectural design guidelines for trash and recycling screening. The thirteenth proposed changes determine architectural guidelines for single family attached and multifamily housing.

Commissioner Urquilla asked if current satellite equipment on roofs would be grandfathered in. Ms. Jardieu stated they would be unless they made changes over 50% of the valuation or changed location then they would need to come into compliance with the new code should it become an amendment.

Commissioner Faulkner asked what the intention behind the prohibited material of plywood sheeting is and if T1-11 siding would be included. He stated he didn't think this was the intention but if more specific language could be included please.

The fourteenth proposed change states that the facade of buildings must utilize three feet of masonry stone, brick or similar material. The fifteenth proposed change is the definition of EIFS as a masonry material.

The last item in the annual UDC review is that staff would like to further research the Park Land dedication ratio and then have a more informed discussion at a later date.

Commissioner Faulkner stated the review seemed reasonable, particularly with the noted areas having further specification.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to direct staff to proceed with drafting a 32nd amendment to include changes suggested by staff and Planning Commissioners and to proceed with further research regarding park land dedication.

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	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the following Council meetings:

June 22 - no Planning Commission items were presented

9. Staff Report

Ms. Jardieu provided an update of the Development Services monthly report that Compass Health was going vertical with steel construction and the opening of Schlotzsky's.

10. Public Comment

No public comment

11. Commission Member Comment

Mayor Turnbow stated that the next meeting would also be Election Day. He asked that commissioners review the G. O. Bond and what the money is going towards. There are a series of both traffic and road projects as well as park projects that would be allocated money should the G. O. Bond be passed.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Acklin, to adjourn the July 7, 2020 Planning and Zoning Commission 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	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

The July 7, 2020 meeting adjourned at 7:42 p.m.

Respectfully submitted,

Katie Jardieu



To: Planning and Zoning Commission
From: City Staff
Date: August 4, 2020
Re: Case #20013 - Dean Avenue Extension ROW - Final Plat

GENERAL INFORMATION

**Applicant/
Property Owner:** Grant Harrison, VanTrust Real Estate
4900 Main Street, Ste 400
Kansas City, MO 64112

Property Location: Dean Avenue extension, south of N Cass Parkway



Existing Zoning: “C-3” Regional Commercial, “PUD” Planned Unit Development, “A” Agriculture District

Existing Surrounding Zoning: **North:** “C-3” Regional Commercial, “PUD” Planned Unit Development
South: “A” Agriculture District
East: “A” Agriculture District
West: “C-3” Regional Commercial, “PUD” Planned Unit Development

Existing Surrounding Uses: **North:** Undeveloped with some Single Family to the NE
South: Undeveloped
East: Undeveloped
West: Undeveloped

Total Tract Size: 10.1675 acres

Total Number of Lots: 5 Tracts and Right-of-Way

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for high-density residential development and commercial development. The Growth management also identifies the right-of-way area as a future road.

Major Street Plan: The Major Thoroughfare Plan Map classifies S Dean Avenue and the extension of the road, as a Minor arterial 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 Dean Avenue Extensions Right-of-Way.

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 land area just south of North Cass Parkway was rezoned to ‘C-3’ Regional Commercial District on March 23, 2014.
2. The North Cass Plaza Preliminary Plan, to be located on the south side of North Cass Parkway on both sides of Dean Avenue extended, was initially approved on

March 14, 2014. The preliminary plan has subsequently expired.

3. The Venue of The Good Ranch, a 204-unit townhome development proposed for the northeast corner of North Cass Parkway and Dean Avenue, was approved on September 9, 2019.
4. The area to the west of the Dean Avenue extension was rezoned to PUD on December 22, 2019.
5. The preliminary plan for the Raymore Industrial Development, proposed by Van Trust Real Estate for 136 acres adjacent to the west side of the proposed Dean Avenue extension right-of-way, was approved on December 23, 2019.

ENGINEERING DIVISION COMMENTS

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 extension of Dean Avenue south of North Cass Parkway is included as part of the City Transportation Master Plan. The Master Plan proposes Dean Avenue to extend south to 195th Street.
2. Construction plans submitted for the proposed extension of Dean Avenue include the construction of a temporary cul-de-sac at the southern end of the right-of-way. This cul-de-sac can be constructed within the eighty-foot (80') right-of-way.
3. Site work has commenced on the construction of the Dean Avenue Extension. With the approved preliminary plan, and with approved construction plans for the road, the City Code allows installation of public infrastructure (the road) prior to approval and recording of the final plat.
4. The City of Raymore is currently having a traffic study completed that will determine future traffic control measures that may be necessary for the entire Dean Avenue corridor, including the new 4-way intersection that will be created at Dean Avenue and North Cass Parkway.
5. Upon completion of the Dean Avenue extension, traffic will be stopped for northbound and southbound traffic on Dean Avenue at its intersection with North Cass Parkway. Eastbound and Westbound traffic on North Cass Parkway will not have a stop sign.

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 Plan. Roadway alignments and 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 final plat complies with the conditions of the that were attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	August 4, 2020	August 10, 2020	August 24, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20013 Dean avenue Extension Right-of-Way Final Plat to the City Council with a recommendation for approval.

Final Plat Dean Avenue Extension ROW 1st Plat

An unplatted tract of land lying in the West Half of Section 29, Township 46 North, Range 32 West, and in the Southwest Quarter of Section 20, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri

Property Owner:
KCI Raymore Industrial Land LLC
4900 Main Street Suite 400
Kansas City, Missouri 64112
Property Owner:
Good-Otis, LLC
1464 Teahy Road
Northbrook, Illinois 60062
Prepared By:
Olsson
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone: (913) 381-1170



7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olson.com

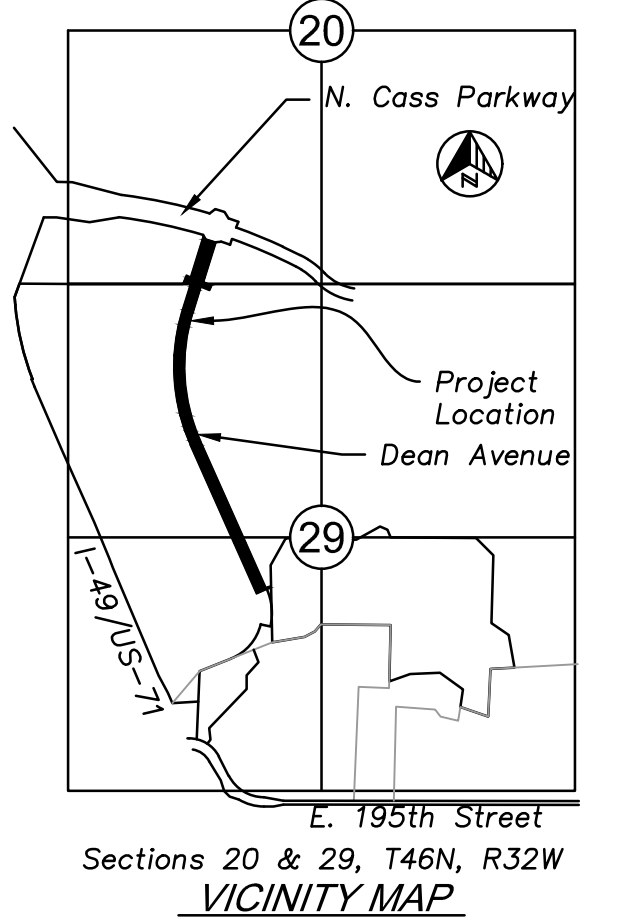
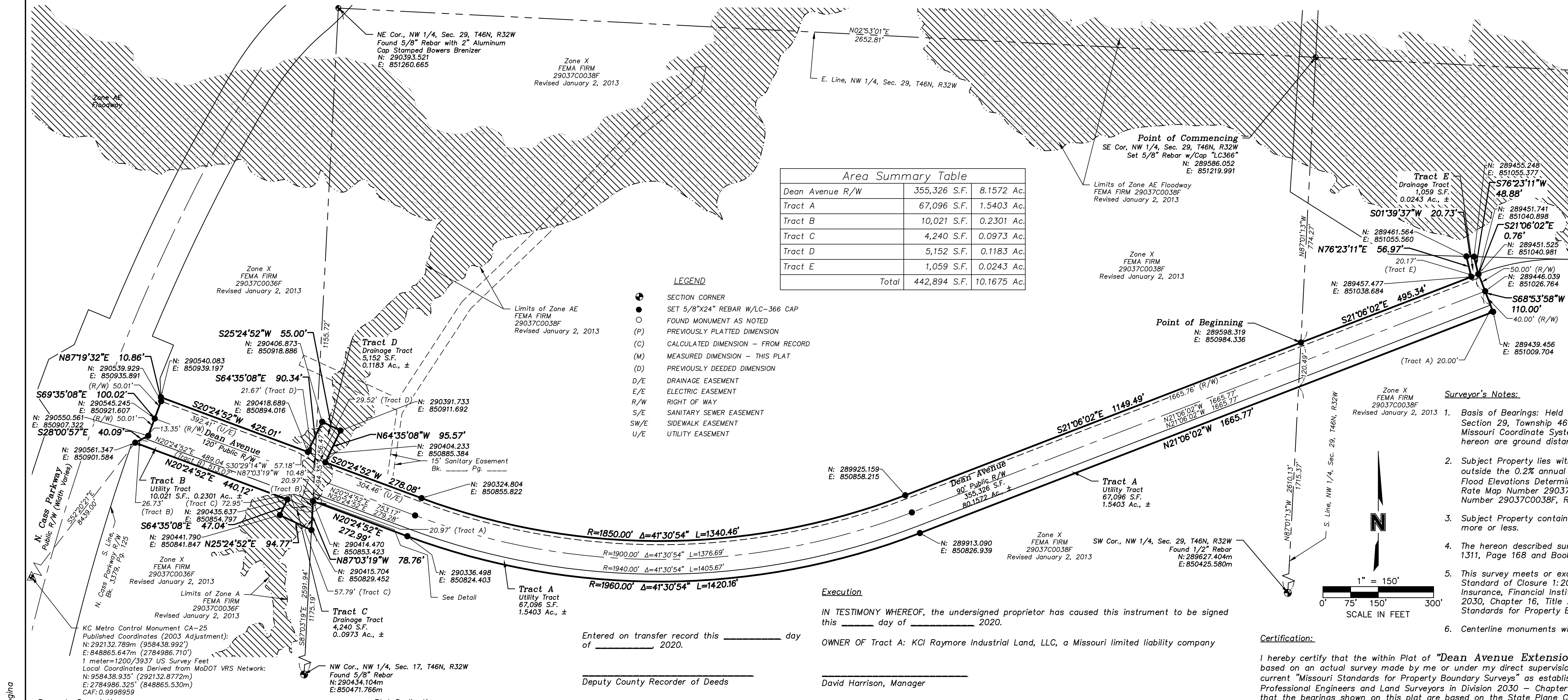
REV. NO.	DATE	REVISIONS DESCRIPTION

BY _____
REVISIONS DESCRIPTION _____
DATE _____
REV. NO. _____

2020

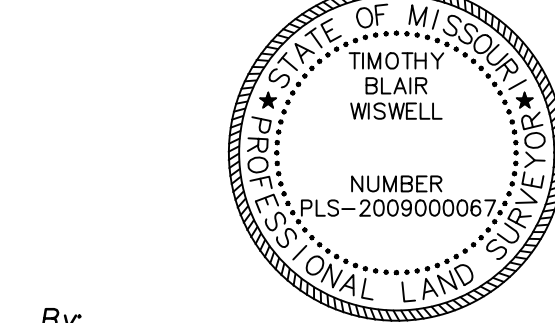
Final Plat
Dean Avenue Extension ROW 1st Plat
An unplatted tract of land lying in the West Half of Section 29, and the Southwest Quarter of Section 20, all in Township 46 North, Range 32 West, Raymore, Cass County, Missouri

drawn by: MJB
checked by: TBW
approved by: TBW
QA/QC by: TBW
project no.: B18-0892
drawing no.: V 18-0892
date: 2020.06.28
SHEET
1 of 1



- Surveyor's Notes:
- Basis of Bearings: Held the South line of the Northwest Quarter of Section 29, Township 46 North, Range 32 West = N87°01'13"W, Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in US Survey Feet.
 - Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," and "Zone A - No Base Flood Elevations Determined," according to FEMA Flood Insurance Rate Map Number 29037C0036F, Revised January 2, 2013 and Map Number 29037C0036F, Revised January 2, 2013.
 - Subject Property contains 442,894 Square Feet or 10.1675 Acres, more or less.
 - The hereon described surveyed premises were last conveyed in Book 1311, Page 168 and Book 4448, Page 53.
 - This survey meets or exceeds the Urban Class Property Accuracy Standard of Closure 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
 - Centerline monuments will be set at the completion of construction.

Certification:
I hereby certify that the within Plat of "Dean Avenue Extension ROW 1st Plat", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Cass County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



By: Timothy Blair Wiswell, MO PLS No. 2009000067
Olsson, LC-366
twiswell@olsson.com

Planning and Zoning Commission
This plat of "Dean Avenue Extension ROW 1st Plat" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this _____ day of _____ 2020.

Secretary
City Council
This plat of "Dean Avenue Extension ROW 1st Plat" addition, including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. _____ 2020, duly passed and approved by the Mayor of Raymore, Missouri, on the _____ day of _____ 2020.

(SEAL) _____ Mayor
ATTEST: _____ City Clerk
_____ City Engineer

Property Description
All that part of an unplatted tract of land, lying in the West Half of Section 29, Township 46 North, Range 32 West, and in the Southwest Quarter of Section 20, Township 46 North, Range 32 West, all in the City of Raymore, Cass County, Missouri, described by Timothy Blair Wiswell, Missouri PLS 2009000067 of Olsson LC-366, as follows:
COMMENCING at the Southeast corner of the Northwest Quarter of Section 29, Township 46 North, Range 32 West; thence North 87 degrees 01 minute 13 seconds West, on the South line of said Northwest Quarter, a distance of 774.27 feet to the POINT OF BEGINNING; thence South 21 degrees 06 minutes 02 seconds East, departing said South line, a distance of 495.34 feet to a point; thence North 76 degrees 23 minutes 11 seconds East, a distance of 56.97 feet to a point; thence South 01 degree 39 minutes 37 seconds West a distance of 20.73 feet to a point; thence South 76 degrees 23 minutes 11 seconds West a distance of 48.88 feet to a point; thence South 21 degrees 06 minutes 02 seconds East a distance of 0.76 feet to a point; thence South 68 degrees 53 minutes 58 seconds East a distance of 110.00 feet to a point; thence North 21 degrees 06 minutes 02 seconds West a distance of 1665.77 feet to a point of curvature; thence in a Northerly direction, on a curve to the right, having a radius of 1960.00 feet, through a central angle of 41 degrees 30 minutes 54 seconds, an arc distance of 1420.16 feet to a point of tangency; thence North 20 degrees 24 minutes 52 seconds East a distance of 272.99 feet to a point on the North line of said Northwest Quarter; thence North 87 degrees 03 minutes 19 seconds West, on said North line, a distance of 78.76 feet to a point; thence North 25 degrees 24 minutes 52 seconds East, departing said North line, a distance of 94.77 feet to a point; thence South 64 degrees 35 minutes 08 seconds East a distance of 47.04 feet to a point; thence North 20 degrees 24 minutes 52 seconds West, on said South line, a distance of 40.09 feet to a point; thence South 69 degrees 35 minutes 08 seconds East, continuing on said South line, a distance of 100.02 feet to a point; thence North 87 degrees 19 minutes 32 seconds East, continuing on said South line, a distance of 10.86 feet to a point; thence South 20 degrees 24 minutes 52 seconds West, departing said South line, a distance of 425.01 feet to a point; thence South 64 degrees 35 minutes 08 seconds East, on said South line, a distance of 55.00 feet to a point; thence North 64 degrees 35 minutes 08 seconds West a distance of 95.57 feet to a point; thence South 20 degrees 24 minutes 52 seconds West a distance of 278.08 feet to a point of curvature; thence in a Southerly direction, on a curve to the left, having a radius of 1850.00 feet, through a central angle of 41 degrees 30 minutes 54 seconds, an arc distance of 1340.46 feet to a point of tangency; thence South 21 degrees 06 minutes 02 seconds East a distance of 1149.49 feet to the POINT OF BEGINNING, containing 442,894 Square Feet or 10.1675 Acres, more or less.

Plat Dedication
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "Dean Avenue Extension ROW 1st Plat".

Easement Dedication
An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for drainage, surface drainage, and grading, including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works.

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated Utility Easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the Utility Easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works.

Any streets or rights of way shown on this plat and not heretofore dedicated for public use are hereby so dedicated.

Tracts A and B are hereby dedicated as non-exclusive Utility Tracts, to be used as Utility Easements.

Tracts C, D and E are hereby dedicated as Drainage Tracts, to be used as Drainage Easements.

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DATE: Jul 15, 2020 9:21pm
USER: mjb@olsson.com

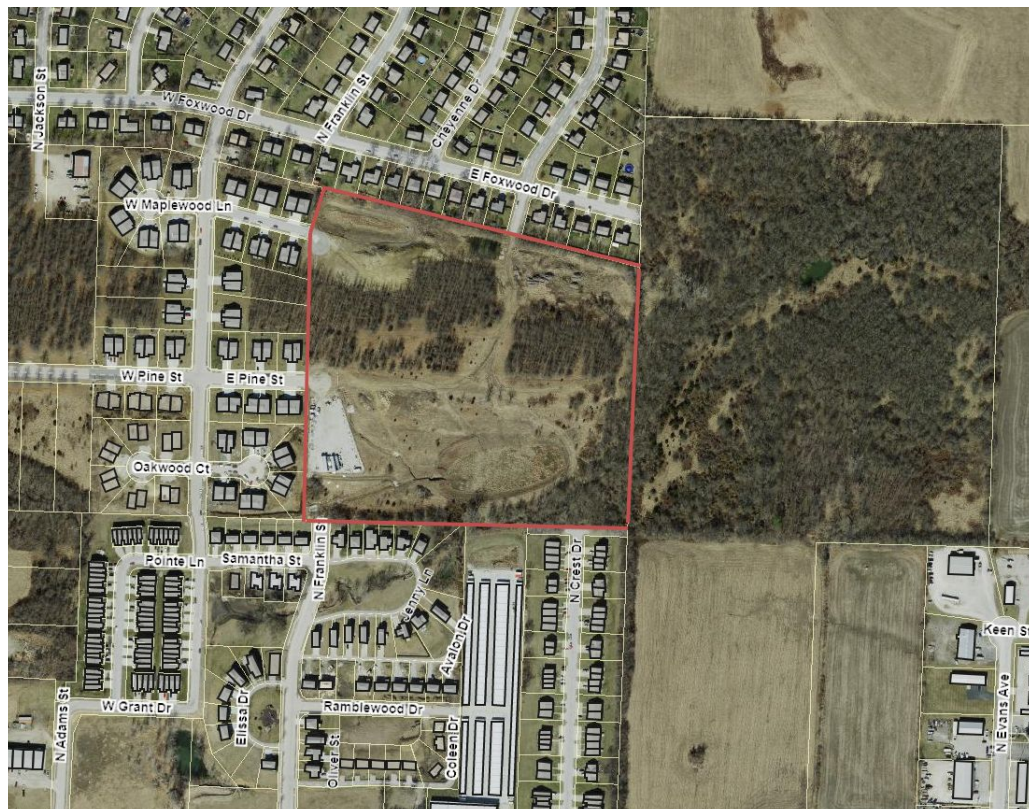
To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: August 4, 2020
Re: Case #2009 Rezoning; Oak Ridge Farms, “R-1” to “PUD”

GENERAL INFORMATION

**Applicant/
Property Owner** CT Midland
% Sean Seibert
33030 Main Street
Grandview, MO 64303

Requested Action: Requesting to reclassify the zoning of 23.80 acres
“R-1” Single Family Residential to “PUD” Planned Unit
Development

Property Location: Generally the property East of Washington St, South of
Foxwood Dr and North of Jenny Lane.



Existing Zoning: "R-1" Single Family Residential



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 E. Pine Street as a Minor Collector, and N. Franklin St as a Minor Collector.

Legal Description:

A portion of the North Half of the Northwest Quarter of Section 15, Township 46 North, Range 32 West, City of Raymore, Cass County, Missouri, described as follows:

Commencing at the Northwest corner of said Section 15; thence South 0 degrees 45 minutes 50 seconds West along the West line of Section 15 for 136.50 feet; thence South 89 degrees 55 minutes 55 seconds East along the North line of HERITAGE PLAZA - LOT 10, a subdivision of record, for 320.00 feet to the Northeast corner of said Lot 10; thence South 89 degrees 55 minutes 55 seconds East along the North line of Heritage Plaza - Lot 10, a subdivision of record, for 320.00 feet to the Northeast corner of said Lot 10; thence continue S 89°55'55" E along the South line of HERITAGE HILLS; thence South 0 degrees 04 minutes 05 seconds West for 240.00 feet; thence South 89 degrees 55 minutes 55 seconds East for 172.20 feet to the West line of HERITAGE HILLS - LOTS 136 THRU 157, a subdivision of record, for the point of beginning; thence North 0 degrees 04 minutes 05 seconds East along said West line for 240.00 feet; thence South 89 degrees 55 minutes 55 seconds East along the South line of said HERITAGE HILLS for 215.00 feet; thence South 77 degrees 40 minutes 00 seconds East along the said South line and the South line of CUMBERLAND HILLS SOUTH SECOND PLAT, a subdivision of record for 1596.97 feet to the East line of the Northwest Quarter, Section 15; thence South 0 degrees 28 minutes 33 seconds West along said East line for 856.99 feet to the Southeast Corner, Northeast Quarter, Northwest Quarter, Section 15; thence North 89 degrees 51 minutes 49 seconds West along the South line of the North Half of the Northwest Quarter for 1768.37 feet to the Southwest corner of HERITAGE HILLS - LOTS 158 THRU 175; thence North 0 degrees 04 minutes 05 seconds East along the West line of HERITAGE HILLS - LOTS 158 THRU 175 AND HERITAGE HILLS - LOTS 136 THRU 157 for 952.34 feet to the point of beginning, EXCEPT those parts platted as HERITAGE HILLS - LOTS 136 THRU 157 AND HERITAGE HILLS - LOTS 158 THRU 175 and EXCEPT that part in PINE STREET.

Advertisement: July 16, 2020 **Journal** newspaper

Public Hearing: August 4, 2020 Planning Commission 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. Preliminary Plan

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 23.80 acres from "R-1" Single Family Residential to "PUD" Planned Unit Development, including the Preliminary Plan for the extension of the Oak Ridge Farms subdivision.

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 rezoning to R-1 was approved on April 9, 1979.
- The Heritage Hills subdivision to the West of the property, was rezoned from "R-1" Single-Family residential district to "R-2" Single and Two-family residential district on February 27, 2017 for lots 136-157 and August 28, 2017 for lots 158-175.

- The "R-3" Multiple-Family residential zoning for the Pointe at Raymore Townhomes to the south was approved on September 23, 1985.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday July 15, 2020 in the Council Chambers of City Hall. 4 residents attended the meeting, along with city staff and Sean Seibert, Daniel Goodwin and Shawn Duke representing CT Midland. The comments below provide a summary of the meeting:

What does the change in zoning mean?

- The change in zoning gives the city more control over the development and allows for attached family housing.

What about the drainage behind the row of houses along the north?

- Much of the ditch that is currently there is unfinished, so we will continue the ditch to the east so that water drains to the creek.

One resident came that stated he has lived in one of the other Oak Ridge Farms homes for a year now. He stated any issues are taken care of in a timely manner and when Sean is around he makes an effort to always ask how things are and if anything needs to be done.

STAFF COMMENTS

1. The property directly to the west of the site, roughly 18.5 acres, is zoned R-2 and is also owned by the applicant.
2. The property directly to the east is zoned "A" Agricultural.
3. The development standards for the existing and proposed zoning districts are as follows:

	R-1	PUD
Minimum Lot Area	-	
per lot	8,400	-
per dwelling unit	8,400	-
Minimum Lot Width (feet)	70	48.7
Minimum Lot Depth (feet)	100	106.3
Yards, Minimum (feet)		
front	30	30
rear	30	30
side	10	6.25
side, abutting residential district	-	6.25
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	30	-

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

Use	R-1	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	C	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	-	Art Gallery	-
Day Care		Banks and Financial Services	
Day Care Home	S	Banks	-
Entertainment and Spectator Sports		Payday Loan Store	-
Indoor	-	Consumer Loan Establishment	-
Outdoor	-	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	-	Day Care Center	S
Sports and Recreation, Participant		Eating and Drinking Establishment	
Outdoor	C	Restaurant	-
Indoor	-	Tavern	-

		Entertainment and Spectator Sports	
OTHER USES		Indoor	-
Accessory Uses	S	Outdoor	-
Agricultural Uses		Funeral and Interment Services	
Farming	-	Cremating	-
Boarding Stables and Riding Schools	-	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

5. As a new preliminary plan, the UDC requires Park Land dedication based upon the number of dwelling units. The UDC does allow for a fee-in-lieu payment if recommended by the Park Board and approved by City Council. The fee-in-lieu payment is based on the price that was paid for the land. Credit can be given for trails and other amenities as the Park Board sees appropriate. The applicant is requesting that the City provide credit for an 8-foot trail that he plans to construct surrounding the pond at the south end of the property. A public access easement will be provided over the trail, and the land area around the trail will remain the maintenance responsibility of the developer. The estimated cost of the trail exceeds the fee-in-lieu payment that would be required. The Park Board has reviewed the plan regarding the trail construction and dedication. A final Park Board recommendation will be made prior to the City Council meeting on August 24th, 2020.

STAFF PROPOSED 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 west, under the same ownership as the subject property.
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 east. Single family homes exist to the north of the subject property, in the Cumberland Hills and Heritage Hills subdivisions, and Ramblewood Subdivision is located to the south of the property as well.
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 low density residential development, rather than planned unit 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 low density residential development. The rezoning allows for both single family attached and single family detached housing.

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 to the east has remained agriculture for a number of years. The rezoning of Heritage Hills called out the eventual development of this area as well for residential development.
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. Adequate screening and landscaping will be provided to protect properties to the south 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;** infrastructure exists at the site and are adequate to serve the proposed development.
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 R-1 single family residential development only.
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.

REVIEW OF INFORMATION AND SCHEDULE

Action	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	August 4, 2020	August 24, 2020	September 14, 2020

STAFF RECOMMENDATION

The proposed rezoning request respects the existing zoning and land use of surrounding developed properties. The applicant proposes single-family detached homes on the periphery of the property with the attached single-family units in the middle of the development. The property would allow for an extension of a very successful, well-developed residential community.

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20009, rezoning of 23.8 acres to the east of Heritage Hills, from "R-1" Single Family Residential District to "PUD" Planned Unit Development District to City Council with a recommendation of approval.

OAK RIDGE FARMS P.U.D.

GENERAL PROVISIONS:

NET AREA: 23.8 ACRES
 DENSITY SHALL NOT EXCEED 3.82 DWELLING UNITS PER ACRE OR A TOTAL OF 91 DWELLING UNITS FOR THE ENTIRE PLAN
 BUILDING COVERAGE SHALL NOT EXCEED 3.15 ACRES OF THE NET AREA OF THE PLANNED UNIT DEVELOPMENT BY INDIVIDUAL PARCEL OR TOTAL DEVELOPMENT.
 A MINIMUM OF 23.44% OF THE DEVELOPMENT PLAN SHALL BE PROVIDED FOR COMMON OPEN SPACE.
 SANITARY, SEWER, AND WATER LINES SHALL BE EXTENDED AS NECESSARY TO SERVE THE DEVELOPMENT.

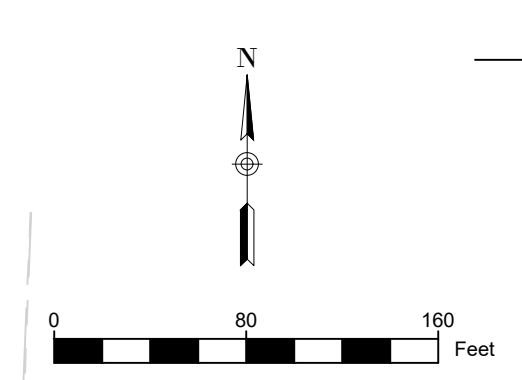
LOT NUMBER	FRONT SETBACK (FT.)	REAR SETBACK (FT.)	LEFT SIDE SETBACK (FT.)	RIGHT SIDE SETBACK (FT.)
1	30	30	7.50	7.50
2	30	30	7.50	7.50
3	30	30	7.50	7.50
4	30	30	7.50	7.50
5	30	30	7.50	7.50
6	30	30	7.50	7.50
7	30	30	7.50	7.50
8	30	30	7.50	7.50
9	30	30	7.50	7.50
10	30	30	7.50	7.50
11	30	N/A	7.50	7.50
12	30	30	6.25	6.25
13	30	30	6.25	6.25
14	30	30	6.25	6.25
15	30	30	6.25	6.25
16	30	30	6.25	6.25
17	30	N/A	6.25	6.25
18	30	N/A	6.25	6.25
19	30	30	6.25	6.25
20	30	30	6.25	6.25
21	30	30	6.25	6.25
22	30	30	6.25	6.25
23	30	30	6.25	6.25
24	30	30	6.25	6.25
25	30	30	6.25	6.25
26	30	N/A	6.25	6.25
27	30	30	6.25	6.25
28	30	30	6.25	6.25
29	30	30	6.25	6.25
30	30	N/A	6.25	6.25
31	30	N/A	6.25	6.25
32	30	30	6.25	6.25
33	30	30	6.25	6.25
34	30	30	6.25	6.25
35	30	N/A	6.25	6.25
36	30	N/A	6.25	6.25
37	30	30	6.25	6.25
38	30	30	7.50	7.50
39	30	30	7.50	7.50
40	30	30	7.50	7.50
41	30	30	7.50	7.50
42	30	30	7.50	7.50
43	30	30	7.50	7.50
44	30	N/A	7.50	7.50
45	30	30	6.25	6.25
46	30	30	6.25	6.25
47	30	30	6.25	6.25
48	30	30	6.25	6.25
49	30	30	6.25	6.25
50	30	30	6.25	6.25
51	30	30	6.25	6.25
52	30	30	6.25	6.25
53	30	30	6.25	6.25
54	30	30	7.50	7.50
55	30	30	7.50	7.50
56	30	30	7.50	7.50
57	30	N/A	7.50	7.50

OCCUPANCY	# OF UNITS
SINGLE FAMILY UNITS	23
TWO-FAMILY UNITS	34

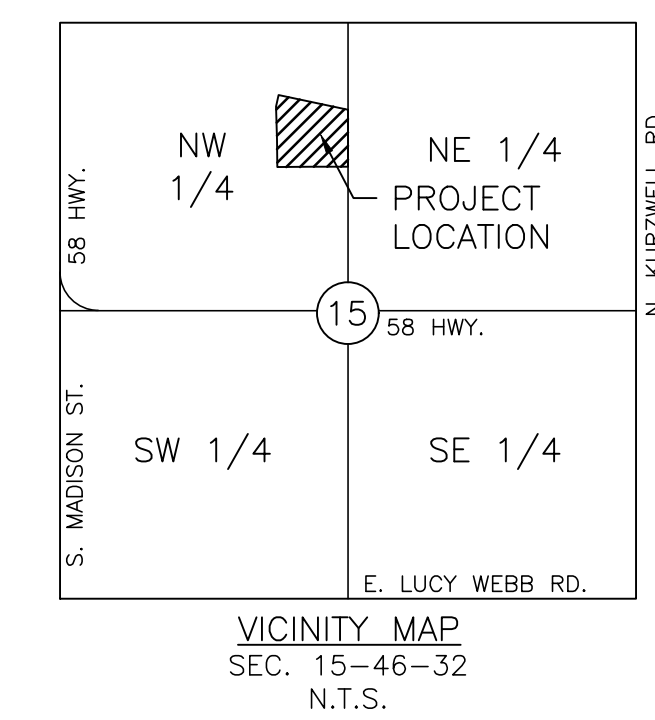
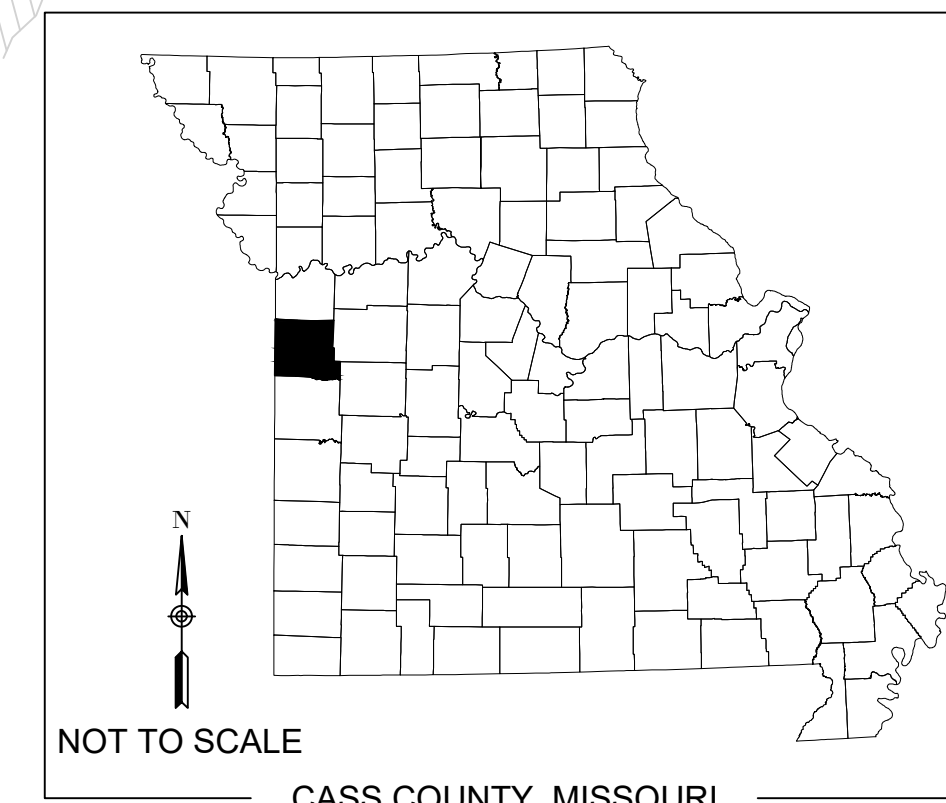


DEVELOPER:

CT MIDLAND, LLC
 3303 MAIN STREET
 GRANDVIEW, MO 64030



- ### LEGEND
- ◆ - BENCHMARK
 - - MONUMENT FOUND AS NOTED
 - - SET MONUMENT AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
 - (P) - PLATTED DISTANCE
 - (M) - MEASURED DISTANCE
 - (R) - RECORD DISTANCE
 - ⊕ - GAS METER
 - ⊕ - GAS VALVE
 - ⊕ - WATER METER
 - ⊕ - WATER VALVE
 - ⊕ - FIRE HYDRANT
 - ⊕ - TELEPHONE PEDESTAL
 - ⊕ - ELECTRIC PEDESTAL
 - SS - SANITARY SEWER LINE
 - - WOOD FENCE
 - x — - WIRE FENCE
 - - TREE LINE
 - - PROPERTY LINE
 - W — - WATERLINE
 - - UTILITY EASEMENT LINE
 - - LOT LINE
 - - SET BACK LINE
 - - PHASE LINE



LEGAL DESCRIPTION:

A portion of the North Half of the Northwest Quarter of Section 15, Township 46 North, Range 32 West, City of Raymore, Cass County, Missouri, described as follows:
 Commencing at the Northwest corner of said Section 15; thence South 0 degrees 45 minutes 50 seconds West along the West line of Section 15 for 136.50 feet; thence South 89 degrees 55 minutes 55 seconds East along the North line of HERITAGE PLAZA - LOT 10, a subdivision of record, for 320.00 feet to the Northeast corner of said Lot 10; thence South 89 degrees 55 minutes 55 seconds East along the North line of Heritage Plaza - Lot 10, a subdivision of record, for 320.00 feet to the Northeast corner of said Lot 10; thence continue S 89°55'55" E along the South line of HERITAGE HILLS; thence South 0 degrees 04 minutes 05 seconds West for 240.00 feet; thence South 89 degrees 55 minutes 55 seconds East for 172.20 feet to the West line of HERITAGE HILLS - LOTS 136 THRU 157, a subdivision of record, for the point of beginning; thence North 0 degrees 04 minutes 05 seconds East along said West line for 240.00 feet; thence South 89 degrees 55 minutes 55 seconds East along the South line of said HERITAGE HILLS for 215.00 feet; thence South 77 degrees 40 minutes 00 seconds East along the said South line and the South line of CUMBERLAND HILLS SOUTH SECOND PLAT, a subdivision of record for 1596.97 feet to the East line of the Northwest Quarter, Section 15; thence South 0 degrees 28 minutes 33 seconds West along said East line for 856.99 feet to the Southeast Corner, Northeast Quarter, Northwest Quarter, Section 15; thence North 89 degrees 51 minutes 49 seconds West along the South line of the North Half of the Northwest Quarter for 1768.37 feet to the Southwest corner of HERITAGE HILLS - LOTS 158 THRU 175; thence North 0 degrees 04 minutes 05 seconds East along the West line of HERITAGE HILLS - LOTS 158 THRU 175 AND HERITAGE HILLS - LOTS 136 THRU 157 for 952.34 feet to the point of beginning, EXCEPT those parts platted as HERITAGE HILLS - LOTS 136 THRU 157 AND HERITAGE HILLS - LOTS 158 THRU 175 and EXCEPT that part in PINE STREET.
 SAID PARCEL CONTAINS ±23.8 ACRES.

VICINITY MAP
 SECTION 15, TOWNSHIP 46 NORTH,
 RANGE 32 WEST
 NOT TO SCALE

BENCHMARK (DATUM NAVD 88):
 Station CA-32; MO DNR GRS aluminum disk set in concrete,
 38.5 feet North of the center of Heron Street and 31.5 feet
 West of the center of Missouri Route J.
 Elevation = 1068.57

MARK	REVISION	DATE	BY
Engineer: JS	Checked By: SD	Scale: 1"=60'	
Technician: JS	Date: 8-28-19	Field Bk.	

SYDNER & ASSOCIATES ENGINEERS & PLANNERS, INC.
 Missouri State Certificate of Authority #20060844

RAYMORE, MO
 802 FRANCIS STREET
 ST. JOSEPH, MO 64501
 816-364-5222

OAK RIDGE FARMS
 PRELIMINARY PLAT

SNYDER & ASSOCIATES
 ENGINEERS & PLANNERS, INC.
 www.snyder-associates.com



MONTHLY REPORT JUNE 2020

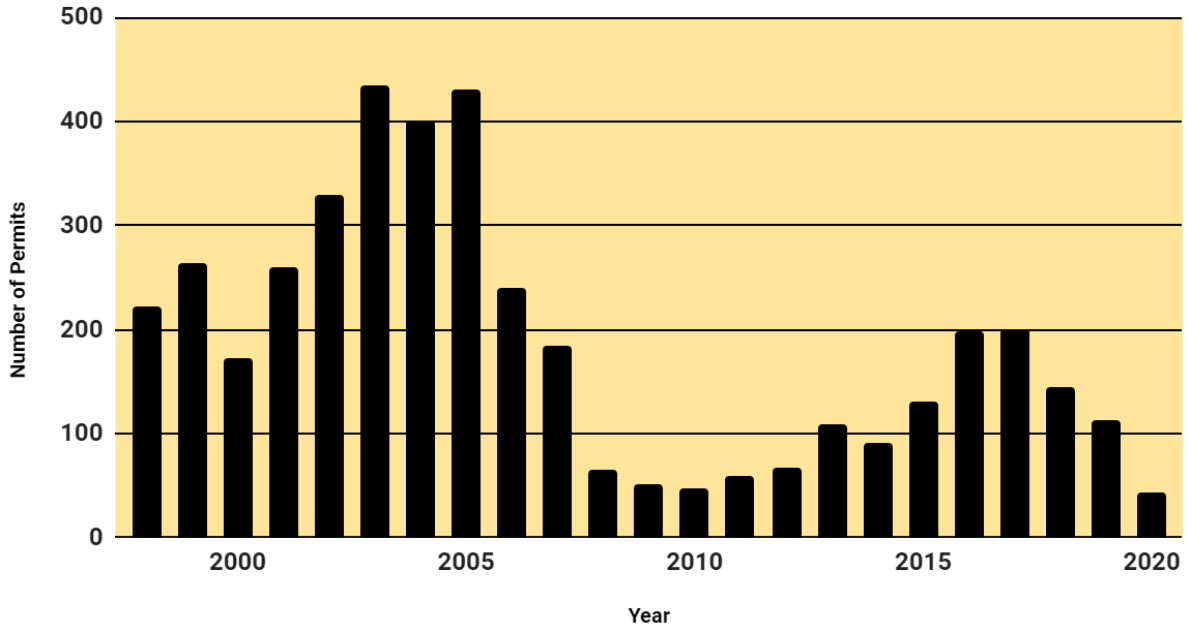
Building Permit Activity

Type of Permit	June 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	7	44	61	113
Attached Single-Family Residential	2	14	0	26
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	243	589	345	720
Commercial - New, Additions, Alterations	0	10	11	18
Sign Permits	3	16	27	54
Inspections	June 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	550	2,236	1,824	3,858
Valuation	June 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$2,064,100	\$13,575,000	\$14,714,200	\$34,498,600
Total Commercial Permit Valuation	\$0.00	\$8,264,300	\$1,774,300	\$1,822.300

Additional Building Activity:

- Erection of the steel building frame continues on the Compass Health office building. Concrete floors are being poured.
- Foundation work and underslab utilities on the clubhouse and the first of twelve apartment buildings has commenced.
- Construction permits for the installation of the extension of Dean Avenue and for sanitary sewer main extension to serve the proposed Van Trust Industrial development at the southwest corner of Dean Avenue and North Cass Parkway have been issued
- Schlotzsky's Deli has opened.
- Site work continues at T.B. Hanna Station.

Single Family Building Permits



Code Enforcement Activity

Code Activity	June 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	70	314	245	642
<i>Notices Mailed</i>				
- Tall Grass/Weeds	20	66	62	135
- Inoperable Vehicles	16	83	32	138
- Junk/Trash/Debris in Yard	16	47	58	146
- Object placed in right-of-way	0	3	2	14
- Parking of vehicles in front yard	1	10	6	13
- Exterior home maintenance	8	30	9	41
- Other (trash at curb early; signs; etc)	0	4	2	2
Properties mowed by City Contractor	17	36	22	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	6	10
Signs in right-of-way removed	47	245	126	370
Violations abated by Code Officer	9	81	42	126

Development Activity

Current Projects

- 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)
- Alley vacation, T.B. Hanna Station
- Eastbrooke at Creekmoor First Final Plat
- Brookside Tenth Replat of Tract X and Tract Y
- Park Side Subdivision, 160 acres south of 163rd Street, west of North Madison, rezoning from Agricultural to Planned Unit Development
- Oak Ridge Farms Subdivision, 23 acres north of Ramblewood, south of Heritage Hills at the extension of Pine Street, rezoning from R-1 (Single-Family Residential) to Planned Unit Development

	As of June 30, 2020	As of June 30, 2019	As of June 30, 2018
Homes currently under construction	149	132	221
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	284	363	419
Total number of dwelling units in City	8,726	8,603	8,385

Actions of Boards, Commission, and City Council

City Council

June 8, 2020

- Approved on 1st reading the vacation of a portion of a utility easement at 1211 Dunvegan Lane
- Approved on 1st reading a development agreement with Compass Health on the extension of Sunset Lane to serve the new office building

June 22, 2020

- Approved on 2nd reading a vacation of a portion of a utility easement at 1211 Dunvegan Lane
- Approved on 2nd reading a development agreement with Compass Health on the construction of Sunset Lane
- Approved on 1st reading the rezoning of 4 acres located north of Foxwood Springs, from Agricultural to Planned Unit Development District
- Approved on 1st reading the vacation of an unimproved 14-foot alley located in T.B.Hanna Station Park
- Approved on 1st reading the Eastbrooke at Creekmoor First Final Plat
- Approved on 1st reading the Replat of Tract X and Tract Y in Brookside Tenth

- Mayor Turnbow elected to serve as a member of the Planning and Zoning Commission
- City Council elected to not have a Council representative on the Planning and Zoning Commission

Planning and Zoning Commission

June 2, 2020

- Meeting Cancelled

June 16, 2020

- Recommended approval of the Eastbrooke at Creekmoor 1st Final Plat
- Recommended approval of the Replat of Tract X and Tract Y in Brookside Tenth
- Recommended approval of the rezoning of 4 acres located north of Foxwood Springs, from Agricultural to Planned Unit Development District
- Recommended approved on 1st reading the vacation of an unimproved 14-foot alley located in T.B.Hanna Station Park
- Accepted the changes proposed to the City Growth Management Plan

Board of Adjustment

June 16, 2020

- Denied a variance application to erect a privacy fence in the front yard area of a corner lot at 712 Meadow Lane

Upcoming Meetings – July & August

July 7, 2020 Planning and Zoning Commission

- Annual review of the Unified Development Code

July 13, 2020 City Council

- 2nd reading - Rezoning of 4 acres located north of Foxwood Springs from Agricultural to Planned Unit Development District
- 2nd reading - Vacation of the alley right-of-way in Block 8 of the Original Town Plat (T.B. Hanna Station Park)
- 2nd reading - Eastbrooke at Creekmoor First Final Plat
- 2nd reading - Brookside Tenth Replat of Tract X and Tract Y

July 21, 2020 Planning and Zoning Commission

- No development applications currently scheduled

July 27, 2020 City Council

- No development applications scheduled

August 4, 2020 Planning and Zoning Commission

- Oak Ridge Farms Subdivision, rezoning R-1 to PUD (public hearing)
- Dean Avenue Extension Final Plat

August 10, 2020 City Council

- 1st reading, Dean Avenue Extension Final Plat

August 18, 2020 Planning and Zoning Commission

- No applications currently filed

August 24, 2020 City Council

- 1st reading, Oak Ridge Farms Subdivision, rezoning R-1 to PUD (public hearing)
- 2nd reading, Dean Avenue Extension Final Plat

Department Activities

- City Planner Katie Jardieu attended the Community for All Ages virtual conference planning meeting as well as the Planning Sustainable Places grant meeting in conjunction with Grandview and Belton.
- Code Enforcement Officer Drayton Vogel has been busy assisting residents with grass/weed issues, as well as inoperable vehicles and other code infractions.
- Director Jim Cadoret presented to the City of Harrisonville City Management Team on the benefits of participating in the [Community for All Ages](#) program. Raymore is a Gold Level recognition community.
- Staff, in collaboration with Belton and Grandview city staff, submitted an application for a Planning Sustainable Places grant to support a [transportation study](#) along the I-49 corridor from Main Street in Grandview, MO south to North Cass Parkway in Raymore and Belton.
- The contractor for [The Lofts at Foxridge](#) apartment community in the Eagle Glen Subdivision secured building permits for the last 8 buildings in the development. There will be 12 apartment buildings, 6 garage buildings and a clubhouse and pool. The luxury apartment community will consist of 396 apartments when completed.
- Building Official Jon Woerner inspected the firework tents to ensure compliance with City codes prior to opening for sales on June 28.

GIS Activities

- Database administration & development - orphan removal in lock tables & indexing
- Server & web development - active directory for powershell
- Transformation of submittals to geospatial feature data
- Midyear/biennial updates & QA/QC of feature datasets
- Developed resources as requested for specific business operation
- Responded to requests for information from external agencies, public & professional services
- Prepared task guidance for others - enterprise & AGO
- Exercise - introduction of Arcade expressions & interpolation of point surfaces
- Republishing of base mapping services to deliver imagery prior to 2012 for use with enterprise mashup functionality
- Adapted geoprocessing models to assist with biennial updates & quality assurance;