



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, September 15, 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 September 1, 2020 meeting
6. Unfinished Business - None
7. New Business - None
 - a. Case #20010 - Park Side Rezoning A to R-1P (*public hearing*)
 - b. Case #20018 - Scooter's Coffee - Site Plan
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, SEPTEMBER 1, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, MATTHEW WIGGINS, ERIC BOWIE, JEREMY MANSUR, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, CALVIN ACKLIN AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY ATTORNEY JONATHON ZERR, PUBLIC WORKS DIRECTOR MIKE KRASS AND ASSISTANT CITY MANAGER MIKE EKEY.

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 August 18, 2020 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to approve the minutes of the August 18 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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20014 - FY 2021-2025 Capital Improvement Program**

Public hearing opened at 7:03 pm.

Assistant City Manager Mike Ekey gave a presentation on the Capital Improvement Program (CIP) focusing on those projects impacted by the 2021 fiscal year budget. He started by thanking everyone on the CIP committee for helping to prepare the CIP and move the city forward. He stated that there is \$3.1 million across 20 projects. There are also 4 G.O. Bond projects with \$6.7 million in construction and \$1.0 million in design work for a total of \$10.8 million reinvestment in the community. The focus this year is on maintenance with the annual street preservation project, curb replacement, thoroughfare maintenance, and new this year, roadside trail maintenance.

Mr. Ekey then highlighted various funds and projects starting with Public Works Electronic Access which is a \$20,000 project to enhance security and ease of access. Next was the Curb and Street Replacement project which includes right-of-way repairs. This project includes temporary cul-de-sacs at Falcon and Condor to allow for street parking and snow removal. The project also includes repairs to the roadside trail system where settlement and cracks have occurred.

Thoroughfare maintenance will be done through the Excise Tax Fund. The CIP Fund will help with increased security at Hawk's Ridge Park, two streetlights, as well as the Sidewalk Gap Program. This fund will also help with replacing the Baseball Concession doors that are old and rusted and with Silver Lake Groundwater Diversion. The Park Sales Tax Fund will help to fund T.B.Hanna improvements and the Hawks Nest Playground match that is needed for a potential grant. The Enterprise Capital Maintenance Fund will help fund hydrants and the Owen-Good Lift Station mixer parts and study.

Chairman Faulkner asked if the title for the Park Pavillion was correct as the picture and budget amount show more of a playground. Mr. Ekey explained that the project was two-fold in that it involved both the playground and the pavilion being torn down. Chairman Faulkner also asked why the City is funding the Good Ranch Sanitary Sewer and Dean Avenue Road Extension. Mr. Ekey addressed that since these projects are unfunded, these are more making sure the city is aware that growth may occur in these areas and that the City is planning for that, however, it is likely a development would take over the project. Putting these items in the CIP allows for projects to match the Growth Management Plan.

Commissioner Urquilla then asked why the soccer fields were no longer part of the plan as they were included last year. Mr. Ekey responded by stating that an individual soccer complex is no longer there because the City did not have the necessary amount of land. The project is still being discussed but more conversations regarding the amount of land and where to place it need to take place.

Commissioner Mansur stated that the Dog Park has a maintenance amount prior to construction. Mr. Ekey stated this was an error and it would be removed.

Commissioner Bowie asked if, similar to past years, the figures in the plan were conservative. Mr. Ekey explained that revenue projections were kept conservative and did not account for estimates for any loss of increase. Mr. Ekey also stated that due to Parks & Recreation having no programs due to Covid-19, that there has been a reallocation of funding. Instead of the typical 50/50 split, 55% will now go to Parks and 45% will go to Stormwater.

Chairman Faulkner provided an opportunity for any public present to speak. With no public present the public hearing was closed at 7:36 pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to accept the presentation of the CIP with minor changes as identified and forward Case #20014 - FY 2021 - 2025 Capital Improvement Program to City Council for approval.

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	Aye

Mayor Turnbow Aye

Motion passed 9-0-0.

b. Case #20012 -32nd Amendment to the Unified Development Code - Small Wireless Facilities

Public hearing opened at 7:41 pm.

Development Services Director Jim Cadoret gave the staff report overview on the amendment stating that the City was looking to be proactive and have an ordinance in place prior to any wireless companies approaching the City. While the City would have a defined amount of time to enact an ordinance should a company come to the City, this ordinance follows the sample put together by the Missouri Municipal League which is what other cities in the area have also done.

Commissioner Wiggins asked if staff was anticipating a large amount of them coming? Mr. Cadoret responded by stating it would be hard to say but that they had ranges they could reach and that they could utilize existing light poles if present.

Chairman Faulkner provided an opportunity for any public present to speak. With no public present the public hearing was closed at 7:55 pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to accept the staff proposed findings of fact and forward Case #20012 -32nd Amendment to the Unified Development Code - Small Wireless Facilities with a recommendation of approval to City Council.

A motion to amend the original motion was made by Chairman Faulkner to correct the UDC code reference on the bottom of pages 10 and 12, seconded by Commissioner Urquilla.

Vote on Amended Motion:

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

Amended Motion passed 9-0-0.

Vote on original Motion as amended:

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

Motion as amended passed 9-0-0.

8. City Council Report

City Attorney Jonathon Zerr provided a review of the Council meeting from :
August 24 - Stop sign at N. Foxridge Dr and 163rd street has been approved
-Second Reading Dean Avenue extension Right-of-Way Final plat and approved unanimously
-First Reading of Prairie of the Good Ranch replat which was approved unanimously

9. Staff Report

Mr. Cadoret stated that the July staff report was the same from the previous Aug 18th meeting. Mr. Cadoret provided an overview of upcoming cases.

Director of Public Works, Mike Krass, gave the Engineering report that Westgate Drive was now open. Also the G. O. Bond, providing funds for Ward Road Design, City hall Plaza, and Centerview Phase 2, were approved.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Bowie thanked the staff.
Commissioner Fizer mentioned that she loved T.B.Hanna playground and encouraged others to go.
Commissioner Acklin thanked the staff.
Commissioner Urquilla echoed Commissioner Fizer and thanked the staff..
Commissioner Petermann thanked the staff.
Commissioner Wiggins thanked the staff.
Commissioner Mansur thanked staff and stated that he would not be able to attend the next meeting on September 15th.
Mayor Turnbow thanked staff
Chairman Faulkner thanked the staff.

12. Adjournment

Motion by Commissioner Petermann, Seconded by Commissioner Wiggins, to adjourn the September 1, 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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

The August 18, 2020 meeting adjourned at 8:14 p.m.

Respectfully submitted,

Katie Jardieu



To: Planning and Zoning Commission
From: City Staff
Date: September 15, 2020
Re: Case #20010 Rezoning: Park Side Subdivision, 'A' to 'R-1P'

GENERAL INFORMATION

Applicant: Park Side Investments LLC
%: Joe Duffey
105 N. Stewart
Liberty, MO 64068

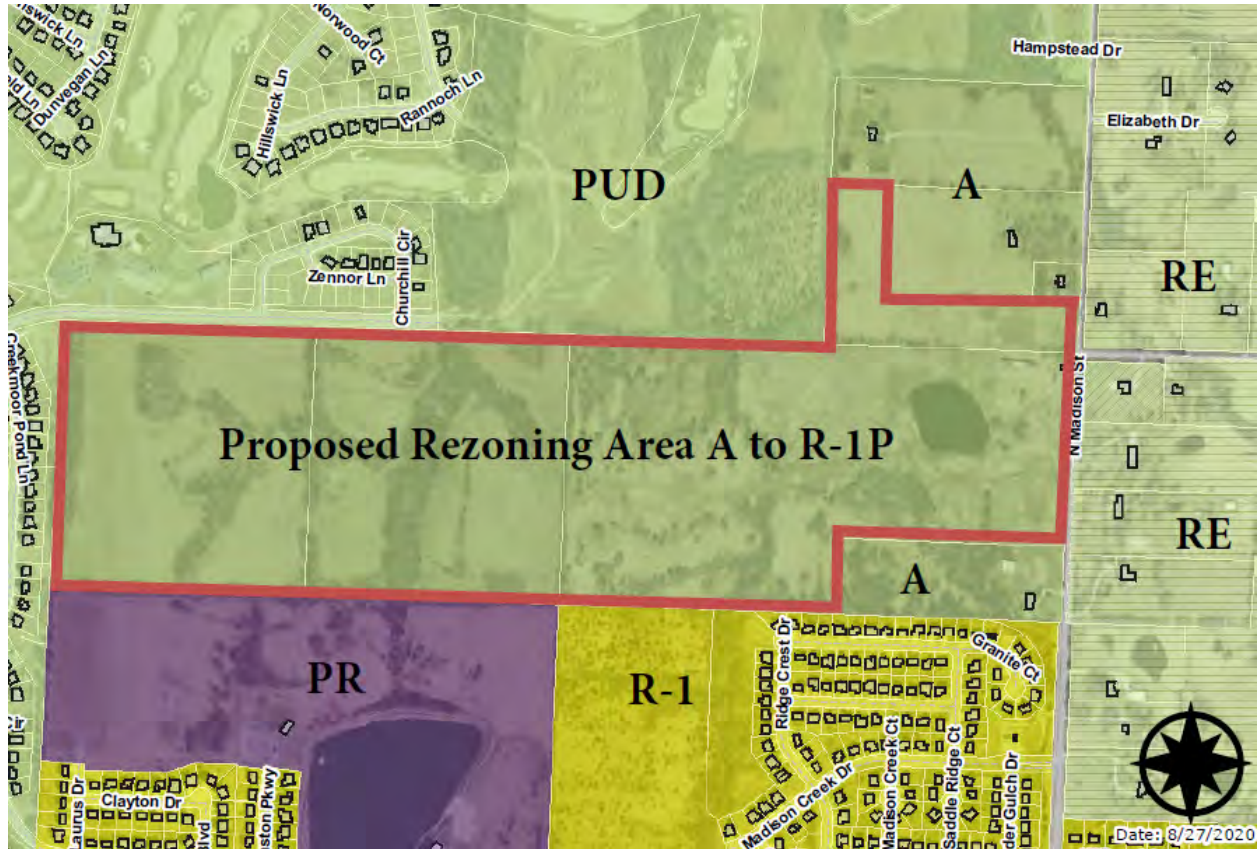
Property Owner: Tyros, Inc.
%: Fred Ashbaugh
1513 Cross Creek Drive
Raymore, MO 64083

Requested Action: Requesting to reclassify the zoning of 155± acres from 'A' Agricultural District to 'R-1P' Single-Family Residential Planned District

Property Location: Generally located south of 163rd Street extended, west of North Madison Street



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 163rd Street as a Major Collector; North Madison Street as a Major Collector; and Sunset Lane as a Minor Collector.

Legal Description:

A parcel of land being a portion of the North Half of the Northwest Quarter and the North Half of the Northeast Quarter of Section 9, Township 46 North, Range 32 West and the Southeast Quarter of the Southeast Quarter of Section 4, Township 46 North, Range 32 West, City of Raymore, Cass County, Missouri, and described as follows:

Beginning at the Northeast corner of the North Half of said Northeast Quarter; thence South 02°22'28" West along the East line of said North Half, a distance of 949.00 feet to a point 381.53 feet north of the Southeast corner thereof; thence North 88°00'05" West and parallel with the South line of said North Half, a distance of 1144.58 feet; thence South 02°22'28" West and parallel with the East line of North Half, a distance of 381.53 feet to a point on the South line of said North Half; thence North 88°00'05" West along said South line, a distance of 317.99 feet; thence westerly along the North line of a tract of land described in Deed Book 2200, Page 29 of the records of said Cass County, for the following eight courses; thence North 87°39'04" West a distance of 185.30 feet; thence North 62°25'53" West, a distance of 25.69 feet; thence South 79°08'01" West, a distance of 51.75 feet; thence North 87°52'55" West, a distance of 35.11 feet; thence North 87°33'49" West, a distance of 104.30 feet; thence North 88°09'41" West, a distance of 233.17 feet; thence North 87°33'01" West, a distance of 206.12 feet; thence North 88°14'12" West, a distance of 216.85 feet to a point on the West line of said North Half; thence South 02°28'00" West along said

West line, a distance of 1.65 feet to the Southwest corner thereof; thence North 87°58'12" West along the South line of the North Half of said Northwest Quarter, a distance of 2528.26 feet to the Southwest corner thereof; thence North 03°04'04" East along the West line of said North Half, a distance of 1319.59 feet to the Northwest corner thereof; thence South 88°08'18" East along the North line of said North Half, a distance of 2514.48 feet to the Northeast corner thereof; thence South 88°05'04" East along the North line of the North Half of said Northeast Quarter, a distance of 1257.40 feet to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 02°29'05" East, along the West line of said Southeast Quarter of the Southeast Quarter, a distance of 800.55 feet to a point on a line being 528.00 feet south of a parallel with the North line of said Southeast Quarter of the Southeast Quarter; thence South 88°02'15" East and parallel with said North line, a distance of 336.71 feet; thence South 02°29'42" West and parallel with the East line of said Southeast Quarter of the Southeast Quarter, a distance of 521.23 feet; thence South 88°05'22" East, on a line 279.00 feet north of and parallel with the South line of said Southeast Quarter of the Southeast Quarter, a distance of 920.96 feet to a point on the East line of said Southeast Quarter of the Southeast Quarter; thence South 02°29'42" West, along said East line, a distance of 279.01 feet to the Point of Beginning. Said parcel is subject to road right of ways of record and contains 6,766,544 square feet or 155.339 acres, more or less, inclusive of said right of ways.

Advertisement: August 27, 2020 **Journal** newspaper

Public Hearing: September 15, 2020 Planning Commission meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication in Newspaper
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 155 ± acres from "A" Agricultural District to "R-1P" Single-Family Residential Planned District.

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 "PUD" Planned Unit Development zoning designation for Creekmoor Subdivision was established by the City on January 26, 2004.
- The "R-1" Single-Family Residential zoning designation for Madison Creek Subdivision was established by the City on November 21, 1999. The first 3 phases of the subdivision have been constructed. The preliminary plat for the remaining undeveloped land has expired.
- The "PR" Parks, Recreation and Public Use zoning designation for Hawk Ridge Park was established by the City on September 28, 2009.
- The "RE" Rural Estate zoning designation for properties on the east side of North Madison Street was established by the City on October 28, 2009.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday July 8, 2020 in the Council Chambers of City Hall. 17 residents attended the meeting, along with applicant Joe Duffey and Project Engineer Robert Walquist. Development Services Director Jim Cadoret and City Planner Katie Jardieu represented City staff. The comments below provide a summary of the meeting:

Q: What will the city do with the 10 [12] acres being donated?

The land is being donated as part of the Park Land dedication required by new development and will be used for a dog park.

Q. Will the builders be vetted?

Yes and we will do the best we can but it would fall on the builder and the lender.

Q. The lot size shows 55x120 and a house won't fit based on the drawings being shown.

No final plat is drawn and we are still working on it.

Q. How do you control the price at \$350,000 and up?

Based on the lot price and sale price and how builders sell with markup

Q. If the lot is 55 feet in width with 7 foot side setbacks that leaves limited space for a house.

There are minimum and with comments that may change. Not all the lots are 55'x120'. It depends on the market. We want to build what people will buy. We may not build those lots at 55 feet.

Q. The plan seems to not be definitive and that makes me nervous.

If this project doesn't come to fruition then higher density will come in.

Q. What are the covenants and restrictions?

Yes there will be an HOA

Q. Is this a TIF project?

No

Q. What is the timeline for the road [163rd]?

As houses sell in phases we will move to the next phase and work on the road portion that abuts those phases.

Q. Are you rezoning all the surrounding acreage including the dog park?

No just the single family area. The dog park will be a city project.

Q. Creekmoor Pond Lane is the quickest access to the grocery store [Price Chopper]. How will traffic be handled?

Eventually 163rd Street will be finished and Sunset Lane will be done to help alleviate the North and South.

Q. What is the timeline for Sunset?

It is a G.O. Bond project so it will depend on if it passes.

Q. Will these houses be rentals?

There is no way to know that. I can't give you a guarantee that someone wouldn't buy a house and then rent it.

Q. My biggest concern is chemical runoff from irrigation and lawns and how it will affect our farm and business.

Nothing north will come to your land. A swale can be put in place to catch and take the runoff to the creek. It may require a storm sewer in the back off the yards to allow for that and keep runoff off your lot.

Q. Why wasn't there a buffer?

There is only a buffer required when it is commercial adjacent to residential.

Q. Where would flooding and stormwater go? The areas between Madison and the property currently flood and the culvert can't handle it. 163rd Street will flood consistently.

Right of way for 163rd Street will put in an appropriately sized culvert. Other stormwater improvements haven't been designed yet.

Q. What are the plans for Madison?

When 163rd Street is extended then the intersection would be addressed.

Q. What is the timeline for selling houses?

6 months after the first of the year, but it is weather sensitive so probably October 2021.

Q. What is the minimum square footage and price for the houses?

The minimum would be 2000 square feet and around \$350,000 for price.

Q. Are fences and boats going to be allowed?

The HOA would allow iron fences only and boats sitting out in the driveway would not be allowed.

STAFF COMMENTS

1. The property has been zoned "A" Agricultural District since annexation of the land occurred in 1978.
2. The Growth Management Plan has designated the property appropriate for low density residential development since 1995.
3. In May of 2018 the applicant met with City staff to discuss possible development of the property. The applicant desired to construct a mixed-use subdivision containing single-family, two-family and multiple-family dwellings. Staff indicated that a PUD zoning designation is best suited for a subdivision that contains a variety of housing types. Staff did express concerns with two-family or multi-family dwellings on the property and indicated there would likely be opposition to any land use other than single-family detached housing.
4. The PUD zoning district is a special purpose district that is intended to encourage the unified design of subdivisions. The district provides for flexibility in the location of different land uses within a subdivision. Examples of PUD developments in Raymore are Creekmoor and Foxwood Springs.
5. The PUD zoning designation provides numerous benefits to the applicant, the public, and the City. A PUD application requires a Preliminary Plan to be

submitted with the rezoning application, providing detailed information about the request to rezone. A Memorandum of Understanding is also required, which clearly defines the responsibilities of the developer and of the City regarding the development. The MOU provides additional protection to the public by ensuring what is discussed in the application and at the public meetings is what is developed.

6. In October of 2018 the developer submitted a second conceptual plan for the subdivision. 491 units were proposed. Staff again expressed concern on including multiple-family and two-family dwellings in the request.
7. In May of 2019 staff met with the applicant and discussed a new subdivision plan. The applicant reduced the total number of proposed dwelling units to 400.
8. The request to reclassify the zoning of the property to PUD was filed in June of 2020. The initial preliminary plan identified 376 single-family dwelling units.
9. In June of 2020 a revised preliminary plan was submitted that included a 10-acre parkland dedication area and an overall reduction to 330 single-family dwelling units. This preliminary plan is what was reviewed at the Good Neighbor meeting held on July 8, 2020.
10. Subsequent to the Good Neighbor meeting, and after consideration of staff review comments on the revised preliminary plan, the applicant submitted a final preliminary plan that reduced the total number of dwelling units to 320.
11. On July 22, 2020 the applicant filed a request to place a hold on review of the application. The applicant needed additional time to compile all of the documents necessary to proceed forward to the Planning and Zoning Commission with the review of the PUD application.
12. On August 13, 2020 the applicant amended the application and changed the request from a PUD designation to the "R-1P" Single-Family Residential Planned District designation. A request for R-1P does not include the requirement to submit a Preliminary Plat with the application. Under R-1P, the zoning can be considered separate from the Preliminary Plat. Subsequent to obtaining the R-1P designation the developer would be required to file a Preliminary Plat that would then proceed through the entire review process, including a new Good Neighbor meeting. This change in request from PUD to R-1P provides the applicant additional time for the applicant to gather all of the information required to submit a Preliminary Plat for review.
13. With the new request to rezone to R-1P, there is no preliminary plan to review or consider. The rezoning request should focus on discussion of the most appropriate land use for the property. Details on the number of lots, lot sizes,

home sizes, home values, access points, open space, parkland dedication, and similar aspects of any future development are not appropriate discussion items at this time. There are also no details yet on stormwater runoff or provision of utilities. All of these items are more appropriately reviewed and discussed when a Preliminary Plat application is submitted.

14. The “P” Planned District Overlay is intended to provide latitude and flexibility in the location of buildings, open spaces, and roads. The Planning and Zoning Commission may permit deviations from requirements of the Unified Development Code where it is deemed that amenities will be gained to the extent that a higher quality development is produced.

15. In exchange for the flexibility provided under the Planned District, the development must provide amenities in accordance with the following menu:

Menu of Planned District Design Elements and Amenities	
Housing Diversity.	
Developments that include a residential component must provide ALL of the following:	
Multiple Front Elevations	At least one distinct front building elevation per 10 dwelling units for each housing type (detached single-family, attached single-family, two-family, and/or multi-family dwellings). The required number of distinct front elevations shall be rounded up to the nearest whole number (e.g. developments with 21-29 dwelling units must offer a minimum of 3 different front elevations). The maximum number of required front elevations for each housing type within a development need not exceed six.
Variety in Building Materials	More than one exterior building material must be offered for at least one housing model for single and two-family homes (e.g. vinyl siding, brick, stone, stucco, etc.)
Variety in Garage Design	Where more than one front elevation is required for developments that include detached single-family, attached single-family, and/or two-family dwelling units, a minimum of one floor plan designed with at least one of the following garage designs: <ul style="list-style-type: none"> • Recessed, front-loaded (a minimum 8-foot setback from front façade) • Rear-loaded • Side-loaded, or • Detached garages
Residential Amenities.	
Developments that include a residential component must provide at least one amenity from each group installed at the same time as the public improvements:	
Group 1 Active Recreation Amenities	Golf course
	Athletic fields, basketball court or tennis courts
	Swimming pool that is at least 1000 square feet in surface area
	Club house or community building that includes exercise rooms, meeting rooms, and/or sheltered picnic facilities
Group 2 Passive Recreation Amenities	Playground/tot lot
	Historically significant buildings, structures or other historic resource
	Bike or pedestrian pathways in addition to required public sidewalks and bike paths, in compliance with the City’s Transportation Plan and Park Master Plan. Credit will be given for trails required by the Growth Management Plan.
	Nature trails, boardwalks or piers that provide access to preserved natural areas and features or historically significant resources
	Gazebo

Group 3 Natural Features and Open Space Amenities	Preservation of natural features that exceed the size of those that would be required to be preserved by other local, County, State or Federal ordinances or requirements, by at least 25 percent. Examples include wetlands, floodplains, stream corridors, steep slopes, grasslands and woodlands
	Open space in excess of one acre in area that preserves native plant communities or wildlife habitat
	Natural stormwater detention design that utilizes native plant materials
	Widened landscape buffer widths of at least 30 feet and a minimum of 50 percent increase in plant materials required by Section 445.0301.4
	Public art such as sculptures located within common open space
	Street trees

16. The Preliminary Plat and Memorandum of Understanding will ensure that the specific standards are met by the applicant.

17. The applicant is requesting the following deviations from the R-1 development standards that would normally apply:

	R-1	R-1P
Minimum Lot Area		
square feet	8,400	6,000
Minimum Lot Width (feet)	70	50
Minimum Lot Depth (feet)	100	100
Yards, Minimum (feet)		
front	30	25
rear	30	25
rear, lots adjacent to stream buffer	30	20
side	10	7
side, corner lot	30	15
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	30	45

18. The uses permitted in the R-1 and R-1P districts are as follows:

Use	A	R-1	Use Standard
RESIDENTIAL USES			
Household Living			
Single-family Dwelling, Detached (conventional)	P	P	
Manufactured Home Residential – Design	S	S	Section 420.010D
Single-family Dwelling, Attached	–	–	Section 420.010A
Two-family Dwelling (Duplex)	–	–	
Multi-family Dwelling (3+ units)	–	–	Section 420.010A
Apartment Community	–	–	Section 420.010A
Cluster Residential Development	S	S	Section 420.010B
Manufactured Home Park	–	–	Section 420.010C
Employee Living Quarters	P	–	
Accessory Dwelling, Attached	S	S	Section 420.050E
Accessory Dwelling, Detached	S	S	Section 420.050E

Group Living			
Assisted Living	-	-	
Group Home	S	S	Section 420.010E
Nursing Care Facility	-	-	
Transitional Living	-	-	
Group Living Not Otherwise Classified	-	C	
PUBLIC AND CIVIC USES			
Cultural Exhibit or Library	C	C	
Government Buildings and Properties	C	C	
Place of Public Assembly	C	C	
Public Safety Services	C	C	
Religious Assembly	P	P	
School	P	P	
Utilities			
Major	C	C	
Minor	P	P	
COMMERCIAL USES			
Animal Services			
Kennel	C	-	Section 420.030E

Use	A	R-1	Use Standard
Day Care			
Day Care Home	S	S	Section 420.030C
Entertainment and Spectator Sports			
Indoor	C	-	
Outdoor	C	-	
Funeral and Interment Services			
Cemetery	C	C	
Funeral Home	-	-	
Lodging			
Bed and Breakfast	S	-	Section 420.030H
Medical Marijuana Cultivation Facility	P	-	Section 420.030N
Sports and Recreation, Participant			
Outdoor	C	C	
Indoor	C	-	
OTHER USES			
Accessory Uses	S	S	Section 420.050
Agricultural Uses			
Farming	P	-	
Boarding Stables and Riding Schools	C	-	Section 420.040A
Home Occupation	S	S	Section 420.040B
Parking			
Accessory Parking	P	P	
Wireless Communication Facility			Section 420.040C
Colocated	S	S	

19. The Preliminary Plan submitted with the initial PUD zoning request was submitted to the administration of the Raymore-Peculiar School District for review and comment. The school district indicated they were “aware of the development and do not have any concerns”.

ENGINEERING DIVISION RECOMMENDATION

See attached memorandum.

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 is single-family residential, undeveloped residential areas, and parkland.
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 a mixture of rural residential to the east, residential (Creekmoor) to the north and west, parkland (Hawk Ridge Park) to the south, and undeveloped residential land and residential land (Madison Creek) and a 10-acre single-family residence/farm 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 low density residential development.

The proposed rezoning of the property to the R-1P designation is consistent with the low density residential land use designation.

4. **suitability of the subject property for the uses permitted under the existing and proposed zoning districts;** The current use and zoning of the property is agricultural. The property is surrounded by existing development and the long-term use of the property for agricultural purposes is unrealistic.

The uses permitted under the proposed district are suitable for the property. The uses would be consistent with uses on land to the east, north, south and west.

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 for single-family residential development. Creekmoor recently opened a new phase on the north side of 163rd Street, directly north of the proposed area for rezoning. Creekmoor is developing additional single-family homes on smaller lots on the west side of N. Madison Street.

Many of the surrounding properties have been rezoned from "A" Agricultural district to various residential zoning districts, including PUD to the north and west, R-1 to the south, and RE to the 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 subject property has been planned for low density residential development for several decades. The property is ripe for infill residential development.

7. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Adequate public infrastructure is available to serve the site, or will be available at the time development of the property occurs. There is existing water and sanitary sewer infrastructure to serve the property. The adjacent road network can adequately serve the site, and the extension of 163rd Street east to Madison Street, and extension of Sunset Lane through the property, will provide an excellent road network for the subdivision.

8. the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;

The property is currently suited for agricultural use. Agricultural use is not the highest and best use of the land as the land is completely surrounded by residential development.

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. Infill residential development is a sound use for the property. Infrastructure has been installed to allow for development of the property. Raymore is growing and new lots are needed to meet the demand for new housing options in the City.

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. Future development of the property is imminent. The land is completely surrounded by residential development. Restricting the use of the property to agriculture provides limited benefits to the City.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	September 15, 2020	September 28, 2020	October 12, 2020

STAFF RECOMMENDATION

The subject property has been planned for low density single-family development for over 25 years. The request and proposed development is a textbook application of infill housing. The property has existing single-family developments to the north, south, and west and has large-lot single-family properties to the east. There is an existing and proposed street network that makes the property ideal for residential development. Water and sanitary sewer have already been provided to the site. Proximity to Hawk Ridge Park and Creekmoor Elementary School makes the property a prime location for families to live.

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20010, rezoning of 155 ± acres from "A" Agricultural District to "R-1P" Single-Family Residential Planned District to City Council with a recommendation of approval.

To: Planning and Zoning Commission

From: Department of Public Works

Date: January 28, 2020

RE: Parkside Rezoning

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

Project Location: The development is located west of Madison Street and south of 163rd Street.

Adequate Public Facilities:

Sanitary Sewer System - The project will be served by an existing gravity sewer that is located on the property.

Water System - The project is served by existing water main and by the extension of a trunk water main along 163rd Street. There is sufficient flow for the development.

Storm Water System/Water Quality - The development proposes to control runoff through a combination of underground conduits and detention basins.

Transportation - The site will be served by a local road network and by the extension of 163rd Street which will connect to Foxridge Drive and Madison Street. The existing and proposed transportation system has adequate capacity to support this development.

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

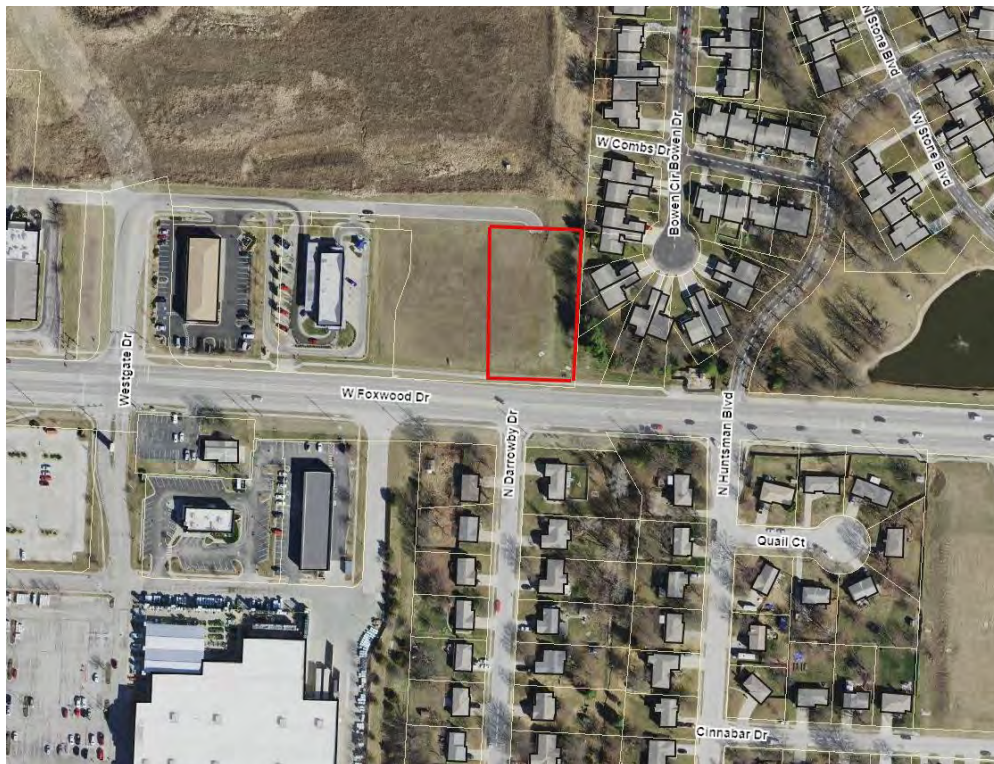


To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: September 15, 2020
Re: Case #20018 Scooter's Coffee Site Plan

GENERAL INFORMATION

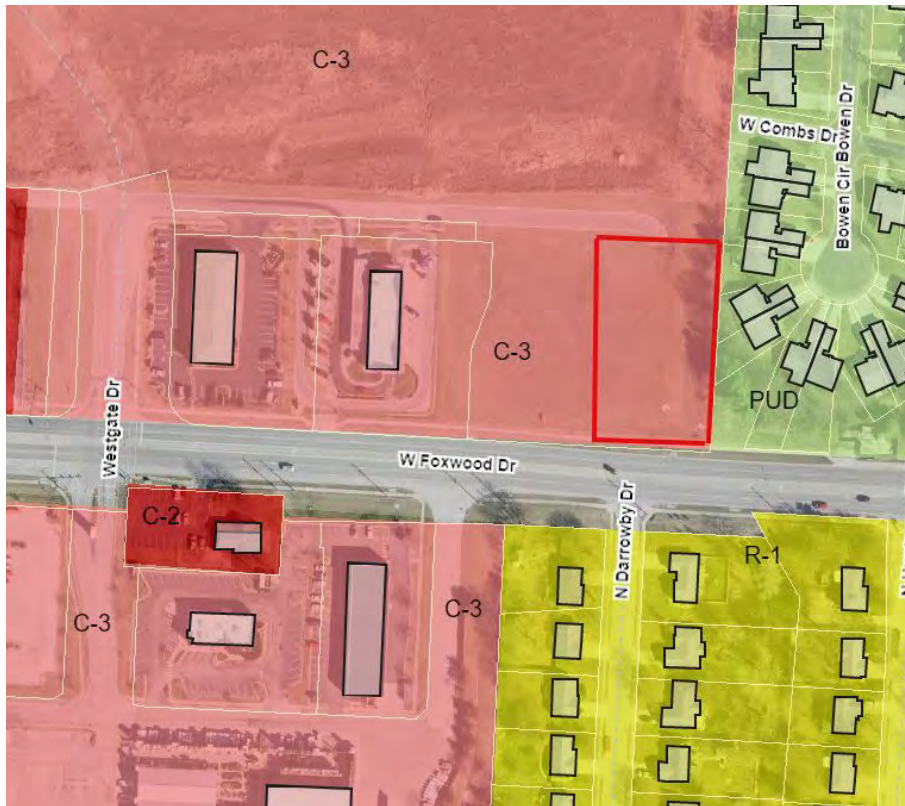
Applicant/ Jack Burdick
Property Owner: Burbar Investments, LLC - Scooter's Coffee Owner
516 Eagle Glen Dr
Raymore, MO 64083

Requested Action: Site Plan approval for Scooter's Coffee
Property Location: 1800 W. Foxwood Drive



Existing Zoning:

C-3 Regional Commercial District



Existing Surrounding Uses:

- North:** C-3
- South:** C-3, C-2, R-1
- East:** PUD
- West:** C-3

Total Tract Size: 9.51 Acres (property to be subdivided in the near future)

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan identifies W Foxwood Drive as a major arterial road. Westgate Drive to the west is identified as a minor arterial road.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

Section 470.160 Site Plan Review

A. Purpose

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

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

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

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

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
 - b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
 - c. The Community Development Director must complete the review within 20 days of receiving a complete application.
2. Planning and Zoning Commission Action
 With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.
3. Conditions of Approval
 In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

- 1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:
 - a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
 - b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
 - c. the proposed use is allowed in the district in which it is located;
 - d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
 - e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
 - f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

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

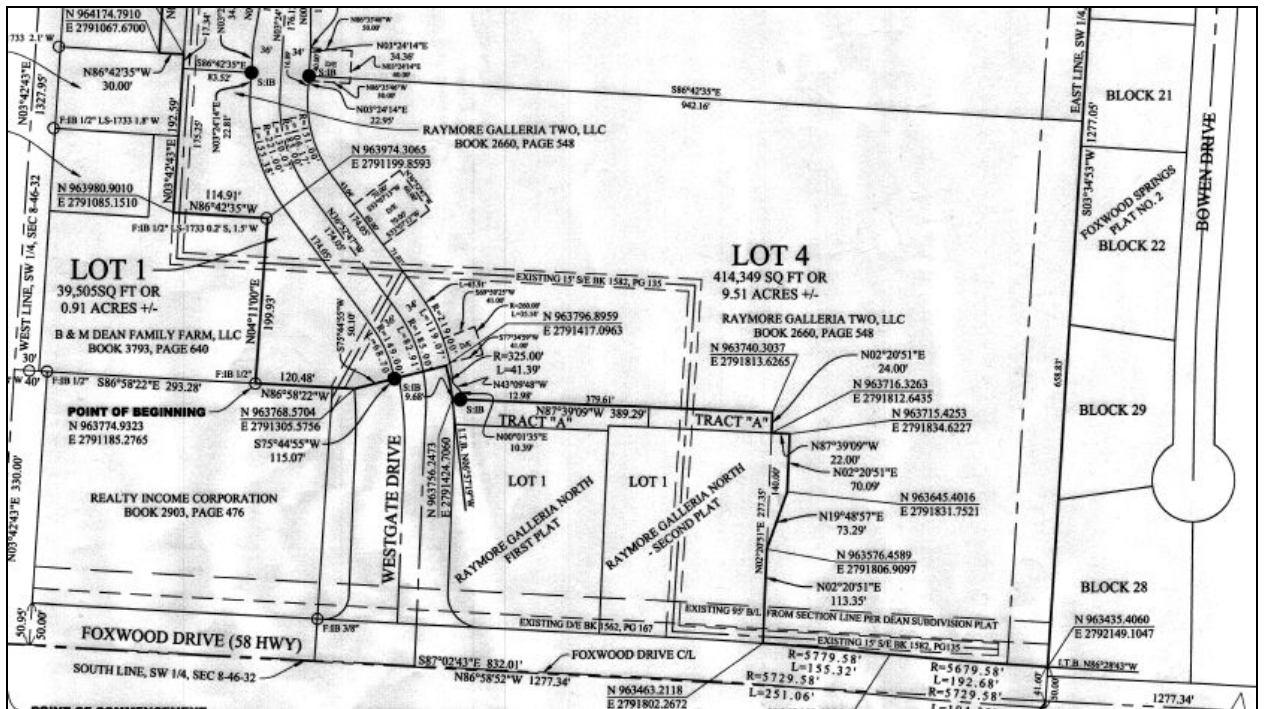
G. Appeals

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

- c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The Raymore Galleria North area was rezoned from C-2 and R-1 to C-3 in June of 2009.
2. A site plan for a car wash was approved in February of 2012 and an auto repair store site plan and conditional use permit were approved in November of 2010.
3. The Raymore Galleria North area was first platted in November 2010, with the 2nd plat approved in February of 2012.
4. The access easement between China Star and the now Westgate Dr, was recorded in March of 2016.
5. In December of 2019, the carwash acquired additional land to the east to allow for the addition of a second lane at the pay station. The lane has not been constructed to date.
6. The Westgate Plat, which created the lot upon which Scooter’s is proposed, was approved in December of 2019.



ENGINEERING DIVISION COMMENTS

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

STAFF COMMENTS

- 1. Development Standards:** The current bulk and dimensional standards for the “C-3” Regional Commercial District zoning classification for the property is provided below.

C-3	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq ft
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50

The property and proposed building comply with the C-3 district development standards.

- 2. Special Use Conditions:** The sale of alcoholic beverages will be permissible only as an adjunct, minor and incidental use to the primary use. Outdoor patio dining areas are allowed provided the patio area is at least one hundred feet (100') from any residentially zoned property or area containing residential uses. Patio areas adjacent to vehicle access drives shall be protected with a railing or similar barrier. [There are no outdoor patio dining areas proposed]. Restaurants with drive thru facilities must meet the requirements of Section 420.030L:

L. Drive-through Facilities

- 1. General**

Drive-through facilities are permitted as indicated in the use table in Section 410.020.

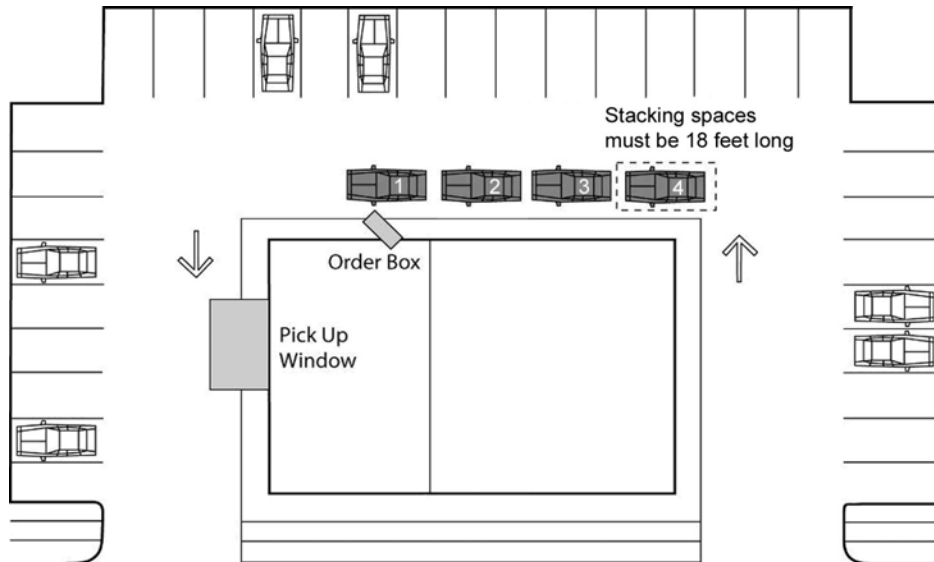
- 2. Vehicle Stacking Areas**

- a. Each drive-through facility must provide the minimum vehicle stacking spaces as follows:

The following requirements shall be followed in determining the minimum stacking length per lane:

Use	Stacking Requirement
Financial Institution	
- teller lane	3
- ATM	3
Car Wash	
- automatic service	4
Restaurant	4 behind menu board
Pharmacy	2
Other uses	To be determined by the Director

- b. Vehicle stacking spaces include the space at the menu board, order box or service window.
- c. Each vehicle stacking space shall be 18 feet long by 9 feet wide.
- d. Each vehicle stacking lane shall be separate from any access aisle, loading space, or parking space.
- e. No vehicle stacking lane shall conflict with any vehicle entrance or exit, vehicle access way or pedestrian crosswalk.
- f. The Commission has the authority to allow a deviation to the stacking requirement based upon a study submitted by a traffic engineer which provides evidence to allow the reduction of these stacking requirements.



3. Adjacent to Residential Districts

- a. Drive-through facilities, including stacking areas, must be separated from residentially-zoned property by at least 40 feet.

- b. Speaker systems used in conjunction with drive-through facilities must be designed so that they are not audible at the property line abutting residentially-zoned property.

The site plan complies with the special use conditions applicable to the use on the property.

- 3. **Parking:** The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
COMMERCIAL USES	
Personal and Consumer Service	1 per 300 square feet
Retail Sales	1 per 300 square feet

The drive thru coffee building is 566 square feet. Customers are not allowed in the building.

With 4 parking spaces provided, and 1 ADA compliant parking space. The building complies with the required minimum parking standards.

4. Landscaping

Twenty percent (20%) of the site is required to be reserved for landscaped area. A landscaped area a minimum of six feet (6') in width shall be provided along each street frontage and along all perimeter property lines.

A type "A" landscape screen is required along the eastern property line. The landscape plan proposes a type A screen be installed along the entire eastern property line. consisting of a vinyl fence and preserving the existing trees currently in place. If existing vegetation is removed to the point a type A screen is not provided, then new landscaping must be installed to establish a type A screen prior to issuance of a Certificate of Occupancy.

The minimum six-foot (6') landscaped area is provided along all street frontages.

The required interior parking lot area landscaping and perimeter parking lot landscaping, including a tree, has been provided.

The proposed landscape plan does comply with the landscaping requirements of the UDC

5. Building Design:

The proposed development must comply with the building design standards contained in Section 440.010 of the UDC.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of the front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, brick, stone, stucco or split-face block. Architectural metal panels may be an

acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

Four-sided architecture is proposed for the building. Building materials consist of hardi-plank lap siding and metal accents and soffits. Articulation of the building walls are provided.

The proposed development does comply with the building design standards of the UDC.

6. Pedestrian Access:

Due to the building maintaining drive thru only access, a sidewalk from Highway 58 is not necessary.

7. Signage:

A monument sign is proposed in the southwest corner of the site. 2 directional signs are proposed, both of which are onsite. Three building signs are proposed on the South, East and West facades of the building. A menu board sign is also proposed on site.

8. Fire District Review:

The site plan was reviewed by the South Metropolitan Fire Protection District.

The Fire District requires the issuance of a building permit separate from the building permit issued by the City of Raymore.

9. Stormwater Management:

Stormwater runoff is collected in an on-site system that is then directed to drain to the stormwater pipe that crosses through the property. The stormwater basin to the north of the site was approved as part of the Phase 3 Preliminary Plat for the entire Raymore Galleria North development. The design of the pond anticipated that stormwater from the area Scooter's Coffee is proposed would not flow into the stormwater basin. The overall release rate of stormwater from the Raymore Galleria North development complies with the City stormwater management requirements.

The existing stormwater pipe that crosses through the site to the east of the building is a private line. A

10. Site Lighting:

The parking lot area is limited to 4 parking spaces and will not be illuminated.

11. Trash/Recycling Enclosure:

A trash enclosure is provided in the parking/access area to the north of the building. The trash enclosure is proposed to be CMU block painted to match the base color of the building. UDC section 430.110 states the trash and recycling enclosure to be permanently screened from view and all screens must match the primary color and material of the structure served. Materials utilized on the building are Hardie Plank Lap Siding and Hardie Reveal Panel System. Applicant intends to present information at the Commission meeting on why request is to utilize the CMU block materials.

12. Screening of Mechanical Equipment:

All electrical and mechanical equipment located on the property shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

The landscape plan identifies plantings to screen the trash enclosure and the utility connections near the northwest corner of the building.

13. Wetlands

No wetlands are on site.

14. Site Access:

Access to the site will be provided off of the private access drive that exists north of the site.

15. Off-site Improvements: None

16. Gasline Easement

There is an existing gas line that crosses through the site to the east of the building. No portion of the building extends into the easement area. A portion of the parking lot area extends into the easement, which is permissible under the terms of the easement.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission must make findings of fact taking into consideration the following:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. the proposed use is allowed in the district in which it is located;**

The proposed use(s) are allowed within the existing “C-3” Regional Commercial District.

- d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles.

- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The drive-thru only nature of this site plan does necessitate the need to provide pedestrian access to the site. Sidewalk from the parking spaces to the building is provided for employees.

- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building on the site does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

Open space is provided where the pipeline easement is located along the eastern side of the property..

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

The site plan avoids unnecessary alterations to the site. There is minimal site grading necessary to develop the property. Existing trees along the eastern property line will be preserved.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. The required site trees are provided in addition to the on-site landscaping.

A Type “A” screen (vinyl fence) is provided along the eastern property line.

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

The site lighting plan is in compliance with the UDC and minimizes adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	September 15, 2020

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission determine the acceptability of the trash enclosure materials. Upon determination, Staff recommends the Planning and Zoning Commission then accept the staff proposed findings of fact and approve Case #20018 Scooter's Coffee Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
5. Van accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
6. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
7. Exterior utility connections to the building shall be screened.
8. A type "A" landscape screen shall exist along the eastern property line.

9. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

10. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
11. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
12. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Memorandum

TO: Planning and Zoning Commission
FROM: Michael Krass, Director of Public Works & Engineering
DATE: September 8, 2020
RE: Site Plan - Scooters Coffee

The Public Works and Engineering Department has reviewed the Site Plan application for Scooters Coffee and determined that the plans and specifications comply with the standards adopted by the City of Raymore.

Staff recommends approval of this application.

KEYNOTES

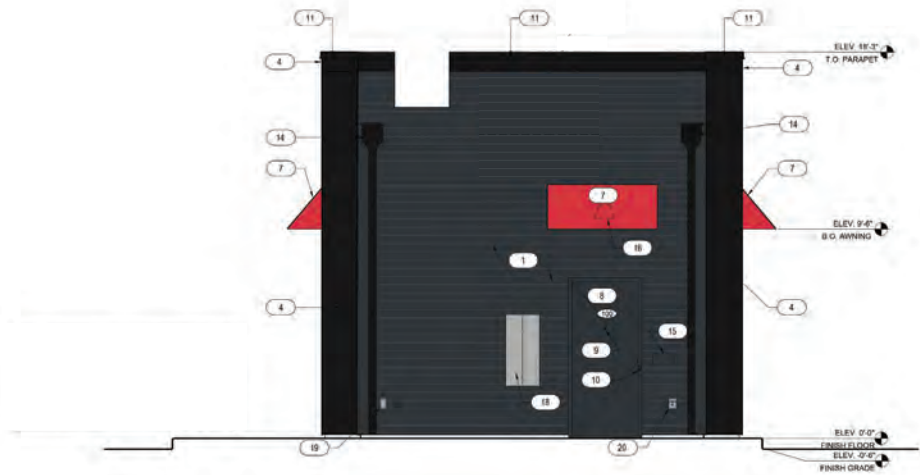
(X)

1. HARDIE PLANK 1/2" LAP SIDING CEDARBELL 6-11"; SEE HARDIE DETAIL SHEET AB-5 - COLOR: SHERWIN WILLIAMS SW602 INKWELL, EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM W210 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET AB-5 - COLOR: SW 6015 SKYLINE STEEL
3. 3/4" HARDIE TRIM, SEE HARDIE DETAIL SHEET AB-5 - COLOR: SHERWIN WILLIAMS SW602 INKWELL, EGGSHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X68 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HEAVY METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW602 INKWELL, EGGSHELL FINISH
9. KEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL SAK-3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SIG PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA - 507 SF



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA - 507 SF



REVISIONS
PROJECT ADDRESS
1800 W FOXWOOD DR
RAYMORE, MO
TITLE
EXTERIOR ELEVATIONS
DATE
PROJECT NO.

A3.1



KEYNOTE	MATERIAL	%
1	HARDE PLANK 1/2" - SW982	37
2	HARDE REVEAL PANEL SYSTEM W/210 - SMOOTH FINISH - SW1015	30
3	3 1/2" HARDE TRIM - COLOR SW982	3
4	20 GAUGE METAL ACCENTS - BLACK	5
5 & 6	WINDOW & FRAME	11
7	AWNING - COLOR RED	4
TOTAL		100

2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA: 557 S.F.



KEYNOTE	MATERIAL	%
1	HARDE PLANK 1/2" - SW982	30
2	HARDE REVEAL PANEL SYSTEM W/210 - SMOOTH FINISH - SW1015	30
3	3 1/2" HARDE TRIM - COLOR SW982	3
4	20 GAUGE METAL ACCENTS - BLACK	5
5 & 6	WINDOW & FRAME	11
7	AWNING - COLOR RED	4
TOTAL		100

1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA: 557 S.F.

KEYNOTES

- 1 HARDE PLANK 1/2" LAP SIDING CEDAR/BELL 5-1/4". SEE HARDE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW982 INWELL EGGHELL FINISH
- 2 HARDE REVEAL PANEL SYSTEM W/210 - SMOOTH FINISH. SEE HARDE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
- 3 3 1/2" HARDE TRIM. SEE HARDE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW982 INWELL EGGHELL FINISH
- 4 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
- 5 INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- 6 QUICKSIVE 40X48 WINDOW - COLOR: DARK BRONZE
- 7 AWNING BY OTHERS - COLOR: RED
- 8 INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW982 INWELL EGGHELL FINISH
- 9 PEEP HOLE, BY DOOR MANUFACTURER
- 10 DOOR BELL
- 11 20 GAUGE METAL PARAPET CAP
- 12 LINE OF ROOF BEYOND
- 13 ROOF TOP UNIT BEYOND. SEE MECHANICAL DRAWINGS
- 14 ROOF SCUPPER AND DOWNSPOUT. SEE DETAIL S4.3
- 15 MAILBOX BY OWNER
- 16 WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- 17 LED LIGHT BAND. SEE ELECTRICAL DRAWINGS
- 18 SEE PANEL. SEE ELECTRICAL DRAWINGS
- 19 ELECTRICAL OUTLETS. SEE ELECTRICAL DRAWINGS
- 20 HOSE BIBB. SEE PLUMBING DRAWINGS
- 21 SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT



PROJECT ADDRESS

TITLE
EXTERIOR ELEVATIONS

DATE
06.19.2020
PROJECT NO.
20.175

A3.2

MONTHLY REPORT AUGUST 2020

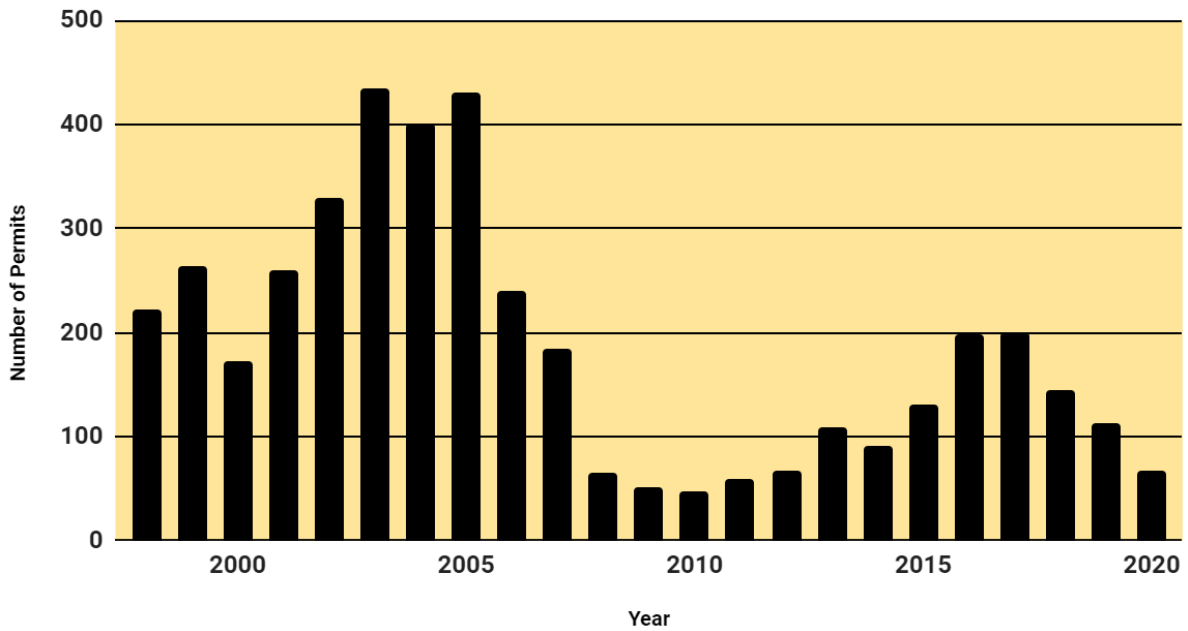
Building Permit Activity

Type of Permit	Aug 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	11	68	90	113
Attached Single-Family Residential	0	14	0	26
Multi-Family Residential	0	396	0	0
Miscellaneous Residential (deck; roof)	147	904	505	720
Commercial - New, Additions, Alterations	0	10	14	18
Sign Permits	1	21	33	54
Inspections	Aug 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	444	3,145	2,536	3,858
Valuation	Aug 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$3,536,000	\$20,317,400	\$21,729,200	\$34,498,600
Total Commercial Permit Valuation	\$0.00	\$39,045,300	\$1,782,800	\$1,822,300

Additional Building Activity:

- Construction continues on the Compass Health office building.
- Vertical construction began on the clubhouse at The Lofts of Fox Ridge apartment community. Foundation and slab work continues on the residential apartment buildings.
- Construction continues on 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.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Aug 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	64	442	431	642
<i>Notices Mailed</i>				
- Tall Grass/Weeds	11	88	111	135
- Inoperable Vehicles	27	130	65	138
- Junk/Trash/Debris in Yard	10	68	94	146
- Object placed in right-of-way	2	6	13	14
- Parking of vehicles in front yard	4	15	8	13
- Exterior home maintenance	1	40	19	41
- Other (trash at curb early; signs; etc)	0	4	2	2
Properties mowed by City Contractor	10	59	52	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	2	8	10
Signs in right-of-way removed	42	343	190	370
Violations abated by Code Officer	13	105	77	126

Development Activity

Current Projects

- Park Side Subdivision, 155 acres south of 163rd Street, west of North Madison, rezoning from Agricultural to R-1P (Single-Family Planned Residential District)
- 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
- Scooter’s Coffee site plan
- Saddlebrook Subdivision, rezoning 65 acres from R-1P (Single-Family Residential Planned District) to R-2P (Single and Two-Family Residential Planned District)

	As of Aug 31, 2020	As of Aug 31, 2019	As of Aug 31, 2018
Homes currently under construction	529 (396 Lofts Apartments)	145	211
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	293	339	394
Total number of dwelling units in City	8,766	8,617	8,421

Actions of Boards, Commission, and City Council

City Council

August 3, 2020 work session

- Presentation on request for letter of support for Missouri Housing Development Commission tax credit funding on proposed Grant Park Villas

August 10, 2020

- Approved a letter of support for Missouri Housing Development Commission tax credit funding on proposed Grant Park Villas, a 48-unit age-restricted apartment community
- Approved on 1st reading the Dean Avenue Extension Right-of-way Final Plat

August 24, 2020

- Approved on 2nd reading the Dean Avenue Extension Right-of-way Final Plat
- Approved a 1-year extension to the expiration date of the Timber Trails Preliminary Plat
- Approved on 1st reading the Replat of Prairie View of The Good Ranch

Planning and Zoning Commission

August 4, 2020

- Recommended approval of the Dean Avenue Extension Right-of-Way Final Plat
- Recommended approval of the rezoning 23 acres from R-1 (Single-Family Residential) to PUD (Planned Unit Development) to allow for the expansion of the Oak Ridge Farms Subdivision

August 18, 2020

- Recommended approval of the Replat of Prairie View of The Good Ranch

Upcoming Meetings – September & October

September 1, 2020 Planning and Zoning Commission

- FY 2021-2025 Capital Improvement Program (public hearing)
- 32nd Amendment to the Unified Development Code - small wireless facilities (public hearing)

September 14, 2020 City Council

- 1st reading, Oak Ridge Farms Subdivision, rezoning R-1 to PUD (public hearing)
- 2nd reading, The Prairie of The Good Ranch

September 15, 2020 Planning and Zoning Commission

- Park Side Subdivision rezoning A to R-1P (public hearing)
- Scooter's Site Plan

September 15, 2020 Board of Adjustment

- Front yard setback variance for home proposed on Edgewater at Creekmoor Sixth Plat Lot 206

September 28, 2020 City Council

- 1st reading, 32nd amendment to the Unified Development Code - small wireless facilities (public hearing)
- 1st reading, Park Side Subdivision rezoning A to R-1P (public hearing)
- 2nd reading, Oak Ridge Farms Subdivision, rezoning R-1 to PUD
- Request for Resolution of Support for Missouri Housing Development Commission tax credit funding on a proposed 60-unit age-restricted community on 9+ acres located on the east side of Johnston Parkway, north of 58 Highway.

October 6, 2020 Planning and Zoning Commission

- Rezoning of 65 acres located north of Hubach Hill Road, east of Stonegate Subdivision, from R-1P (Single-Family Residential Planned District) to R-2P (Single and Two-Family Residential Planned District) to allow for the proposed Saddlebrook Subdivision (public hearing)

October 12, 2020 City Council

- Sidewalk gaps on residential lots (public hearings)
- 2nd reading, 32nd amendment to the Unified Development Code - small wireless facilities
- 2nd reading, Park Side Subdivision rezoning A to R-1P

October 20, 2020 Planning and Zoning Commission

- 33rd Amendment to the Unified Development Code, misc. Items from 2020 Annual UDC review (public hearing)

October 26, 2020 City Council

- 1st reading, Saddlebrook rezoning R-1P to R-2P (public hearing)
- Resolution to authorize City Staff to install sidewalk on the undeveloped lots meeting the required threshold to create a neighborhood sidewalk network

Department Activities

- Director Jim Cadoret and City Planner Katie Jardieu participated in a Zoom meeting of participating communities in the Communities for All Ages Initiative.
- Building Inspectors have been busy with the continued influx of miscellaneous building permits for roof replacements, decks, and other minor home improvement projects. As of August 31, 904 miscellaneous permits have been issued, a 56% increase over last year.
- Site work commenced on the installation of a new private access drive to the Raymore Galleria North commercial area. The drive will be located to the east of the Belfonte Car Wash and provide access to the commercial pad sites east of the drive and the commercial land area to the north. This access drive was approved in 2010 as part of the Raymore Galleria North development.
- Staff finalized its research and preparation of the 32nd amendment to the Unified Development Code regarding the installation of small wireless facilities in the public right-of-way and upon private property.
- Director Jim Cadoret met with the Brookside Homeowners Association Board to discuss the trailhead park under construction on Bristol Drive and the proposed Saddlebrook subdivision south of Bristol Drive.
- 21 residents attended a Good Neighbor meeting for the proposed rezoning of 65+ acres from "R-1P" Single-Family Residential Planned District to "R-2P" Single and Two-Family Residential Planned District to allow for the [Saddlebrook Subdivision](#), located north of Hubach Hill Road and east of Stonegate Subdivision. The Planning and Zoning Commission will consider the request on Oct. 6.
- A site plan application was filed to locate a Scooter's Coffee on the north side of 58 Highway, immediately west of Foxwood Springs. Staff met with the applicant and project engineers and commenced review of the plan.

- Randy Bryant filed a request for a variance to the front yard setback requirement along Granton Lane for a proposed home to be located at the southeast corner of Granton Lane and Bridgeshire Drive. The Board of Adjustment will consider the request on Sept. 15.
- Vertical construction has commenced on the clubhouse for [The Lofts at Fox Ridge](#) apartment community on Fox Ridge Drive. Vertical construction on the first of the apartment buildings will start in September.

- Construction continues on the Pinnacle Homes Universal Design house on Lasley Branch Court. In 2019, the City of Raymore contracted with Pinnacle Homes to facilitate and construct a home that incorporates Universal Design principles, including zero-entry, larger doorways and other behind-the-scenes accessible details to help residents remain in their home as life changes.



- Staff continued work on finalizing the 33rd amendment to the Unified Development Code. This amendment incorporates changes discussed as part of the annual review of the UDC.
- Staff commenced research on several topics for future consideration by the Commission and/or City Council, including the parkland dedication requirement; the emergency warning siren fee paid by new development; and building permit fees charged for large scale industrial developments.

GIS Activities

- Configured additional (75+) layers (.lyrs) for desktop users
- Continued to build Enterprise services for Portal users and create items
- Experimented with AGO layer views (trails & parks) for improving workflow
- Improvement of web applications used to manage operational layers by department, starting with planning & zoning, development services
- Improved topology (spatial relationships between layers) for lots, right of way, buildings, address points and subdivisions
- Technical committee meeting for KC Metro GIS
- Database server administrative tasks/backups & support for ArcGIS enterprise upgrade
- Creation of dataset and information as requested
- Reporting of assets as requested for operations
- Server side scripting to improve user experience - employment of esri/identity/credential methods