

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 20, 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 October 6, 2020 meeting
6. Unfinished Business - None
7. New Business - None
 - a. Case #20019 - North Cass Plaza - Preliminary Plat (*public hearing*)
 - b. Case #20020 - North Cass Plaza - Final Plat
 - c. Case #20015 - UDC 33rd Amendment (*public hearing*)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

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

Meeting Procedures

The following rules of conduct apply:

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

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

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

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, OCTOBER 6, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, MATTHEW WIGGINS, ERIC BOWIE, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, CALVIN ACKLIN, JEREMY MANSUR, AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY ATTORNEY JONATHAN ZERR, AND PUBLIC WORKS DIRECTOR MIKE KRASS.

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 September 15, 2020 meeting.**

Motion by Commissioner Wiggins, Seconded by Commissioner Acklin, to approve the minutes of the September 15 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 #18026 - Saddlebrook Rezoning R-1P to R-2P** (*public hearing*)

Public hearing opened at 7:02 pm.

Doug Park, developer for Saddlebrook, began the presentation by giving background to the project. He is friends with Rick Frye, co-developer, and decided they should do projects together. They started Brookside with villas in the back and around 2002 the villas sold for \$119,000 to \$125,000. Now those villas are selling for \$200,000. They are now finishing the 10th plat, parking lot for the trail head, and the road to connect Brookside for about 420 lots. He stated Rick and himself have owned the 80 acres for some time and are ready to develop it.

Shawn Duke, project engineer, then gave a presentation highlighting the stream buffers throughout the projects and that 600 feet of the property would remain single family. There will be a large

greenscape buffer between the single-family and two-family. He stated there are many reasons to live in Raymore. The Raymore Growth Management Plan also has specific goals related to the following: retaining affordable housing, creating new residential subdivisions, and providing affordable housing options as well as shopping and entertainment. Mr. Duke also referenced the Community For All Ages plan and that these houses could be for seniors as well as millennials and give them the connection to the community. He stated that these homes would also increase diversity of homes with a potential for a zero entry. Mr. Duke stated the developers plan to start building at both the North and South ends and meet in the middle.

Martha Cromwell, who works with Doug and Rick, spoke to the 84 homes that were recently developed by Doug and Rick and recently sold. She stated those homes have a larger demand than they are able to sell and the homes would attract young professionals to Raymore.

Commissioner Bowie asked follow-up questions for the engineer and developer team. He asked if the \$163,000 price mentioned at the Good Neighbor meeting was for a duplex, and if the 1,300 square feet was also for a duplex. Shawn Duke responded that one side of a duplex built on a slab would start at \$185,000 and if the duplex had a basement, it would start at \$200,000. He then stated that one side of a duplex would be approximately 1,300 square feet.

Commissioner Urquilla asked what the single family homes would look like. Mr. Duke stated they would look like Brookside and be around \$300,000. Chairman Faulkner clarified that this hearing was for the rezoning only and not the single family portion.

Development Services Director Jim Cadoret presented the staff report stating the request is the rezoning of 65 acres located North of Hubach Hill Road, east of Stonegate Subdivision, from "R-1P" Single Family Planned Residential District to "R-2P" Single and Two-Family Planned Residential District. In 2015, Prairie View of the Good Ranch adjusted their lot sizes as part of the Planned District. Likewise, The Venue of the Good Ranch, a townhome development, is planned for the northeast corner of Dean Avenue and North Cass Parkway. The subject property was rezoned to "R-1P" Single Family Residential Planned District in April 2006. In October of 2018 the property owner made the original request to rezone the entire 80 acres from R-1P to R-2P and proposed 194 units. After a Good Neighbor meeting was held, the property owner placed the project on hold. In August of 2020, the property owner refiled the application and is rezoning only 65 acres from R-1P to R-2P. The northern 15 acres will remain single family dwellings. Mr. Cadoret then reiterated that the conceptual plan for Saddlebrook was shared as part of the Good Neighbor meeting and proposed 26 single family homes and 140 two-family dwellings. This is a total of 166 units, which is only 5 more than the 161 units previously approved with the preliminary plan.

Mr. Cadoret indicated that staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #18026 - Saddlebrook Rezoning R-1P to R-2P to the City Council with a recommendation of approval.

Chairman Faulkner provided an opportunity for any public present to speak.

Charles Simmons, 1024 S. Madison, had questions regarding how many two-family dwellings versus single-family dwellings there would be and if the two-family would be for rent or for sale. Chairman Faulkner answered the two questions, stating that there would be 26 single-family units at the north end and 140 two-family units at the southern end and that all units would be for sale.

Pricilla Morgan, 1124 W. Hubach Hill Road of Dutchman Acres, stated that her family has lived here for generations. Her grandparents built the home and she appreciates the peace and nature. She expressed that there is no consideration for those in Dutchman Acres as there is no buffer between the proposed subdivision and their property. This is not in line with their own plan that shows a buffer within the Saddlebrook subdivision between the housing types.

J. W. Brown, 818 Garnes Street, stated that the surrounding zoning is single-family and that the developer spoke incorrectly on the resale values of the houses. Mr. Brown stated that he recently bought his house for \$230,000 not the \$300,000 that was previously stated. Mr. Brown also stated he felt the traffic would be a problem as well as cars parking on the street since the 140 additional units have only one garage that will force people to park on the street. Both of these are cause for concern since there are children playing. He also feels the work is underpar from these developers. He stated he felt the duplexes would quickly be rented out and the owners won't live here in the area. He would like all of the subdivision to be single-family and not two-family in the middle of the surrounding single family.

John Terrill, 1015 Seminole Court, stated he lived in Brookside Villas and was happy. His daughter wants to buy and live in Raymore, however the single-family homes are gone the same day they go on the market. This shows there is obvious demand and he feels the developers should do all single-family.

The public hearing was closed at 7:46 pm.

Commissioner Bowie asked if the rezoning did not pass there could be 161 single-family homes built instead of the 166 proposed in the R-2P. Mr. Cadoret responded that this was correct.

Commissioner Urquilla asked if someone could speak to the 26 single family units and if they would be part of Brookside. City Attorney Zerr responded that the Planning Commission is to look at the rezoning and look at the highest and best use of the land. Commissioner Urquilla asked if demand for the two family home style is popular as Creekmoor has transitioned to more single family homes as well, instead of multi family. Mr. Cadoret stated that the single family sold well and Creekmoor has stayed with that. However, the Villages of Southern Hills does have narrower lots. Mr. Zerr stated this is purely speculation.

Commissioner Wiggins asked what the total number of available lots that could be built upon could be repeated. Mr. Cadoret stated there were 292 lots available at the end of August, and on September 30, 2020 there are 272 lots available.

Commissioner Bowie stated he found issues with staff findings of fact numbers 1, 2 and 3, particularly since the area is surrounded by single family and if there was another example of that within the city. Mr. Cadoret responded that Silver Lake and Town Center are also two-family surrounded by single family. Mr. Cadoret also stated that any rezoning would be a deviation from the land use plan because there is no current zoning within the city that allows for two-family housing.

Chairman Faulkner stated that he also had an issue with staff proposed findings of fact number 3. He felt that 70 additional houses will cause additional traffic. Chairman Faulkner also stated that he felt the lots backup to Brook Parkway and additional traffic then affects those 40 houses in Brookside that are along the street. He did however agree with the eighth finding of fact and that the tenth finding brings the zoning amendment into question but understands the shortage of two-family zoning. Mr. Zerr asked that the focus be on questions at this time. Mr. Krass, Director of Engineering and Public Works, stated that Hubach Hill Road is an arterial road and can handle additional traffic. Lucy Webb and Brook Parkway are major collector roads with the purpose to gather traffic from the neighborhoods and that 70 additional homes is an insignificant amount.

Motion by Commissioner Wiggins, Seconded by Commissioner Fizer, to not accept the staff proposed findings of fact and recommend denial of Case #18026 - Saddlebrook Rezoning from R-1P to R-2P and forward to City Council.

Vote on Motion:

Chairman Faulkner Aye

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

Motion passed 7-2-0.

Commissioner Mansur stated his reason for voting Nay is that there appeared to be minimal difference between the single family plan and the two-family plan and that really there was a lot of talk that was actually speculation.

Commissioner Urquilla stated his reason for voting Nay is the same as Commissioner Mansur and that there is a lack of affordable smaller homes in Raymore and nowhere else in Raymore for two-family. He also felt the concern for rental properties is the same regardless of if the property is single-family or two-family.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the Council meeting from September 14:
- Second Reading of Oak Ridge Farms Rezoning which was approved.

9. Staff Report

Mr. Cadoret stated that there would be a Planning and Zoning Commission meeting on October 20th to hear the 33rd UDC amendment proposing changes discussed during the annual review of the UDC. Preliminary and Final Plat review of North Cass Plaza will be on the Oct. 20 agenda as well. Since there are no applications, it was suggested to cancel the November 3rd meeting.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Bowie thanked the staff and residents who spoke.

Commissioner Fizer thanked the staff

Commissioner Acklin thanked the staff and residents who spoke.

Commissioner Urquilla thanked the public that came, Attorney Zerr and staff. .

Commissioner Petermann thanked the staff.

Commissioner Wiggins thanked the staff.

Mayor Turnbow thanked staff and thanked the Commissioners for their due diligence.

Chairman Faulkner thanked the staff and stated he thought others should look at the article in the recent Planning magazine on page 34 regarding Expanding Boundaries.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Acklin, to adjourn the October 6, 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 October 6, 2020 meeting adjourned at 8:23 p.m.

Respectfully submitted,

Katie Jardieu

To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: October 20, 2020
Re: Case #20019: North Cass Plaza - Preliminary Plat

GENERAL INFORMATION

Applicant/Property Owner Good Otis, LLC
1464 Techny Road
Northbrook, IL 60062

Requested Action: Preliminary Plat Approval for the proposed 32 + acre North Cass Plaza Preliminary Plat

Property Location: Generally the southeast corner of I-49 and North Cass Parkway.



Site Photographs:



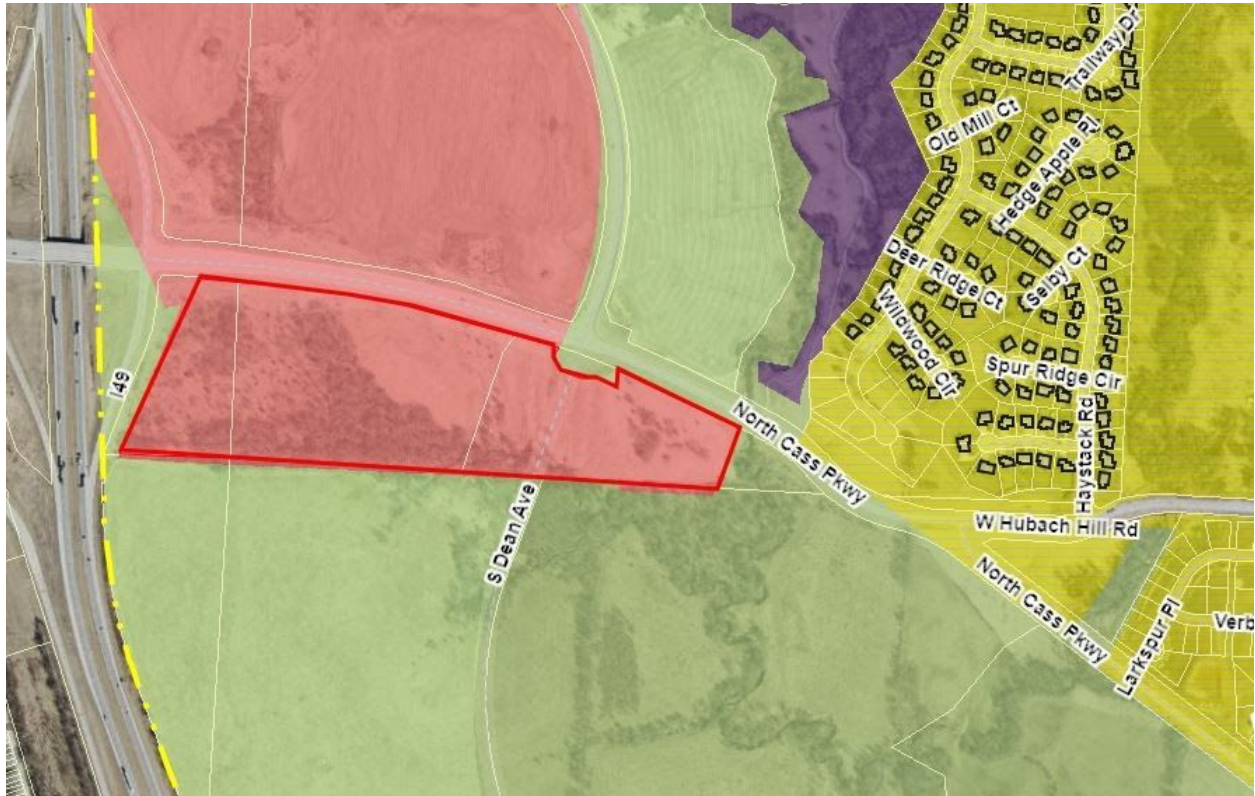
Aerial view looking from the southeast to the north west of the property.



Aerial view looking from the east to the west.

Existing Zoning:

C-3 Regional Commercial District



Existing Surrounding Zoning: North: C3 - General Commercial District
PUD - Planned Unit Development District
South: PUD - Planned Unit Development District
East: PUD - Planned Unit Development District
R-1P - Single Family Residential Planned District
West: PUD - Planned Unit Development District
Right of Way for I-49

Total Tract Size: 32.4503 acres

Total Number of Lots: 2

Legal Description: All of Tracts B and C, together with part of Tract D and Dean Avenue right of way, all of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County, Missouri, together with an unplatted tract of land lying in the Southeast Quarter of Section 19, and in the Southwest Quarter of Section 20, all in Township 46 North, Range 32 West, described by Timothy Blair Wiswell, MO PLS-2009000067, of Olsson, LC-366, as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of Section 19, Township 46 North, Range 32 West; thence North 86 degrees 38 minutes 40 seconds West, on the South line of said Southeast Quarter, a distance of 495.26 feet to a point on the East line of Interstate 49 right of way, as established in Book 2140, Page 32; thence North 22 degrees 58 minutes 31 seconds East, departing said South line, on said East line, a distance of 720.29 feet to a point; thence South 86 degrees 32 minutes 29 seconds East,

continuing on said East line, a distance of 131.03 feet to a point; thence South 78 degrees 51 minutes 40 seconds East, continuing on said East line, a distance of 342.28 feet to a point; thence North 83 degrees 18 minutes 01 second East, continuing on said East line, a distance of 302.35 feet to a point on a non-tangent curve, said point also lying on the South line of North Cass Parkway right of way, as established in Book 379, Page 125; thence in an Easterly direction, departing said East line, on said South line, and on a curve to the right whose initial tangent bears South 79 degrees 48 minutes 51 seconds East, having a radius of 5435.00 feet, an arc distance of 881.35 feet, through a central angle of 9 degrees 17 minutes 28 seconds to a point on a non-tangent line; thence South 28 degrees 00 minutes 57 seconds East, continuing on said South line, a distance of 52.00 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 61.66 feet to a point on a non-tangent curve; thence in an Easterly and Southeasterly direction, continuing on said South line and on a curve to the right, whose initial tangent bears South 68 degrees 27 minutes 30 seconds East, having a radius of 5425.00 feet, an arc distance of 97.75 feet, through a central angle of 1 degree 01 minute 56 seconds to a point on a non-tangent line; thence North 22 degrees 34 minutes 27 seconds East, continuing on said South line, a distance of 62.50 feet to a point on a non-tangent curve; thence in a Southeasterly direction, continuing on said South line, and on a curve to the right whose initial tangent bears South 67 degrees 25 minutes 33 seconds East, having a radius of 5487.50 feet, an arc distance of 569.90 feet, through a central angle of 5 degrees 57 minutes 01 second to a point on a non-tangent line; thence South 21 degrees 38 minutes 33 seconds West, departing said South line, a distance of 252.27 feet to a point on the South line of the Southwest Quarter of Section 20, Township 46 North, Range 32 West; thence North 87 degrees 03 minutes 19 seconds West, on said South line, a distance of 2122.76 feet to the POINT OF BEGINNING, containing 1,413,537 Square Feet or 32.4503 Acres, more or less.

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Commercial and Business Development with some Park development as well.

Major Street Plan: The Major Thoroughfare Plan Map classifies Dean Avenue and North Cass Parkway as minor arterial roads.

Advertisement: October 2, 2020 **Journal Newspaper**

Public Hearing: October 20, 2020 Planning Commission meeting

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

PRELIMINARY PLAT REQUIREMENTS

The following section of the Unified Development Code is applicable to this application:

Section 470.110: Preliminary Plats

A. Applications

1. An application for a preliminary plat may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
2. For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

B. Memorandum of Understanding

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

C. Procedure

1. Pre-Application Conference

Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.

2. Development Review Committee and Other Agency Review

a. Upon receipt of a complete application, the Community Development Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the Development Review Committee for compliance with applicable regulations of this Code.

b. The Community Development Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:

- (1) Fire District;
- (2) Police Department;
- (3) School District;
- (4) State Highway Department (if the subdivision is adjacent to a State Highway); and
- (5) any utility companies providing gas, electric or telephone service in or near the subdivision.

c. The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.

d. If a report has not been returned to the office of the Community Development Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

3. Planning and Zoning Commission Public Hearing

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

4. Planning and Zoning Commission Recommendation

a. The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Community Development Director, or at the next regular meeting for which the plat may be scheduled.

b. The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.

c. If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.

d. If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval, subject to conditions.

e. If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.

f. If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Community Development Director.

5. City Council Public Hearing

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

6. City Council Action

a. The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.

b. If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.

c. If the City Council approves an application, it will adopt a resolution to that effect.

7. Findings of Fact

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

- a. the preliminary plat will not adversely affect the appropriate use of neighboring property;
- b. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;
- c. the preliminary plat will not impose undue burden upon existing public services and facilities; and
- d. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

8. Effect of Approval of Preliminary Plat

a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:

- (1) a final plat application is submitted within one year of the date of preliminary plat approval;
- (2) upon the request of the subdivider, the City Council grants an extension; or
- (3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.

b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

9. Extension of Preliminary Plat

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The property was rezoned from "A" Agricultural District to "C-3" Regional Commercial District in March 2014.
2. The property directly to the south obtained site plan approval for an industrial warehouse development in October 2018. Grading of the property has started.
3. A preliminary plat was initially approved in 2014 and expired March 24, 2019.
4. Dean Avenue extension and right-of-way was approved and recorded in August

2020 and construction has started.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

Only one property owner was identified within 185 feet of the project boundary. The property owner was mailed a notice and information regarding the preliminary plat, with direction to call staff to schedule a Good Neighbor meeting if desired. Staff did not hear from the adjacent property owner and therefore no Good Neighbor meeting was held.

ENGINEERING DEPARTMENT COMMENTS

The Engineering Division of Public Works has reviewed the application, Traffic Study and Stormwater Study and determined that the proposed plans and specifications comply with the standards adopted by the City of Raymore. Please see the attached memo for comments and recommendations.

STAFF COMMENTS

1. The current bulk and dimensional standards for the "C-3" Regional Commercial zoning district are as follows:

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

2. The proposed project was shared with the South Metropolitan Fire Protection District. The District had no comments or concerns.

3. There is a 100 foot right of way easement for the extension of Dean Avenue. The street is currently under construction. The proposed plat does not show any conflict with this easement.

4. With Preliminary Plat approval, the property owner(s) may submit construction plans for any required public improvements and commence construction on those improvements.

5. Final Plat and Site Plan approval will be required before the issuance of any building permits on the property.
6. Adequate right-of-way currently exists along North Cass Parkway and Dean Avenue for the future construction of right-turn lanes into the proposed development.
7. There is one significant stream running through the property that is required to be preserved through the City's stream buffer requirements. The proposed plan includes the limits of Zone A FEMA Floodplain
8. No buildings are being proposed at this time.
9. The Transportation Master Plan adopted by the City states that Dean Avenue extends from North Cass Parkway south. The right of way is accounted for on this preliminary plat and construction is underway.
10. Pedestrian safety and connectivity is evaluated as part of the preliminary plat. Five-foot sidewalks will be required with the submittal of a site plan and building layout.
11. If the North Cass Plaza Preliminary and Final Plat are approved by the City, and the Final Plat recorded, then any future subdivision of the two lots will require a replat to be submitted for approval by the City.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary plat will not adversely affect the appropriate use of neighboring property;

The preliminary plat will not adversely affect the appropriate use of neighboring properties. The property has always been intended to be developed for commercial and business use. The property does not abut residentially zoned properties

The development includes the future construction of various turn lanes into and out of the site to ensure that the traffic generated by future development will not adversely affect the use of and access to surrounding properties.

2. the preliminary plat is in compliance with all applicable regulations of the

Unified Development Code, Growth Management Plan, and other City regulations and plans;

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans. The proposed lots comply with the development standards for the underlying zoning district, and the proposed land uses are consistent with the Future Land Use Map adopted by the City.

3. the preliminary plat will not impose undue burden upon existing public services and facilities; and

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service to the property.

4. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

There is sufficient capacity in the water and sanitary sewer systems to support full development of the property. The road network was designed to accommodate full development of the property. The Traffic Study that was submitted with the preliminary plat application identifies various right-turn lane improvements that shall be incorporated into the future development of the property. Stormwater detention facilities will be constructed as development occurs to control water runoff from development on the property. Costs associated with extension of any water, sanitary sewer lines, storm sewer lines, or roadway improvements will be borne by the property owner and/or developer.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	October 20, 2020	October 26, 2020	November 9, 2020

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #20019 North Cass Plaza - Preliminary Plat to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Michael Krass, Public Works Director
CC: File
Date: October 12, 2020
Re: Preliminary Plat: North Cass Plaza at The Good Ranch

The subject property is located south of Dean Ave and east of Interstate 49. The developer will be making the following improvements to the public facilities.

There are public facilities (water and sanitary sewer) adjacent to or within the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

The lots will be served by 8 inch sanitary sewer. The sanitary sewer will be connected to the existing sewer in Dean Ave and North Cass Parkway.

Water System:

The site will be served by an 8 and 12 inch water mains. These mains will be connected to existing water mains in Dean Ave and North Cass Parkway.

Transportation System:

This plat will provide various roadway improvements based on the development phase. North Cass Parkway and Foxridge Drive intersection improvements must be configured according to MODOT standards. Foxridge Drive will extend south of the new intersection with North Cass Parkway. Proposed private drive access or intersections will be spaced according to MODOT and City of Raymore standards. The access points on North Cass Parkway shown on sheet 1 and 3 are subject to final design approval by the Public Works Director. No access to North Cass Parkway shall be allowed between Lots 9 and 10 unless northbound left turn movements on to North Cass Parkway are restricted through the use of a median or other permanent traffic inhibitor. No median or other traffic inhibitor shall be placed without approval of the Raymore City Council. If City Council denies the use of a median or other permanent traffic inhibitor than the access between Lot 9 and 10 shall not be allowed.

Storm Water Management:

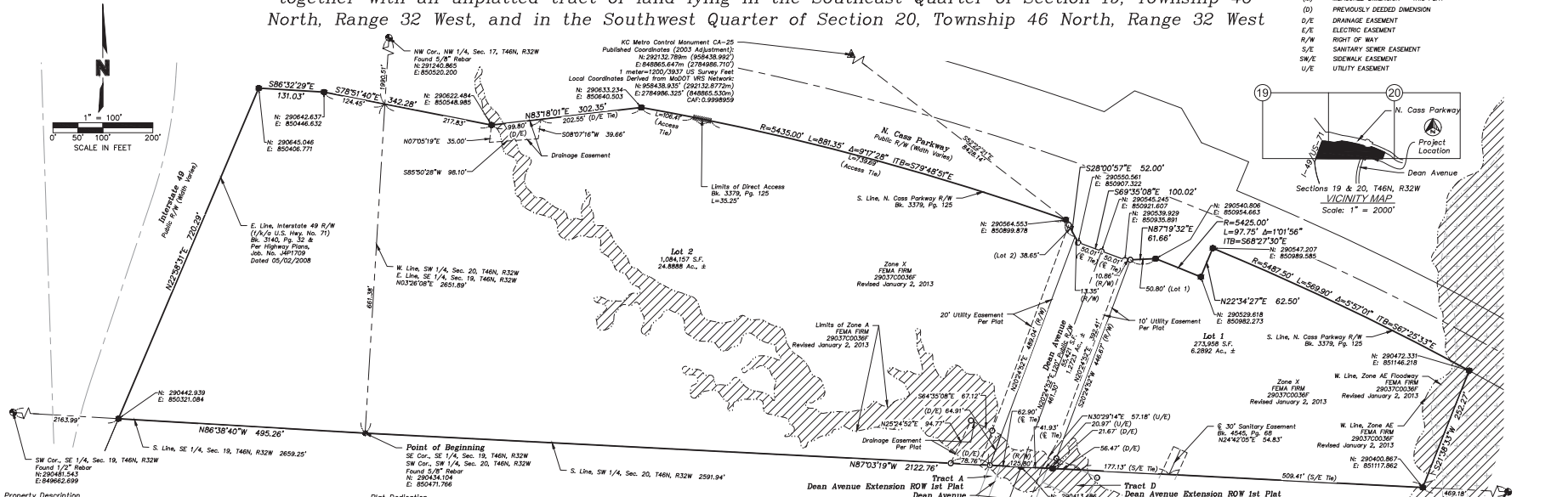
A storm water management plan and report will be submitted that discusses the conveyance of the existing and proposed storm sewer systems with each phase of this plat. Permits will be required from MDNR and the Army Corp of Engineers for any stream or wetland alterations. Floodplain on lot 5 should be contained within Tract A as shown on the master plan.

Recommendation:

The Engineering Division reviewed the application and found that the Preliminary Plat for North Cass Plaza at Good Ranch: Lots 1 through 12, tract A, B, and C complies with the design standards of the City of Raymore. The Engineering Division recommends approval of this application.

Final Plat North Cass Plaza at the Good Ranch, First Plat

A Replat of Tracts B and C, together with part of Tract D and Dean Avenue right of way, all part of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County, Missouri, together with an unplatted tract of land lying in the Southeast Quarter of Section 19, Township 46 North, Range 32 West, and in the Southwest Quarter of Section 20, Township 46 North, Range 32 West



Prepared For Property Owner:
Good-Otis, LLC
1464 Trenchy Road
Northlake, Illinois 60062
Prepared By:
Olsson
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone: (913) 381-1170

olsson

1301 West 133rd Street, Suite 200
Overland Park, KS 66213
TEL: 913.381.1170 www.olsson.com

Property Description
All of Tracts B and C, together with part of Tract D and Dean Avenue right of way, all of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County, Missouri, together with an unplatted tract of land lying in the Southeast Quarter of Section 19, and in the Southwest Quarter of Section 20, all in Township 46 North, Range 32 West, described by Patrick Ethan Ward, MO PLS-200500071, of Olsson, MOC-366, as follows:

BEGNNING at the Southeast corner of the Southeast Quarter of Section 19, Township 46 North, Range 32 West; thence North 86 degrees 38 minutes 40 seconds West, on the South line of said Southeast Quarter, a distance of 495.26 feet to a point on the East line of Interstate 49 right of way, as established in Book 2140, Page 32; thence North 22 degrees 51 minutes 40 seconds East, continuing on said East line, a distance of 342.28 feet to a point; thence South 85 degrees 18 minutes 01 second East, continuing on said East line, a distance of 302.35 feet to a point on a non-tangent curve, said point also lying on the South line of North Cass Parkway right of way, as established in Book 375, Page 125; thence in an Easterly direction, departing said East line, on said South line, and on a curve to the right whose initial tangent bears South 79 degrees 48 minutes 51 second East, having a radius of 5435.00 feet, an arc distance of 881.35 feet, through a central angle of 9 degrees 17 minutes 28 seconds to a point on a non-tangent line; thence South 28 degrees 00 minutes 57 seconds East, continuing on said South line, a distance of 52.00 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 61.66 feet to a point on a non-tangent curve; thence in an Easterly and Southeastery direction, continuing on said South line and on a curve to the right, whose initial tangent bears South 68 degrees 27 minutes 30 seconds East, having a radius of 5425.00 feet, an arc distance of 97.75 feet, through a central angle of 1 degrees 01 minute 56 seconds to a point on a non-tangent line; thence North 87 degrees 19 minutes 32 seconds East, continuing on said South line, a distance of 61.66 feet to a point on a non-tangent line; thence North 22 degrees 34 minutes 27 seconds East, continuing on said South line, a distance of 62.50 feet to a point on a non-tangent curve; thence in a Southeasterly direction, continuing on said South line and on a curve to the right whose initial tangent bears South 67 degrees 25 minutes 33 seconds East, having a radius of 569.90 feet, through a central angle of 5 degrees 57 minutes 01 second to a point on a non-tangent line; thence South 21 degrees 38 minutes 33 seconds West, departing said South line, a distance of 252.27 feet to a point on the South line of the Southeast Quarter of Section 20, Township 46 North, Range 32 West; thence North 87 degrees 03 minutes 19 seconds East, on said South line, a distance of 2122.38 feet to the POINT OF BEGINNING, containing 1,413,537 Square Feet or 32,450.3 Acres, more or less.

Certification:
I hereby certify that the within Plat of "North Cass Plaza at the Good Ranch, First 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 monuments were either found or as indicated on this plat are 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: Patrick Ethan Ward, MO PLS No. 200500071
Olsson, LC-366
olsson@olsson.com

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 "North Cass Plaza at the Good Ranch, First 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, and mounted transformers, service 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 and agree that they shall be subject to 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.

Execution
IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this _____ day of _____ 2020.

OWNER OF Lots 1 and 2: Good-Otis, LLC, a Missouri limited liability company
By: Double G Properties, LP, its managing member

David C. Otis, President
State of _____
County of _____

Be it remembered that on this _____ day of _____, 2020, before me, a notary public in and for said County and State, came David C. Otis, President of Double G Properties, LP, managing member of Good-Otis, LLC, a Missouri limited liability company; to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Signature _____
My Commission Expires: _____

Area Summary Table	
Lot 1	275,958 S.F. 6.2892 Ac.
Lot 2	1,084,157 S.F. 24.8888 Ac.
Dean Avenue R/W	55,421 S.F. 1.2723 Ac.
Total	1,413,536 S.F. 32,450.3 Ac.
Replatted Area	66,026 S.F. 1.5157 Ac.

Planning and Zoning Commission

This plat of "North Cass Plaza at the Good Ranch, First 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 and approved by the Raymore City Council by Ordinance No. _____ day passed and approved by the Mayor of Raymore, Missouri, on the _____ day of _____, 2020.

(SEAL) _____
Mayor _____

ATTEST: _____
City Clerk _____ City Engineer _____

Entered on transfer record this _____ day of _____, 2020.

Deputy County Recorder of Deeds

REV. NO.	DATE	REVISION DESCRIPTION

2020

Final Plat
North Cass Plaza at the Good Ranch, First Plat
A Replat of Tracts B, C, and part of Tract D and Dean Avenue ROW, all of Dean Avenue Extension ROW 1st Plat, a subdivision, & an unplatted Tract Raymore, Cass County, Missouri

drawn by: _____ MJB
checked by: _____ TSW
approved by: _____ TSW
DATE OF: _____ TSW
PROJECT NO.: 010-0000000000
drawing no.: V-FP2-80882
date: 2020.09.14

SHEET 1 of 1

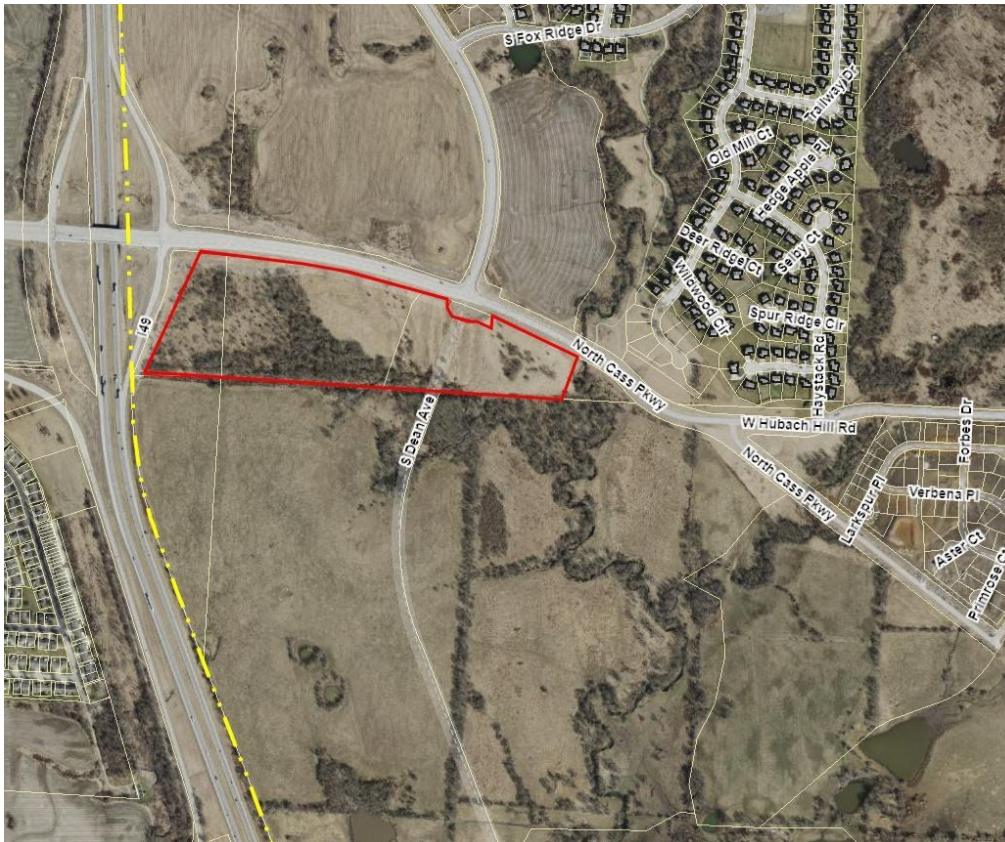


To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: October 20, 2020
Re: Case #20020: North Cass Plaza First Final Plat

GENERAL INFORMATION

**Applicant/
Property Owner:** Good Otis, LLC
1464 Techny Road
Northbrook, IL 60062

Property Location: SW and SE corners of Dean Avenue and North Cass Parkway



Existing Zoning: C-3 Regional Commercial District

Existing Surrounding Zoning: **North:** C3 - General Commercial District
PUD - Planned Unit Development District
South: PUD - Planned Unit Development District
East: PUD - Planned Unit Development District
R-1P - Single Family Residential Planned District
West: PUD - Planned Unit Development District
Right of Way for I-49

Existing Surrounding Uses: **North:** Planned Commercial & Business
South: Planned Commercial & Business
East: Single Family Residential
West: Interstate

Total Tract Size: 32.4503 acres

Total Number of Lots: 2 Lots

Density – units per Acre: n/a

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Commercial and Business Development with some Park development as well.

Major Street Plan: The Major Thoroughfare Plan Map classifies Dean Avenue and North Cass Parkway as minor arterial roads.

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 *North Cass Parkway at the Good Ranch, First Plat*

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 property was rezoned from "A" Agricultural District to "C-3" Regional Commercial District in March 2014.

2. The property directly to the south obtained site plan approval for an industrial warehouse development in October 2018. Grading of the property has started.
3. A preliminary plat was initially approved in 2014 and expired March 24, 2019.
4. Dean Avenue extension and right-of-way was approved and recorded in August 2020 and construction has started.

ENGINEERING DIVISION COMMENTS

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

STAFF COMMENTS

1. The current bulk and dimensional standards for the "C-3" Regional Commercial zoning district are as follows:

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

2. The proposed project was shared with the South Metropolitan Fire Protection District. The District had no comments or concerns.
3. There is a 100 foot right of way easement for the extension of Dean Avenue. The street is currently under construction. The proposed plat does not show any conflict with this easement.
4. With Preliminary Plat approval, the property owner(s) may submit construction plans for any required public improvements and commence construction on those improvements.

5. Final Plat and Site Plan approval will be required before the issuance of any building permits on the property.
6. Adequate right-of-way currently exists along North Cass Parkway and Dean Avenue for the future construction of right-turn lanes into the proposed development.
7. There is one significant stream running through the property that is required to be preserved through the City's stream buffer requirements. The proposed plan includes the limits of Zone A FEMA Floodplain
8. No buildings are being proposed at this time.
9. The Transportation Master Plan adopted by the City states that Dean Avenue extends from North Cass Parkway south. The right of way is accounted for on this preliminary plat and construction is underway.
10. Pedestrian safety and connectivity is evaluated as part of the preliminary plat. Five-foot sidewalks will be required with the submittal of a site plan and building layout.
11. If the North Cass Plaza Preliminary and Final Plat are approved by the City, and the Final Plat recorded, then any future subdivision of the two lots will require a replat to be submitted for approval by the City.

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 proposed final plat, including street names and road alignments are substantially the same as the approved preliminary plat.

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.

There were no conditions 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	October 20, 2020	October 26, 2020	November 9, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20020 North Cass Plaza First Final Plat to the City Council with a recommendation of approval, subject to the following conditions:

1. The applicant shall submit construction drawings with coordinating Lot numbers.

Memo

To: Planning and Zoning Commission
From: Michael Krass, Public Works Director
CC: File
Date: October 12, 2020
Re: Preliminary Plat: North Cass Plaza at The Good Ranch

The subject property is located south of Dean Ave and east of Interstate 49. The developer will be making the following improvements to the public facilities.

There are public facilities (water and sanitary sewer) adjacent to or within the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

The lots will be served by 8 inch sanitary sewer. The sanitary sewer will be connected to the existing sewer in Dean Ave and North Cass Parkway.

Water System:

The site will be served by an 8 and 12 inch water mains. These mains will be connected to existing water mains in Dean Ave and North Cass Parkway.

Transportation System:

This plat will provide various roadway improvements based on the development phase. North Cass Parkway and Foxridge Drive intersection improvements must be configured according to MODOT standards. Foxridge Drive will extend south of the new intersection with North Cass Parkway. Proposed private drive access or intersections will be spaced according to MODOT and City of Raymore standards. The access points on North Cass Parkway shown on sheet 1 and 3 are subject to final design approval by the Public Works Director. No access to North Cass Parkway shall be allowed between Lots 9 and 10 unless northbound left turn movements on to North Cass Parkway are restricted through the use of a median or other permanent traffic inhibitor. No median or other traffic inhibitor shall be placed without approval of the Raymore City Council. If City Council denies the use of a median or other permanent traffic inhibitor than the access between Lot 9 and 10 shall not be allowed.

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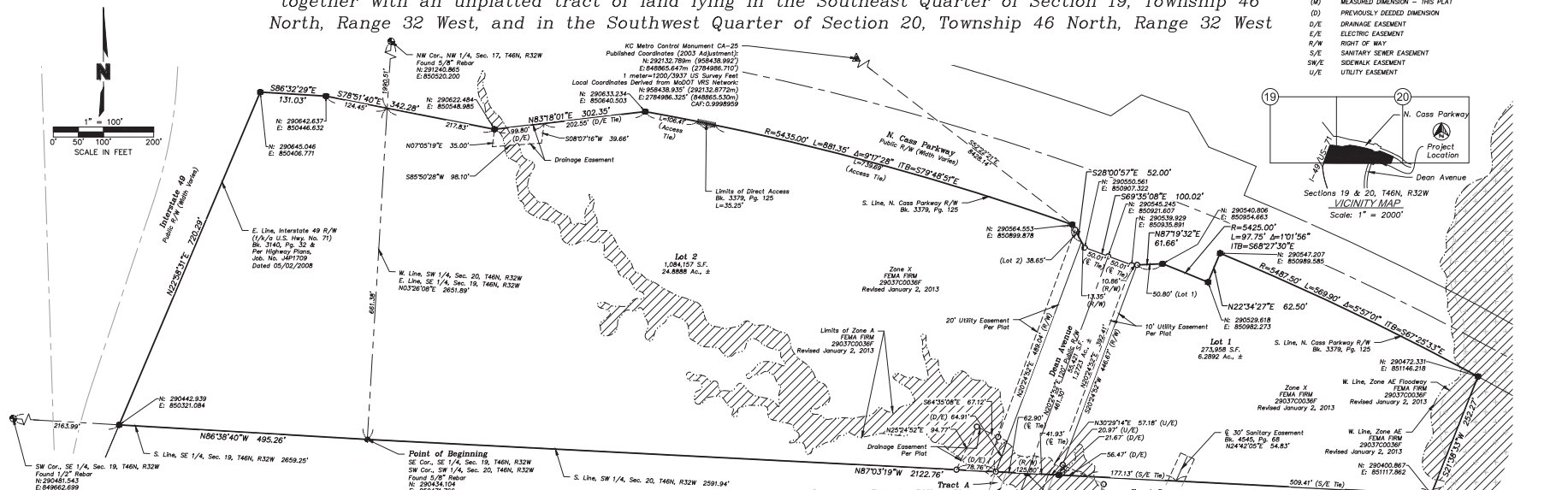
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Recommendation:

The Engineering Division reviewed the application and found that the Preliminary Plat for North Cass Plaza at Good Ranch: Lots 1 through 12, tract A, B, and C complies with the design standards of the City of Raymore. The Engineering Division recommends approval of this application.

Final Plat North Cass Plaza at the Good Ranch, First Plat

A Replat of Tracts B and C, together with part of Tract D and Dean Avenue right of way, all part of Dean Avenue Extension ROW 1st Plat, a subdivision in the City of Raymore, Cass County, Missouri, together with an unplatted tract of land lying in the Southeast Quarter of Section 19, Township 46 North, Range 32 West, and in the Southwest Quarter of Section 20, Township 46 North, Range 32 West



Property Description

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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 "North Cass Plaza at the Good Ranch, First Plat".

Easement Dedication

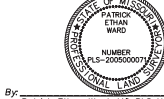
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Certification

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By: Patrick Ethan Ward, MO PLS No. 2005000071
Olsson, LC-366
olsson@olsson.com

Excution

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this _____ day of _____ 2020.

OWNER OF Lots 1 and 2: Good-Otis, LLC, a Missouri limited liability company
By: Double G Properties, LP, its managing member

David C. Otis, President

State of _____
County of _____

Be it remembered that on this _____ day of _____ 2020, before me, a notary public in and for said County and State, came David C. Otis, President of Double G Properties, LP, managing member of Good-Otis, LLC, a Missouri limited liability company, to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Signature _____

My Commission Expires: _____

Area Summary Table	Area
Lot 1	273,958 S.F. 6.2892 Ac.
Lot 2	1,084,157 S.F. 24.8883 Ac.
Dean Avenue R/W	55,421 S.F. 1.2723 Ac.
Total	1,413,536 S.F. 32,450.3 Ac.
Replatted Area	66,026 S.F. 1.5157 Ac.

Planning and Zoning Commission

This plat of "North Cass Plaza at the Good Ranch, First 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 and approved by the Raymore City Council by Ordinance No. _____ day passed and approved by the Mayor of Raymore, Missouri, on the _____ day of _____ 2020.

(SEAL) Mayor _____ Entered on transfer record this _____ day of _____ 2020.

ATTEST: City Clerk _____ Deputy County Recorder of Deeds _____

City Engineer _____

LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR W/LC-366 CAP
- FOUND MONUMENT AS NOTED
- (P) PREVIOUSLY PLATTED DIMENSION
- (C) CALCULATED DIMENSION - FROM RECORD
- (M) MEASURED DIMENSION - THIS PLAT
- (D) PREVIOUSLY DEEDED DIMENSION
- D/E DRAINAGE EASEMENT
- E/E ELECTRIC EASEMENT
- R/W RIGHT OF WAY
- S/S SANITARY SEWER EASEMENT
- S/E SIDEWALK EASEMENT
- U/E UTILITY EASEMENT

Prepared For Property Owner: Good-Otis, LLC
1464 Trenchy Road, Northridge, Illinois 60062
Olsson
7301 West 133rd Street, Suite 200, Overland Park, Kansas 66213
Telephone: (913) 381-1170
www.olsson.com



REV. NO.	DATE	REVISION DESCRIPTION

2020

Final Plat
North Cass Plaza at the Good Ranch, First Plat

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Raymore, Missouri

drawn by: MUB
checked by: TFW
approved by: TFW
DADC by: TFW
project no.: 19-002000366
drawing no.: V-FPD-80882
date: 2020.06.14

SHEET 1 of 1



To: Planning and Zoning Commission
From: City Staff
Date: October 20, 2020
Re: **Case #20015: 33rd Amendment to the UDC – Misc. Items**

GENERAL INFORMATION

Applicant: City of Raymore

Requested Action: 33rd Amendment to the Unified Development Code – Misc. Items from Annual Review of the UDC

Advertisement: October 2, 2020 Journal Newspaper

Public Hearing: October 20, 2020 Planning and Zoning Commission

Items of Record:

Exhibit 1.	Growth Management Plan
Exhibit 2.	Unified Development Code
Exhibit 3.	Notice of Publication
Exhibit 4.	Staff Report

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

“In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:”

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.
2. whether the proposed text amendment corrects an error or inconsistency in the code;
3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

STAFF COMMENTS

1. The 33rd Amendment to the Unified Development Code (UDC) is the result of discussions held by the Planning and Zoning Commission after completing its 2019 annual review of the UDC. At its July 7, 2020 meeting the Commission discussed the results of research completed by City staff on several topics and directed staff to submit the UDC revisions proposed in the 33rd amendment.
2. The 33rd amendment consists of seventeen (17) separate revisions proposed to the UDC. The amendments are listed in the proposed ordinance as follows:
 - Section 1: Change all instances of “Community Development Director” to “Development Services Director”.
 - Section 2. Change all instances of “Community Development Department” to “Development Services Department”.
 - Section 3. Wording in UDC proposed to be consistent with amendment to the Rules of Procedure adopted by the Commission on February 18, 2020.
 - Section 4. Wording added to ensure that all conditions of approval for a property owner under a variance of use are complied with.
 - Section 5. Delete street design requirements from UDC and reference that the requirements are contained within the City Technical Specifications and Design Criteria Manual.
 - Section 6. Establish the same fence requirements for lots zoned Rural Estate

as exists for Agricultural, rather than requiring the RE zoned properties to comply with the fence requirements applicable to small subdivision lots.

- Section 7. UDC already requires the final plat to be recorded within 1 year of the date the plat was approved. No need to require a copy of the recorded plat to be submitted within 15 days. Only need to have a copy of the recorded plat prior to the issuance of the 1st building permit in the subdivision phase.
- Section 8. Clarification that the temporary sign requirements apply to individual tenant spaces.
- Section 9. Wording clarifies and aligns with Section 410.030B1 table that states “swimming pools and bathhouses, setback at least 5 feet from the side or rear property line”.
- Section 10. Eliminates limitation of 16 square feet for a menu board sign and replaces it with reference to new section on drive-thru menu boards.
- Section 11. Establishes new code section on drive-thru menu boards and increases maximum size of the menu board to 42 square feet.
- Section 12. Modifies requirements for construction of trash and recycling receptacles on new developments. Allows for shared use of receptacles.
- Section 13. Establishes architectural design elements into multi-family housing so as to avoid large blank facades, as well as work to distinguish multi-family housing from commercial property while maintaining design elements of residential character.
- Section 14. Modifies wording to require the bottom 3 feet of commercial buildings to be constructed of brick, stone or other similar material if EIFS or wood is the primary building material utilized on a building.
- Section 15. Provides for a definition of EIFS (Exterior Insulation and Finish System).
- Section 16. Adds requirement that slats shall not be woven through or attached to a chain link fence in any commercial zoning district.

- Section 17. Clarifies that no subdivision of land can occur that creates a non-conforming lot, building or structure, or component of use.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

- 1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;**

Each of the proposed amendments are consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

- 2. whether the proposed text amendment corrects an error or inconsistency in the code;**

The proposed sections of the ordinance do not correct an error or inconsistency.

- 3. the areas which are most likely to be directly affected by such change and in what way they will be affected;**

The changes would affect properties throughout the City.

- 4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and**

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The amendments are proposed to clarify language in the code.

- 5. whether the proposed text amendment is in the best interests of the City as a whole.**

The proposed amendments are intended to better clarify language in the code which would be in the best interests of the City as a whole..

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	October 20, 2020	November 9, 2020	November 23, 2020

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20015, 33rd amendment to the UDC, to the City Council with a recommendation of approval.

BILL XXXX

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING THE UNIFIED DEVELOPMENT CODE.”

WHEREAS, the City Council of the City of Raymore, Missouri, adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 33rd Amendment to the Unified Development Code on October 20, 2020, and is forwarding the amendment to the Council with a recommendation of xxxxxx; and

WHEREAS, the Council held a public hearing on the proposed 33rd Amendment to the Unified Development Code on November 9, 2020 and has determined the amendment proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. All instances in the Unified Development Code referring to the Community Development Director shall be changed to Development Services Director.

Section 2. All instances in the Unified Development Code referring to the Community Development Department shall be changed to the Development Services Department.

Section 3. Section 465.020C5 is repealed in its entirety and re-enacted as follows:

Section 465.020 Planning and Zoning Commission

C. Terms

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

Section 4. Section 480.030C3 is added as follows:

Section 480.030 Remedies and Enforcement Powers

C. Revocation of Plans or Other Approvals

3. When a violation of Code involves a failure to comply with a condition of approval of a Variance of Use, the Board of Adjustment may revoke the Variance of Use. The Development Services Director must provide notice to the person found to be in violation. The Board of Adjustment shall hold a public hearing prior to the revocation of any Variance of Use.

Section 5. Section 445.030I6 is amended as follows:

Section 445.030 Subdivision Design and Layout

I. Streets

6. Street Dimensions

- a. All streets must conform to the following requirements contained in the City of Raymore Technical Specifications and Design Criteria Manual.

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local	Cul-de-sac	Alley	Pedestrian Way
Minimum right-of-way width (feet)	100	80	80	60	50	Per Design Manual ²		
Maximum grade¹ (%)	6	6	6	8	10	15 (10 for turnaround only)	10	15
Minimum curve radius (feet)	500	250	250	200	150			
Minimum tangents between reverse curves (road centerline dimension, in feet)	100	100	100	100				

¹ Unless necessitated by exceptional terrain and subject to the approval of the Director of Public Works.

² See City of Raymore Technical Specifications and Design Criteria Manual for cul-de-sac design requirements

- b. All changes in street grade shall be connected by vertical curves and be designed for safe stopping sight distance as determined by the project engineer. Wherever practical, street grades shall be established in such a manner to avoid excessive grading or promiscuous removal of ground cover and tree growth, and a general leveling of the terrain. Grades so established will reduce

~~hazards by maintaining adequate sight distance for classification of streets and design speeds.~~

- ~~c.—The developer may request a variance to the above curve and tangent requirements based on engineering considerations of topography, length of street, number of curves and other factors which may dictate a lesser radius. Such request may be approved by the Director of Public Works.~~

~~7. Standard Street Sections and Details~~

~~The City of Raymore Technical Specifications and Design Criteria Manual shall be used for future residential, minor collector and arterial streets, and major collector and arterial streets constructed within the City of Raymore. The following additional standards are also required.~~

~~d.—Design for Persons with Disabilities~~

~~Access ramps for disabled persons must be installed whenever new curbing or sidewalks are constructed or reconstructed in the City of Raymore. Such ramps must conform to Americans with Disabilities Act (ADA) standards subject to review and approval by the Director of Public Works. These standards apply to any City street or connecting street for which curbs and sidewalks are required by this chapter, on which curb and sidewalk have been prescribed by the City Council or where sidewalks have been provided by the developer.~~

~~e.—Approval of Grades~~

~~Profiles of streets must be submitted to and approved by the Director of Public Works. Submittal information required for review of the preliminary plat must include preliminary street profiles. Final calculated street profiles will be required in submittal of construction plans required during review of the final plat.~~

~~f.—Maximum and Minimum Grades~~

~~The grades of all streets may not be greater than the maximum grades for each classification as set forth in this section, except where topographical conditions unquestionably justify a departure from this maximum, as determined by the Director of Public Works. The minimum grade for all streets must be eight tenths percent. The minimum grade must be at least one percent wherever possible.~~

Section 6. Section 440.030B1 is amended as follows:

Section 440.030 Fences

B. Agricultural and Rural Estate Districts

1. In agricultural and rural estate districts the following standards apply:

Type	Maximum Height	Permitted Location
Privacy fences, walls or hedges	6 feet	on any portion of the lot, provided a minimum setback of 50 feet from all street right-of-way lines is maintained
Chain link fences	6 feet	on any portion of the lot
Decorative fences	6 feet	on any portion of the lot
Barbed wire	n/a	on any portion of the lot
Electric fences (above ground)	n/a	on any portion of the lot

Section 7. Section 470.130F is amended as follows:

Section 470.130 Final Plat

- F. Recording of the Final Plat
2. ~~Within 15 days of recordation of the final plat, t~~The subdivider must submit **one copy** ~~a minimum of three copies~~ of the **recorded** final plat, ~~of which two will be paper prints and one will be opaque linen or mylar prints,~~ to the Community Development **Services** Director, along with a recorded copy of the development agreement, declaration of covenants and restrictions and articles of incorporation establishing a property owners association if required by this Code. No building permit shall be issued until the required ~~copies~~ **copy** of the recorded final plat and development agreement are submitted to the Community Development **Services** Director.

Section 8. Section 435.070F2 is amended as follows:

Section 435.070 Temporary Event Signs

- F. Duration
2. Real Estate/**Tenant Space** Sale or Lease. Initiation upon the actual availability of the parcel **or tenant space** for sale or lease, and termination upon ~~execution and acceptance of a final contract for transfer of ownership of~~ the real estate transaction **or occupancy of the new tenant.**

Section 9. Section 420.050B4 is amended as follows:

Section 420.050 Accessory Uses and Structures

- B. Outdoor Swimming Pools, Spas and Hot Tubs
- 4. A swimming pool, spa or hot tub ~~may be located anywhere on a premise~~ **must be located at least 5 (five) feet from the property line, and may not be located** ~~except~~ in the required front yard or within any easement, provided that the pump and filter installations are located no closer than five feet to any property line.

Section 10. Section 435.060G1a is amended as follows:

Section 435.060 Additional Standards for Specific Sign Types

- G. Incidental Signs
- 2. An incidental sign that is used for ordering products, such as a drive-thru menu board, shall ~~not exceed 16 square feet in area or eight feet in height~~ **comply with Section 435.060G.**

Section 11. Section 435.060I should be added as follows:

- I. Drive Thru Menu Boards
- 1. Location of the sign shall be included with development or site plans.
- 2. Sign cannot be located between the building and the right-of-way line of any arterial road.
- 3. Restaurants providing drive-thru but not curbside service may have no more than 2 (two) menu boards per drive-thru lane, not to exceed eight feet in height and 42 square feet in total size per menu board.
- 4. Restaurants providing curbside service may have no more than one menu board per bay not to exceed six square feet per sign face for each menu board.
- 5. Electronic menu boards are limited to changing 3 times per day maximum.

Section 12. Section 430.110A is amended as follows:

Section 430.110 Trash and Recycling Receptacle Screening

- A. All outdoor trash receptacles, recycling receptacles, garbage areas, grease traps and trash compactors for nonresidential uses must be permanently screened from view as follows:
 - 1. all screens must match the primary color and material of the structure served; if EIFS or wood is the primary material utilized on a building, the bottom 3 feet of the enclosure shall be constructed of brick, stone or other similar material.
 - 2. doors accessing storage areas must be steel or vinyl and remain closed at all times when not being accessed. ~~and~~
 - 3. chain link and slat screening is only allowed in industrial zones.
 - 4. The Planning and Zoning Commission may, as part of a site plan approval, allow landscaping to be substituted for masonry material.
- B. No receptacle may be located in a required front or side yard. If the site plan does not afford any other option the Planning and Zoning Commission may, as part of site plan approval, allow a receptacle in the front yard or side yard area.
- C. Temporary trash receptacles, or recycling receptacles for public use, are not required to comply with this section and shall comply with the requirements of Section 420.060I.
- D. All waste disposal, recycling receptacles, grease traps, trash compactors, etc. shall be maintained in safe, structurally sound conditions, and present a uniform appearance so as not to constitute a hazard, blight or condition of disrepair. This includes missing slats, missing gates, broken, damaged, peeling or cracking paint, rust, graffiti, or removed material.
- E. Should commercial areas determine the need for shared disposal among adjoining lots to improve operational efficiency and convenience, the following is required:
 - 1. the enclosure must meet waste storage and disposal requirements of each participant.

2. a permanent access and use easement to ensure ongoing joint availability and establish responsibility of maintenance of the area shall be recorded with the plat and thus County.

Section 13. Section 420.010A4 is amended as follows:

A. Single-Family Attached and Multiple-Family Buildings

4. Building Design

Attached single-family and multiple-family dwellings must:

- a. be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- b. be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.
- c. Any portion of the building that is within 100 feet of a less intense zoning district, may not exceed 125% of the maximum height permitted in the less-intense zoning district.
- d. Four-sided design, including entryways, windows and consistent materials along with architectural details shall be utilized on all elevations to add diversity and visual character to the building(s).
- e. Front entrance features shall include pedestrian-scale design elements. This includes: side lights or transom windows, architectural ornamentation or single-story roofs or canopies that are then integral to the overall architectural design of the building.
- f. Variety in exterior materials is encouraged. Composition of entirely one material is prohibited. A brick, stone or similar material base is required up to at least three (3) feet of the front building facade.
- g. Prohibited building materials include:
 - (1) plywood sheathing, including oriented strand board (OSB) and CDX plywood. [Fiber cement siding, T1-11 plywood, LP Smartsiding, and similar materials are allowed]
 - (2) painted CMU
 - (3) corrugated metal
 - (4) painted metal
 - (5) wood shake roofing material

(6) plastic awning material

- h. Roof Mounted Equipment, including ventilators and satellite dishes, shall be completely screened from view using parapet walls at the same height as the equipment. Screening shall be of the same materials and design as the larger building to maintain a unified appearance.

Section 14. Section 440.010C1 is amended as follows:

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side façades 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.
- f. if EIFS or wood is the primary material utilized on a building, the bottom 3 feet of the building shall be constructed of brick, stone or other similar material.

Section 15. Section 485.010 is amended as follows:

Section 485.010 General Definitions

For the purpose of the Unified Development Code, certain terms or words used herein are defined as follows, unless the context clearly indicates otherwise.

Term	Definition
EIFS	Exterior Insulation and Finish Systems is a non load-bearing, exterior wall system. For the purposes of this Code, EIFS shall be considered a masonry material.

Section 16. Section 440.030 is amended as follows:

Section 440.030: Fences

A. General Standards

4. Materials

- a. Privacy Fences
Materials allowed for construction of a privacy fence include wood (maximum board width of twelve inches), vinyl, or similar material. In commercial and industrial districts, privacy fences shall not be constructed of wood.
- b. Decorative Fences
Materials allowed for construction of a decorative fence include wood, vinyl, galvanized or wrought iron, or similar materials.
- c. Chain Link Fences
Slats shall not be woven through or attached to a chain link fence in any commercial zoning district.

Section 17. Section 475.030 is amended by the addition of the following language:

Section 475.030 Provisions of General Applicability

- H. Creation of Non-Conformity
The subdivision of land shall not create any non-conforming lot, building or structure, or component of use.

Section 18. This Ordinance shall be known as the 33rd Amendment to the Unified Development Code.

Section 19. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

Section 20. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 9TH DAY OF NOVEMBER, 2020.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 23RD DAY OF NOVEMBER, 2020 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

MONTHLY REPORT SEPTEMBER 2020

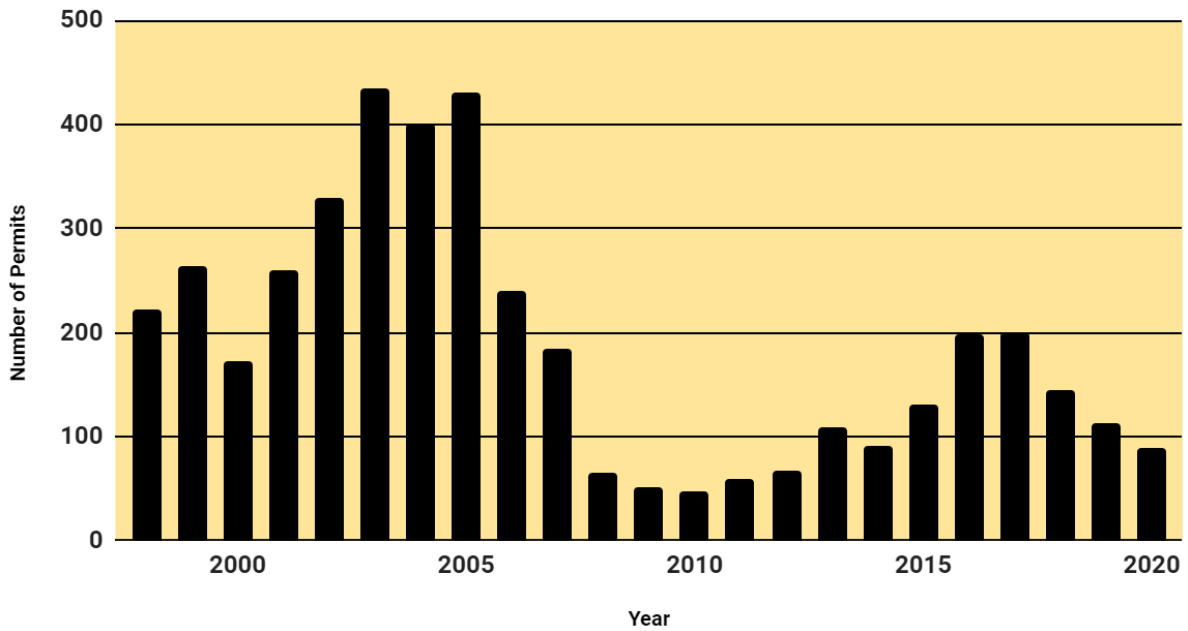
Building Permit Activity

Type of Permit	Sept 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	21	89	106	113
Attached Single-Family Residential	0	14	0	26
Multi-Family Residential	0	396	0	0
Miscellaneous Residential (deck; roof)	101	1,005	580	720
Commercial - New, Additions, Alterations	0	10	17	18
Sign Permits	2	23	38	54
Inspections	Sept 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	328	3,473	2,888	3,858
Valuation	Sept 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$6,583,500	\$26,900,900	\$25,993,900	\$34,498,600
Total Commercial Permit Valuation	\$0.00	\$39,045,300	\$1,801,300	\$1,822,300

Additional Building Activity:

- Construction continues on the Compass Health office building.
- Vertical construction began on the first apartment building at The Lofts of Fox Ridge apartment community. Framing continues on the clubhouse.
- Construction continues on the installation of the extension of Dean Avenue and for sanitary sewer main extension to serve the proposed Raymore Commerce Center at the southwest corner of Dean Avenue and North Cass Parkway.
- Building construction plans have been reviewed for Scooter's Coffee. No permit has been issued.
- Foundation plans are under review for the 1st industrial building in the Raymore Commerce Center.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Sept 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	46	488	503	642
<i>Notices Mailed</i>				
- Tall Grass/Weeds	5	93	128	135
- Inoperable Vehicles	16	146	80	138
- Junk/Trash/Debris in Yard	8	76	107	146
- Object placed in right-of-way	0	6	14	14
- Parking of vehicles in front yard	3	18	11	13
- Exterior home maintenance	2	42	25	41
- Other (trash at curb early; signs; etc)	0	4	2	2
Properties mowed by City Contractor	11	70	64	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	2	8	10
Signs in right-of-way removed	47	390	243	370
Violations abated by Code Officer	14	119	94	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)
- Saddlebrook Subdivision, rezoning 65 acres from R-1P (Single-Family Residential Planned District) to R-2P (Single and Two-Family Residential Planned District)
- North Cass Plaza Preliminary Plat, south of North Cass Parkway, east of I-49
- North Cass Plaza Final Plat

	As of Sept 30, 2020	As of Sept 30, 2019	As of Sept 30, 2018
Homes currently under construction	542 (396 Lofts Apartments)	150	211
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	272	330	395
Total number of dwelling units in City	8,774	8,630	8,431

Actions of Boards, Commission, and City Council

City Council

September 14, 2020

- Approved on 2nd reading the Replat of Prairie View of The Good Ranch
- Approved on 1st reading the rezoning and preliminary plan for Oak Ridge Farms 3rd phase

September 21, 2020 work session

- Presentation on request for letter of support for Missouri Housing Development Commission tax credit funding on proposed Sunset Acres age-restricted garden villas

September 28, 2020

- Approved on 2nd reading the rezoning and preliminary plan for Oak Ridge Farms 3rd phase
- Approved on 1st reading the rezoning of 155 acres west of N. Madison Street, south of 163rd Street, from Agricultural to Single-Family Residential Planned District, to allow for the proposed Park Side subdivision
- Approved on 1st reading the 32nd amendment to the Unified Development Code regarding small wireless facilities

- Approval of a resolution of support to the Missouri Housing Development Commission for tax credits for the proposed Sunset Acres development, for a 60-unit affordable senior housing development to be located on the east side of Johnston Parkway, north of 58 Highway.

Planning and Zoning Commission

September 1, 2020

- Recommended approval of the 2021-2025 Capital Improvement Program
- Recommended approval of the 32nd amendment to the Unified Development Code regarding small wireless facilities

September 15, 2020

- Recommended approval of the rezoning of 155 acres west of N. Madison Street, south of 163rd Street, from Agricultural to Single-Family Residential Planned District, to allow for the proposed Park Side subdivision
- Approved the Scooter's Coffee site plan

Upcoming Meetings – October & November

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
- Resolution to amend Schedule of Fees to incorporate small wireless facility installation

October 20, 2020 Planning and Zoning Commission

- 33rd Amendment to the Unified Development Code, misc. Items from 2020 Annual UDC review (public hearing)
- North Cass Plaza Preliminary Plat (public hearing)
- North Cass Plaza Final Plat

October 26, 2020 City Council

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

November 3, 2020 Planning and Zoning Commission

- Meeting cancelled - election day

November 9, 2020 City Council

- 2nd reading, Saddlebrook rezoning R-1P to R-2P
- 2nd reading, North Cass Plaza Final Plat
- 1st reading, UDC 33rd Amendment, Misc. Items from 2020 Annual Review

November 16, 2020 Joint City Council and Planning and Zoning Commission

- Meeting of City Council and the Planning and Zoning Commission, Parks and Recreation Board, and Arts Commission to discuss new Comprehensive Plan effort

November 17, 2020 Planning and Zoning Commission

- Park Side Subdivision Preliminary Plat (public hearing)

November 23, 2020 City Council

- 2nd reading, UDC 33rd Amendment

Department Activities

- Staff completed review of the revised site plan for Scooter's Coffee. The Planning and Zoning Commission will consider the request on Sept. 15.
- Staff sent notification of a public hearing to the owners of nine subdivision lots in developing subdivisions that meet the threshold requirement to have [sidewalk](#) installed. The lots are on Creek View Lane in Alexander Creek; Lewis Circle in Creekmoor; and on Spring Branch Drive and Madison Creek Drive in Madison Creek. City Council will hold public hearings on October 12, 2020, to determine if the City is to install the sidewalk and levy a special assessment for the costs of installation.
- Staff commenced work on securing land records to determine existing right-of-way for the upcoming Ward Road reconstruction project.
- Good-Otis LLC filed a request for Preliminary Plat and Final Plat approval of North Cass Plaza, a 2-lot commercial subdivision located on the south side of North Cass Parkway at its intersection with Dean Avenue. The Planning and Zoning Commission will consider the applications on Oct. 20.
- The Board of Adjustment will meet on Tuesday Sept. 15 to consider a request for a variance to the front yard setback for a proposed home on Edgewater at Creekmoor Sixth Plat Lot 206 (southeast corner of Bridgeshire Drive and Granton Lane).
- Building Official Jon Woerner participated in the Missouri Association of Building Codes Administrators Board meeting.

- Development Services staff participated in a zoom meeting with NearMap, a company that provides imagery services to enhance the information utilized as part of the City Geographic Information System.
- Development Services Director Jim Cadoret, Economic Development Director David Gress and City Planner Katie Jardieu participated in two economic development sessions as part of the Missouri Municipal League Virtual Annual Conference.
- Director Jim Cadoret and Economic Development Director David Gress participated in a webinar: *How is the Greater Kansas City Area Retail Sector Responding to COVID-19?*
- Code Enforcement Officer Drayton Vogel participated in the Missouri Association of Code Enforcement virtual training sessions.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the quarterly meeting of communities participating in the Communities for All Ages initiative. Featured presenter Ms. Jardieu provided an overview of Raymore's involvement in the initiative and the work planned for 2021.
- Staff prepared documents for placing special assessments upon those properties the City had to abate nuisance violations upon over the last year. Special assessments are added to the tax bill when invoices remain unpaid for work the City completed, such as mowing or brush removal.
- Building Official Jon Woerner completed review of the building construction plans for the proposed [Scooter's Coffee](#) at 1800 W. Foxwood Drive.

GIS Activities

- ArcGIS Enterprise upgrade operations (datastore) and configuration of additional clients
- Evaluation of commercial imagery services/products (nearmap imagery services)
- Map publication & operational data as required
- Requests for information, products, etc (ray-pec, consulting engineers, etc)
- Troubleshooting of portal development for clients
- Update of geospatial data and attribution, publication of mapbooks for police
- Response to inquiry from Ray/Pec & Grain Valley
- MARC Imagery (technical) workgroup
- Webinar - Development with ArcGIS Experience Builder (free online)
- Troubleshooting client database server connections, SQL user mapping