

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, 3 and 5, 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

J. W. Brown thanked the Commissioners for the denial of Saddlebrook.

Priscilla Morgan thanked the Commissioners.

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 Urquilla, Seconded by Commissioner Mansur, 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