



RAYMORE BOARD OF ADJUSTMENT AGENDA

Tuesday, December 1, 2020 - 6:00 p.m.

Harrelson Hall at Centerview
227 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from November 17, 2020 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #20026 - Venue at the Good Ranch Clubhouse Setback Variance *(public hearing)*
 - b. Case #20027 - Berry Setback Variance - 701 Lakeshore Circle *(public hearing)*
8. Staff Comments
9. Board Member Comment
10. Adjournment

Any person requiring special accommodations (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.

ORDER OF A REGULAR MEETING

- 1.** Call to Order & determination of quorum
- 2.** Roll Call
- 3.** Pledge of Allegiance
- 4.** Consent Agenda—typically approval of minutes from previous meeting.
 - A.** Motion for Consent Agenda
 - B.** Second for motion for Consent Agenda
 - C.** Vote
- 5.** Unfinished Business—typically none
- 6.** New Business
 - A.** The Chair opens the public hearing.
 - B.** The Chair asks the applicant to address Board Members regarding the variance.
 - C.** Staff provides an overview of the Staff Report regarding the application.
 - D.** The Chair asks if any in the audience would like to speak
 - Remind the audience to speak at the microphone and to state their Name and Address for the record.
 - Questions from residents will be noted and answered after the close of the public hearing
 - Questions should be addressed to Board Members & Staff
 - E.** The Chair asks if the applicant would like to respond to questions asked
 - F.** The Chair asks if staff needs to address any of the questions asked
 - G.** The Chair asks if any Board Members have questions for staff or the applicant.
 - H.** The Chair closes the public hearing
 - I.** Motion for Case
 - J.** Second for motion for Case
 - K.** Discussion/Comments from the Board
 - K.** Vote
 - L.** The Chair gives any Board Members who do not approve to state their reason.

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, NOVEMBER 17, 2020** IN HARRELSON HALL AT CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, JERRY MARTIN, AARON HARRISON, PAM HATCHER, TERRI WOODS AND ALTERNATE SUSAN DOOLEY. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Martin called the meeting to order at 6:00 p.m.
2. **Roll Call** – Roll was taken and Chairman Martin declared a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Personal Appearances – None.**
5. **Consent Agenda –**

A. Approval of Minutes of September 15, 2020 meeting

Motion by Board Member Hatcher, Seconded by Board Member Harrison, to accept the minutes of the September 15, 2020 meeting.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye
Alt. Board member Dooley	Aye

Motion passed 5-0-0

6. **Unfinished Business – None**
7. **New Business**

A. Election of Officers

Katie Jardieu, City Planner, announced the current slate of officers. Chairman, Jerry Martin, Vice Chair, Terri Woods, and Secretary, Aaron Harrison. Chairman Martin asked if there were any nominations. Board member Woste nominated the current slate of officers to serve a second term. With no other nominations, City Attorney Zerr, asked if each accepted the position. All three responded that they accepted.

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye
Alt. Board member Dooley	Aye

Motion passed 5-0-0

B. 2021 Meeting Calendar

Ms. Jarideu reviewed the 2021 meeting calendar. Chairman Martin asked if there was any discussion on the upcoming calendar. Board member Woste asked if the board would receive notice of cancellations. Ms. Jardieu responded 'yes' they would, ideally one month in advance.

Motion by Board Member Woods, Seconded by Board Member Hatcher, to accept the 2021 Meeting Calendar.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye
Alt. Board member Dooley	Aye

Motion passed 5-0-0

C. Case #20021 - Gaston Setback Variance - 713 Redtop Lane (public hearing)

Chairman Martin opened the public hearing at 6:13 pm.

City Planner, Katie Jardieu, indicated the request is for a variance to the front yard setback requirement. Ms. Jardieu highlighted items from the staff report including two similar lots, one of which was across the street, but stated they were deeper and allowed a house to be moved further back into the lot to avoid any encroachment. Ms. Jardieu also spoke that the encroachment is not to an adjacent home and instead towards the street and due to the curved nature of the setback.

The applicant, Garry Gaston, simply stated that this variance request is for a covered porch and not conditioned living space.

With no speakers, the public hearing was closed at 6:15 pm.

Motion by Board Member Hatcher, Seconded by Board Member Harrison, to accept the staff proposed findings of facts and approve Case #20021 - Gaston Setback Variance - 701 Redtop Lane, requesting the front setback be reduced by 2.5 feet.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye
Alt. Board member Dooley	Aye

Motion passed 5-0-0

8. Staff Comments - None

9. Board member Comment – None.

10. Adjournment

Motion by Chairman Harrison, Seconded by Board Member Hatcher to adjourn.

Vote on Motion:

Board member Hatcher	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Woste	Aye
Alt. Board member Dooley	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for November 17, 2020 adjourned at 6:25 p.m.

Respectfully submitted,

Katie Jardieu



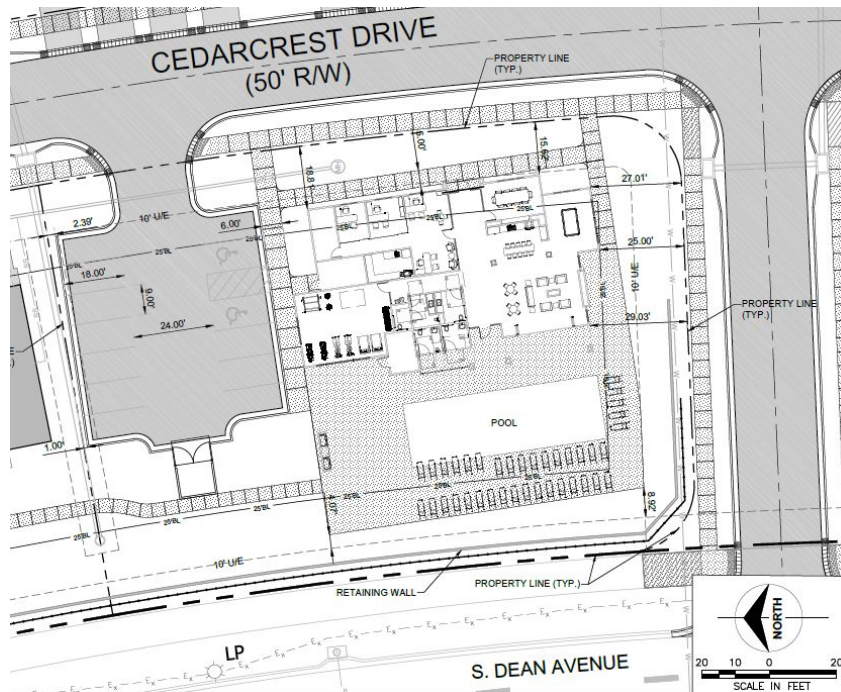
To: Board of Adjustment
From: Katie Jardieu, City Planner
Date: December 1, 2020
Re: **Case #20026 - Venue of the Good Ranch Clubhouse Setback Variance**

GENERAL INFORMATION

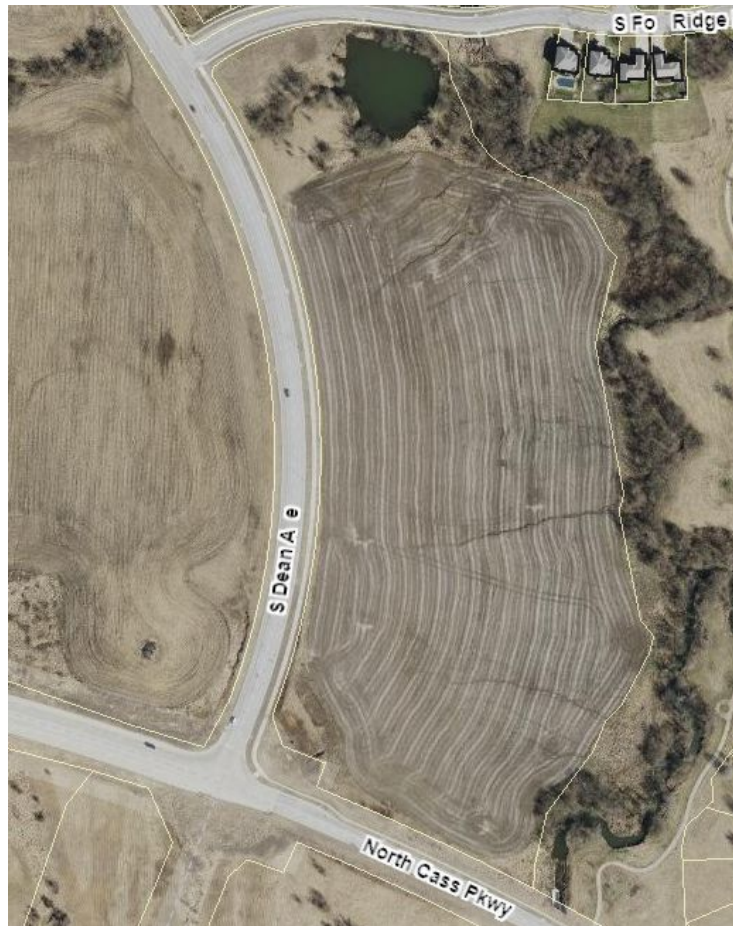
**Applicant/
Property Owner:** Griffin Riley Property Group
% Jake Loveless
21 SE 29th Terrace
Lee's Summit, MO 64082

Requested Action: Granting of a variance to allow the subdivision amenity to encroach into the front yard building setback along the west and south property lines and to allow the clubhouse building to encroach into the front yard setback along the west property line.

Property Location: Venue of the Good Ranch Clubhouse, northeast corner of Dean Avenue and Venue Drive



2020 Aerial Photograph:



Existing Zoning: PUD - Planned Unit Development District

Existing Surrounding Uses:

North:	Residential
South:	Undeveloped
East:	Residential
West:	Undeveloped

Total Tract Size: .54 acres

Growth Management Plan: The Future Land Use Plan Map contained within the 2013 Growth Management Plan designates this property as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan has S. Dean Avenue as a minor arterial. Cedarcrest Drive and Venue Drive are classified as local streets.

Advertisement: November 12, 2020 Journal Newspaper

Public Hearing: December 1, 2020 Board of Adjustment

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

PROPOSAL

The applicant is seeking a variance to UDC 420.050C3 which requires private recreation facilities (swimming pool area) to be at least 30 feet from any street right-of-way and a variance to the PUD front yard setback requirement of 25 feet for the clubhouse. The proposed clubhouse will encroach into the setback area by 10 feet, and the pool and patio area will encroach into the setback area by 17 feet along the south property line and west property lines.

VARIANCE REQUIREMENTS

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action, they must first 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 be granted a variance, specifically Section 470.060.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. On September 9, 2019 the Venue of the Good Ranch property was rezoned from "A" Agricultural District to "PUD" Planned Unit Development District. The Preliminary Plan for the development was approved as part of the rezoning. The clubhouse and pool were proposed as part of the preliminary plan.
2. The Master Development Agreement for The Good Ranch development was approved by the City Council in October of 2014. One of the purposes of the agreement was to address impacts of stormwater runoff from the site. The proposed development is in compliance with the agreement.

STAFF COMMENTS

1. The zoning regulations for the Venue of the Good Ranch were established as part of the rezoning and preliminary plan approval. The minimum regulations for Tract B and all of the lots are as follows:
 - a. Lot Area Minimum: 1 acre
 - b. Lot Width Minimum: 90 ft
 - c. Lot Depth Minimum: 100 ft
 - d. Front Setback Minimum: 25 ft
 - e. Rear Setback Minimum: 25 ft

2. Section 420.050C applies to private recreation facilities, including the proposed subdivision pool area. Subsection C reads as follows:

“private recreation facilities must not be located within 30 feet of any street right-of-way or within 10 feet of any abutting property line.”

The proposed pool and associated patio area must be located at least 30 feet from the street right-of-way line for Venue Drive and South Dean Avenue. The clubhouse building must be located at least twenty-five feet from the property line of Cedarcrest Drive.

3. The proposed clubhouse design has been modified to allow for a larger fitness room as well as a game room and great room and conference room. The Clubhouse also allows for individual managers' offices and a leasing office.
4. The east setback of this lot is determined by the right of way from Cedarcrest Drive. The south setback is determined by Venue Drive (not constructed). The west setback is determined by S. Dean Avenue. Due to its location, the lot has three sides that have front-yard setbacks from the right-of-way. This creates a smaller than typical lot for a development of this size.
5. The encroachment of the clubhouse building into the front setback area is only along Cedarcrest Drive and not towards Dean Avenue. Only the pool patio encroaches into the front setback area along Venue Drive and S. Dean Avenue. The area at the intersection of Venue Drive and S. Dean Avenue will remain open to allow for visibility of any vehicles traveling on Venue Drive.
6. A concurring vote of four (4) members of the Board shall be necessary to decide in favor of the applicant.

STAFF PROPOSED FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

- 1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.**

The need for the variance arises as a result of the three street frontages of the lot, which is unique to the property. The applicant has moved the clubhouse to the east as much as possible. Only the east side of the clubhouse and some of the pool patio do not fit within the building envelope.

- 2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land.

The applicant is limited in the practical use of his property under the zoning regulations. Due to the three frontages of the lot, the applicant is unable to fit a clubhouse and pool patio area of adequate size for the development, given the multiple existing setbacks.

- 3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

The granting of the variance will not adversely affect the rights of adjacent property owners. The clubhouse will be at an entrance to the development. The applicant owns all of the property immediately adjacent to the swimming pool area. Rotating the plan 180 degrees would make the parking lot for the amenity at the entrance which is typically not the desired layout.

- 4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

The granting of the variance will not result in advantages over other property owners. This is a townhouse development within a PUD zoning district that does not allow for individual pools elsewhere in the development.

5. Whether the requested variance is the minimum variance necessary to provide relief.

The requested variance would allow the applicant to construct a clubhouse that meets the characteristics and size of the proposed development. The clubhouse has also been moved as far east as possible so that only one side of the physical clubhouse encroaches into the setback as opposed to the decking and patio on the other two sides.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

Setback requirements are in place to provide adequate separation between buildings and streets for the purposes of health and safety. The variance allows the applicant to move closer to the right-of-way and street on three sides. It does not allow the amenity to move any closer to other buildings or townhomes.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values through the regulation of density and mass of structures.

The construction of the clubhouse will not adversely affect the character of the neighborhood or the adjacent properties. The granting of the requested variance will not be opposed to said purposes and intents of the UDC.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

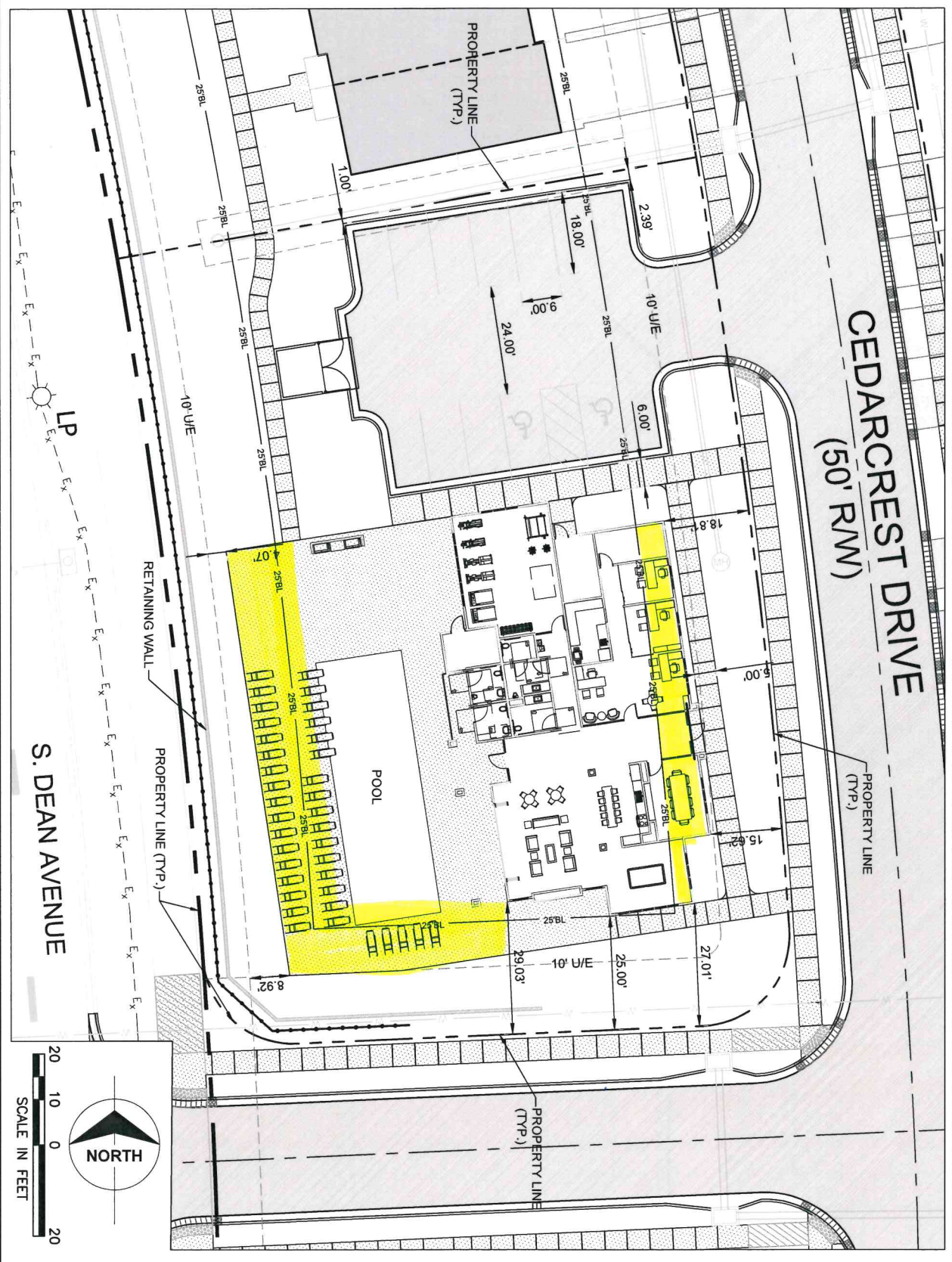
As stated above, the requested variance is not contradictory to the purpose and intent of the Code, and will not adversely affect the public health, safety or welfare. Thus, granting the variance would be a just application of the Code.

Staff finds that the existing setback requirements create an undue hardship to the applicant. Granting the variance is necessary to relieve the applicant of substantial hardship or difficulty.

STAFF RECOMMENDATION

City staff supports the applicant's request for a variance to a thirty foot (30') right-of-way setback from the swimming pool amenity on two sides of the property as well as an encroachment of the clubhouse building into the twenty-five foot building line along Cedarcrest Drive. The property in question has three street setbacks which creates a smaller than typical building envelope,

Staff recommends the Board of Adjustment accept the staff proposed findings of fact and approve case #20026 as requested.



11/05/2020

CLUBHOUSE
VARIANCE EXHIBIT

1

THE VENUE OF THE GOOD RANCH

Certificate of Authority
Architecture: MO 310 / 15 73
Engineering: MO 4 / 15 241
Land Surveying: MO 113 / 15 18

POWELL **CWM**
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powellcwm.com



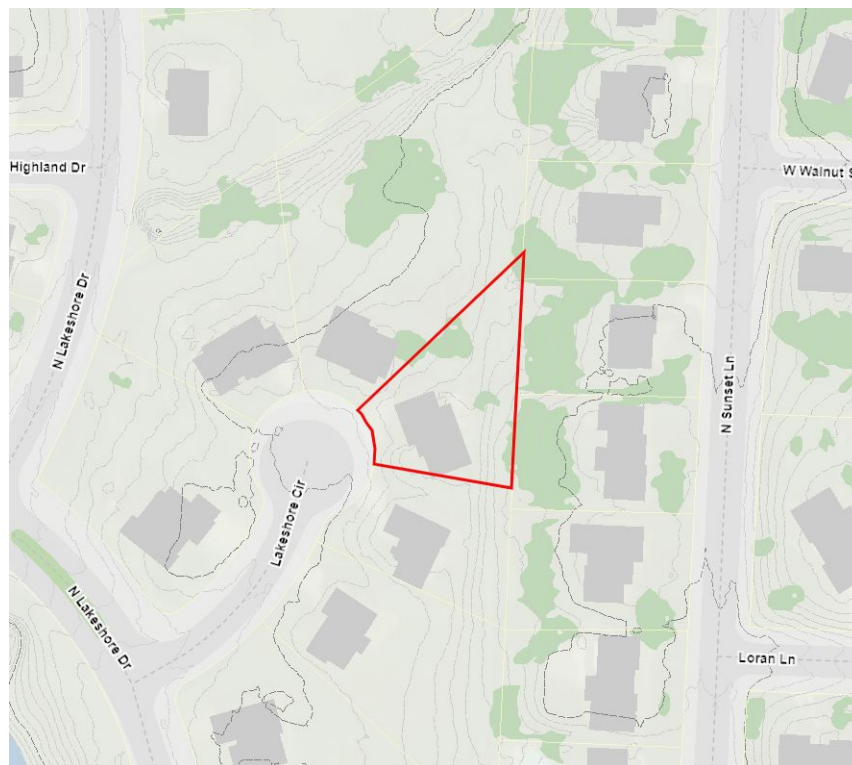
To: Board of Adjustment
From: Katie Jardieu, City Planner
Date: December 1, 2020
Re: **Case #20027 - Smith Variance - 701 Lakeshore Circle Setback Variance**

GENERAL INFORMATION

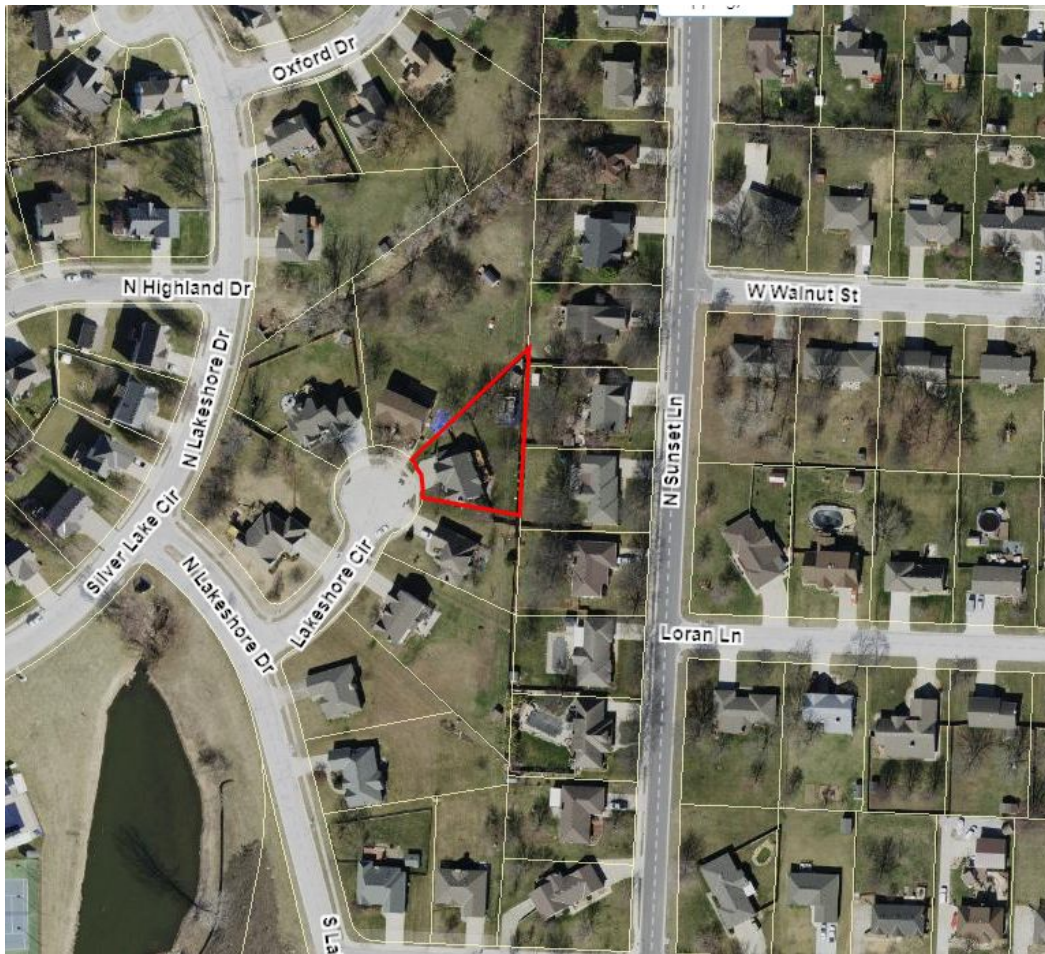
**Applicant/
Property Owner:** R & S Smith Building Services % Steve Smith
Ryan & Stefanie Berry
701 Lakeshore Circle
Raymore, MO 64083

Requested Action: Granting of a variance to allow a two story addition to encroach two (2) feet into the required side yard setback.

Property Location: 701 Lakeshore Circle



2020 Aerial Photograph:



Existing Zoning: R1 - Single Family Residential

Existing Surrounding Uses:

North:	Single Family Residential
South:	Single Family Residential
East:	Single Family Residential
West:	Single Family Residential

Total Tract Size: .24 acres

Growth Management Plan: The Future Land Use Plan Map contained within the 2013 Growth Management Plan designates this property as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan has Lakeshore Circle classified as a local road.

Advertisement: November 12, 2020 Journal Newspaper

Public Hearing: December 1, 2020 Board of Adjustment

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

PROPOSAL

The applicant is seeking a two (2) foot variance to the ten (10) foot side yard setback requirement in order to add a two story addition to the existing house.

VARIANCE REQUIREMENTS

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action, they must first 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 be granted a variance, specifically Section 470.060.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. On August 9, 2004, 704 Lakeshore Circle received a variance to encroach 3.8 feet into the east side yard setback in order to build a third car garage.
2. On August 11, 2003, 701 W. Maple Street received a variance to encroach on the thirty (30) foot front yard setback for a garage addition.

STAFF COMMENTS

1. The established side yard setback for Lakeshore Place subdivision is ten (10) feet.
2. The proposed two story addition is for the expansion of the master bathroom and underlying first floor living area.

3. A similar encroachment of approximately four (4) feet was allowed for the home at 704 Lakeshore Circle. This requested encroachment is for two (2) feet which would not significantly affect the neighbor.
4. A concurring vote of four (4) members of the Board shall be necessary to decide in favor of the applicant.

STAFF PROPOSED FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

1. **The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.**

The need for the variance does not arise from a unique condition to the property, however the lot is considerably less deep than other lots on this street. This lot has a depth of only 111 feet of which 50 feet are required setbacks in the front and rear. The next smallest lot has a depth of 160 feet.

2. **The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land.

While the applicant does not have an unnecessary hardship in regards to the property, due to the current house layout and depth of the lot, reconfiguring the addition is not feasible or practical. Likewise, a similar variance was approved for another house on this street previously.

3. **The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

The granting of the variance will not adversely affect the rights of adjacent property owners. The neighbor to which the addition encroaches two feet

received notice of the variance application and has not contacted the department. It is staff's opinion that two foot encroachment is minimal due to the angle of the side property line.

- 4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

The granting of the variance will not result in advantages over other property owners as other property owners in the area have been granted similar variances to the side yard setback.

- 5. Whether the requested variance is the minimum variance necessary to provide relief.**

The requested variance would allow the applicant to construct a two story addition to the house. The minimum encroachment is limited to two (2) feet.

- 6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

Setback requirements are in place to provide adequate separation between homes for the purposes of health and safety. The variance allows the applicant to move closer to the side property line, but does not encroach more than the side yard setback required for other subdivisions set at seven and one-half (7.5) feet.

- 7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.**

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values through the regulation of density and mass of structures.

The construction of the addition will not adversely affect the character of the neighborhood or the adjacent properties. The granting of the requested variance will not be opposed to said purposes and intents of the UDC.

- 8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.**

As stated above, the requested variance is not contradictory to the purpose and intent of the Code, and will not adversely affect the public health, safety or

welfare. Thus, granting the variance would be a just application of the Code.

Staff finds that the existing setback requirements create an undue practical difficulty to the applicant. Granting the variance is necessary to relieve the applicant of substantial hardship or difficulty.

STAFF RECOMMENDATION

City staff supports the applicant's request for a two (2) foot variance to the ten (10) foot side yard setback requirement, establishing a new side yard setback requirement of eight (8) feet.

Staff recommends the Board of Adjustment accept the staff proposed findings of fact and approve case #20027 as requested.

LAKESHORE
CIRCLE

SEWER
EASEMENT

16.88'

20' REAR SETBACK

CON. DRIVE

111.42'

20' SIDE SETBACK

75'

15'



BUILD LINE

180.83'

20' REAR SETBACK

75' FRONT SETBACK

187.71'

NEW ADDITIONS &
INTERIOR RENOVATIONS

111' of new addition



SITE PLAN
SCALE 1" = 50'



MONTHLY REPORT OCTOBER 2020

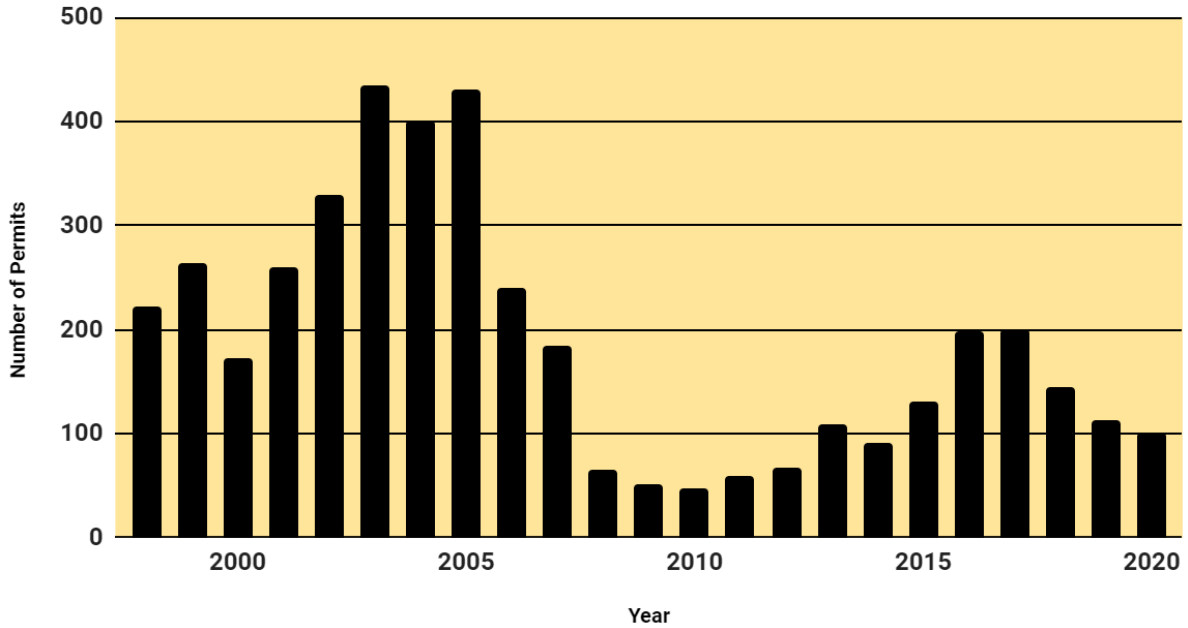
Building Permit Activity

Type of Permit	Oct 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	13	102	88	113
Attached Single-Family Residential	0	14	26	26
Multi-Family Residential	0	396	0	0
Miscellaneous Residential (deck; roof)	105	1,110	642	720
Commercial - New, Additions, Alterations	1	11	17	18
Sign Permits	3	26	44	54
Inspections	Oct 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	344	3,817	3,253	3,858
Valuation	Oct 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$3,435,900	\$30,336,800	\$28,467,200	\$34,498,600
Total Commercial Permit Valuation	\$6,974,200	\$46,019,500	\$1,801,300	\$1,822,300

Additional Building Activity:

- Construction continues on the Compass Health office building.
- Vertical construction continues at The Lofts of Fox Ridge apartment community.
- Construction is near completion of the extension of Dean Avenue to serve the proposed Raymore Commerce Center at the southwest corner of Dean Avenue and North Cass Parkway.
- Building has been issued for Scooter's Coffee.
- Foundation permit has been issued for the 1st industrial building in the Raymore Commerce Center.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Oct 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	40	528	566	642
<i>Notices Mailed</i>				
-Tall Grass/Weeds	3	96	135	135
- Inoperable Vehicles	19	165	99	138
- Junk/Trash/Debris in Yard	6	82	130	146
- Object placed in right-of-way	0	6	14	14
- Parking of vehicles in front yard	0	18	12	13
- Exterior home maintenance	1	43	31	41
- Other (trash at curb early; signs; etc)	1	5	2	2
Properties mowed by City Contractor	2	72	71	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	2	8	10
Signs in right-of-way removed	39	429	305	370
Violations abated by Code Officer	10	129	101	126

Development Activity

Current Projects

- Park Side Subdivision, 155 acres south of 163rd Street, west of North Madison, preliminary plat for 320 single-family homes
- North Cass Plaza Preliminary Plat, south of North Cass Parkway, east of I-49
- North Cass Plaza Final Plat
- Community America Credit Union filed for [site plan](#) approval to construct a new facility at the northeast corner of Peace Drive and 58 Highway.

	As of Oct 31, 2020	As of Oct 31, 2019	As of Oct 31, 2018
Homes currently under construction	546 (396 Lofts Apartments)	146	205
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	302	349	423
Total number of dwelling units in City	8,783	8,641	8,447

Actions of Boards, Commission, and City Council

City Council

October 12, 2020

- Acceptance of public improvements for Eastbrooke at Creekmoor
- Approved on 2nd reading the rezoning for Park Side Subdivision from Agriculture to Single-Family Planned Residential
- Approved on 2nd reading the 32nd amendment to the UDC regarding small wireless facilities
- Held public hearings on 8 undeveloped lots that met the threshold requirement to require sidewalk to be installed by the property owner
- Amended the schedule of fees regarding installation of small wireless facilities
- Approved on 1st reading a contract with Wilson & Company on the design of the Ward Road improvements

October 26, 2020

- Approved on 2nd reading a contract with Wilson & Company on the design of the Ward Road improvements
- Approved the North Cass Plaza Preliminary Plat
- Approved on 1st reading the North Cass Plaza Final Plat
- Confirmed the decision to have the City install sidewalk upon the 8 undeveloped lots that met the threshold to require sidewalk to be installed by the property owner

Planning and Zoning Commission

October 6, 2020

- Recommended denial of the rezoning of 55 acres from Single-family Residential to Single and Two-Family Residential for the Saddlebrook subdivision

October 20, 2020

- Recommended approval of the North Cass Plaza Preliminary Plat
- Recommended approval of the North Cass Plaza Final Plat
- Recommended approval of the 33rd UDC amendment regarding misc. changes discussed as part of the annual review of the UDC

Upcoming Meetings – November & December

November 3, 2020 Planning and Zoning Commission

- Meeting cancelled - election day

November 9, 2020 City Council

- 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 Board of Adjustment

- Variance to front yard setback requirement, 713 Redtop Lane, Gary Gaston
- Election of Officers
- 2021 Meeting Calendar
- Commissioner Training

November 17, 2020 Planning and Zoning Commission

- Community America Credit Union site plan
- Election of Officers
- 2021 Meeting Calendar

November 23, 2020 City Council

- 2nd reading, UDC 33rd Amendment

December 1, 2020 Planning and Zoning Commission

- Park Side Subdivision Preliminary Plat (public hearing)
- Raymore Galleria North 3rd Final Plat
- Raymore Commerce Center First Final Plat

December 14, 2020 City Council

- Park Side Subdivision Preliminary Plat (public hearing)

December 15, 2020 Planning and Zoning Commission

- No applications currently filed

December 28, 2020 City Council

- No development applications currently filed

Department Activities

- Director Jim Cadoret participated in the Raymore-Peculiar School District Long Range Facility Planning Committee meeting.
- City Planner Katie Jardieu participated in the First Suburbs Coalition virtual meeting to provide input on the Universal Design Idea Book being updated by the Mid-America Regional Council.
- The rezoning application for the proposed Saddlebrook Subdivision, located north of Hubach Hill Road, east of Stonegate Subdivision, originally scheduled for consideration by the City Council on Oct. 26, has been placed on hold by the applicant.
- Community America Credit Union filed for [site plan](#) approval to construct a new facility at the northeast corner of Peace Drive and 58 Highway. The Planning and Zoning Commission will consider the site plan on Nov. 17.
- Development Services Director Jim Cadoret and Economic Development Director David Gress participated in a zoom meeting hosted by the Cass County Economic Development corporation on the Real World Learning Initiative.
- Building Official Jon Woerner participated in the Missouri Association of Building Codes Administrators fall seminar.
- Code Enforcement Officer Drayton Vogel participated in the American Association of Code Enforcement Officers virtual annual conference.
- GIS Coordinator Heather Eisenbarth assisted the Raymore-Peculiar School District Administrative staff in acquiring housing data for each school facility boundary area within Raymore
- A Good Neighbor meeting has been scheduled to discuss the preliminary plat for the [Park Side](#) Subdivision, proposed for 155 acres located west of N. Madison Street and generally south of the future extension of 163rd Street, on Thursday, Nov. 19 at 6:30 p.m. at Centerview.

- Director Jim Cadoret participated in a webinar sponsored by the Mid American Regional Council on "Understanding Shared Services".

GIS Activities

- Development of mapping apps as requested
- Street intersection dataset & list report
- Elementary school attendance area information as requested
- Addressing operations, including rebuild of address locator(s) for quarterly geocoding of datasets
- Geospatial data updates as required
- Quality assurance & documentation
- Map exhibits as required
- Maps for event planning operations as requested
- Annual/monthly update/review of external datasets (streets, incorporations, etc)
- Document management (optimization of PDF file size, as builds)