



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 15, 2021 - 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 May 18, 2021 meeting
6. Unfinished Business - None
7. New Business
 - a. Case # 21010: Saddlebrook Rezoning (*public hearing*)
 - b. Case # 21011: Saddlebrook - Preliminary Plat (*public hearing*)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

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, and open the public hearing, if applicable.
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 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, MAY 18, 2021**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, WILLIAM FAULKNER, KELLY FIZER, TOM ENGERT, JIM PETERMANN, ERIC BOWIE (arrived at 7:03pm), MAYOR KRIS TURNBOW, MARIO URQUILLA, AND JEREMY MANSUR. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY ATTORNEY JONATHAN ZERR, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - a. **Approval of the edited minutes of the May 4, 2021 meeting.**
 - b. **Case # 21009: Oak Ridge Farms - Final Plat**

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

Vote on Motion:

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

Motion passed 8-0-0.

6. Unfinished Business - None

7. New Business -

- a. **Case # 21003: The Prairie at Carroll Farms Rezoning (*public hearing*)**

Chairman Wiggins opened the meeting for public hearing at 7:02 p.m.

Steve Warger, 6127 NW Pine Ridge Circle, Parkville MO 64152 approached the Commission on behalf of the developer of The Prairie at Carroll Farms proposed subdivision. Mr. Warger stated that he is asking for rezoning on this approximately 143-acre property to provide 312 single family homes. He highlighted that the property is situated east of the Cumberland Hills subdivision, abutting Kurzweil Road, and in the middle of the property is the elementary school. The driveway that goes to the elementary school will be incorporated into the road system that is already there, giving them a path in and out. The property has a drainage way

that goes from the northwest to the southeast, and the stream buffer will be preserved with the exception of one street that will cross it. The street is a connection to the extension of Sierra out of the Cumberland Hills subdivision to the west, and will be the only access to the Cumberland Hills subdivision. Mr. Warger stated that there will be three access points along Kurzweil Road, and will provide a turning lane as per a previous traffic study, as well as detention and water quality in the detention pond. There will be a clubhouse and pool, and the developer will be dedicating 11 to 12 acres of parkland in the northeast corner of the property.

Commissioner Urquilla asked Mr. Warger to clarify if this appearance is strictly for the rezoning of the land?

Mr. Warger confirmed that yes, this is for the rezoning. Along with the rezoning, they are requesting minimum lot sizes of 70 feet x 110 feet, although most of the lots are designed to be 75 feet x 130 feet.

City Planner Katie Jardieu provided the staff report, highlighting that the request before the Commission is to reclassify the zoning of approximately 145 acres from "A" Agricultural District and "R-1" Single-Family Residential District to "R-1P" Single-Family Residential Planned District. The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Low Density Residential. Ms. Jardieu added six items into the record, as well as any additional exhibits as presented during the hearing. The property was initially part of the Carroll Master Planned Community in 2006, and the original Memorandum of Understanding (MOU) included a traffic study which accounted for increased traffic to the area. Since this is a smaller portion of the larger Carroll Master Planned Community, the traffic study is still valid and includes the addition of right-turn lanes from Kurzweil into the subdivision. The Preliminary Plat for Colonial Oaks Subdivision, a 118-lot phase of the Carroll Master Planned Community was approved on May 8, 2006, and has since expired in 2015. Ms. Jardieu also stated that a Good Neighbor meeting was held on Thursday, April 28, 2021 in Harrelson Hall at Centerview. 8 residents attended the meeting, along with the developer, Randy Spalding, and Project Engineer Steve Warger. Development Services Director Jim Cadoret and Ms. Jardieu represented City Staff. The Staff Report outlines the questions from residents and how they were best answered. Currently, the property is zoned Agriculture and R-1, R-1P would allow the minimum lot size to be reduced from 8,400 square feet down to 7,700 square feet, the minimum lot depth would go from 100 feet to 110 feet, and the setbacks would be reduced from 30 feet down to 25 feet in the front and rear, and from 30 feet down to 20 feet if adjacent to a stream. The side setbacks would be 7.5 feet, and corner lots would be 15 feet. The applicant intends as part of the Planned District to provide various amenities, including multiple front elevations, a swimming pool, a playground, and open space along the stream corridor.

City Staff recommends the Planning & Zoning Commission accept the staff proposed findings of fact and forward case # 21003, rezoning of 145 +/- acres from "A" Agricultural District and "R-1" Single-Family Residential District to "R-1P" Single-Family Residential Planned District to City Council with a recommendation of approval.

Chairman Wiggins closed the public hearing at 7:09 p.m.

Motion by Commissioner Faulkner, Seconded by Commissioner Bowie, to accept staff proposed findings of fact and forward case #21003 rezoning of 145 +/- acres from "A" Agricultural District and "R-1" Single-Family Residential District to "R-1P" Single-Family Residential Planned District to City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 9-0-0.

b. Case # 21004: The Prairie at Carroll Farms - Preliminary Plat (public hearing)

Chairman Wiggins opened the public hearing at 7:11 p.m.

Mr. Steve Warger appeared before the Commission and stated that he addressed most of the information in the hearing for the rezoning, but is open if anyone has any questions on the Preliminary Plat.

Ms. Jardieu stated in the staff report that this is the hearing for the Preliminary Plat Approval for approximately 145 acres. There are a total of 312 lots and 8 open space tracts. There are six items to enter into the record, including any additional exhibits as presented during the hearing. 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. The memo is in the packet, or can be supplied upon request. At its April 27, 2021 meeting, the Raymore Parks and Recreation Board voted 5-0 for the recommended approval of the proposed park land dedication of Tract F (11.56 acres) and fee-in-lieu component for the remaining dedication requirement. The Memorandum of Understanding (MOU) includes the language regarding the requirements for the developer to prepare Tract F, including removal of the existing farm pond in the northeast corner, for future use as a park site. A sanitary sewer interceptor is located to the south along the stream. This interceptor is sized to support the development of the subdivision. Easements will need to be acquired to allow connection of the subdivision to the interceptor, and the applicant owns that area as well. The 2020 General Obligation Bond Issue included funding for improvements to Kurzweil Road. The applicant will be required to install turning lanes into the subdivision in accordance with the traffic study. The existing bus access drive that crosses through the property and provides bus access to the school from Kurzweil Road will be removed. A connection to Carroll Farms Parkway will be made as part of the 1st phase of the subdivision. Sierra Drive will provide a vehicular and pedestrian connection between the proposed subdivision and Cumberland Hills Subdivision to the west. A pedestrian connection will be made between Sierra Drive and the future park on Tract F to allow easy access for residents to the park.

Commissioner Fizer asked the applicant what the price range for the homes in this subdivision might be? Are there any one-level homes in the plan for this subdivision?

Mr. Warger stated that it would be very low end, and difficult to say since the housing prices are changing daily. Mr. Warger also stated that if there is room on the lot, one-level houses may be able to be built, but it may be difficult for the square footage of the house. Commissioner Urquilla stated that the packet reads that the homes will start at \$375,000 and up.

Commissioner Faulkner asked Ms. Jardieu if it would be appropriate to add the two findings in the Public Works Memorandum to the City Proposed Findings of Facts?

Ms. Jardieu stated, that yes, they should be added.

Chairman Wiggins closed the public hearing at 7:17pm.

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, to accept the staff proposed findings of fact and forward case # 21004, The Prairie at Carroll Farms - Preliminary Plat to the City Council with a recommendation of approval subject to the condition recommended by staff, as well as the two conditions stated in the Public Works Memorandum.

Vote on Motion:

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

Motion passed 9-0-0.

8. City Council Report

City Attorney Jonathan Zerr gave the City Council Report, highlighting that the May 10, 2021 meeting, where the Mayor Pro Tem recognition of the National Police Week proclamation, and the efforts by law enforcement within the community. The other items of business would be the Eastbrooke at Creekmoor 2nd final plat, which was from Cooper Land Development requesting final plat approval of 41 single-family lots along Hampstead Drive, west of North Madison Street. The Commission had the opportunity to consider that at the April 4, 2021 Commission meeting and voted unanimously to approve it, and was treated similarly at the Council for the initial reading of the ordinance. The second item of interest would be The Venue of the Good Ranch final plat. The Planning & Zoning Commission had the opportunity to consider this on April 4, 2021, and voted unanimously on this 6 lot multi-family townhome development. The City Council voted unanimously to approve.

9. Staff Report

Ms. Jardieu stated that the Board of Adjustment met earlier tonight and approved a variance for Mr. Bill Breit, requesting a variance to the side yard setback for the west side of the property, known as South Town Storage on 58 Highway. This will allow for a wall to be built between the abutting property, which is also a storage facility. Ms. Jardieu also requested that the June 1, 2021 Planning & Zoning Commission meeting be cancelled, it was planned to be an annual review of the Unified Development Code, although it can be rescheduled for a later date. Also noted, there is a Good Neighbor meeting for the Saddlebrook Subdivision scheduled on May 19th at

Centerview, and that request will be considered by the Planning & Zoning Commission on June 15, 2021.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie had no comment for the evening.

Commissioner Engert thanked everyone for the packets.

Commissioner Faulkner thanked the City staff, and commented that it was good to see the whole Commission together again, as well as the Staff Members, and we'll see everyone in June.

Commissioner Fizer mentioned that Wednesday, May 26th is the Grand Opening of TB Hanna Station Park, and there will be quite a few concerts this summer at Hawk Ridge Amphitheater.

Commissioner Mansur thanked the City staff.

Commissioner Petermann had no comment for the evening, and thanked everyone for their hard work.

Commissioner Urquilla thanked the staff.

Mayor Turnbow mentioned that the Farmer's Market starts June 1, 2021, and on May 26th, TB Hanna Station Park, the Optimist Club bench, and the Raymore Museum are all opening. Also, at the next meeting, the room will be set up how it normally is. Thank you City Staff.

Chairman Wiggins thanked the City staff.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the May 4, 2021 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 9-0-0.

The May 18, 2021 meeting adjourned at 7:29 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: June 15, 2021
Re: Case #21010 Saddlebrook Subdivision - Amendment to R1-P

GENERAL INFORMATION

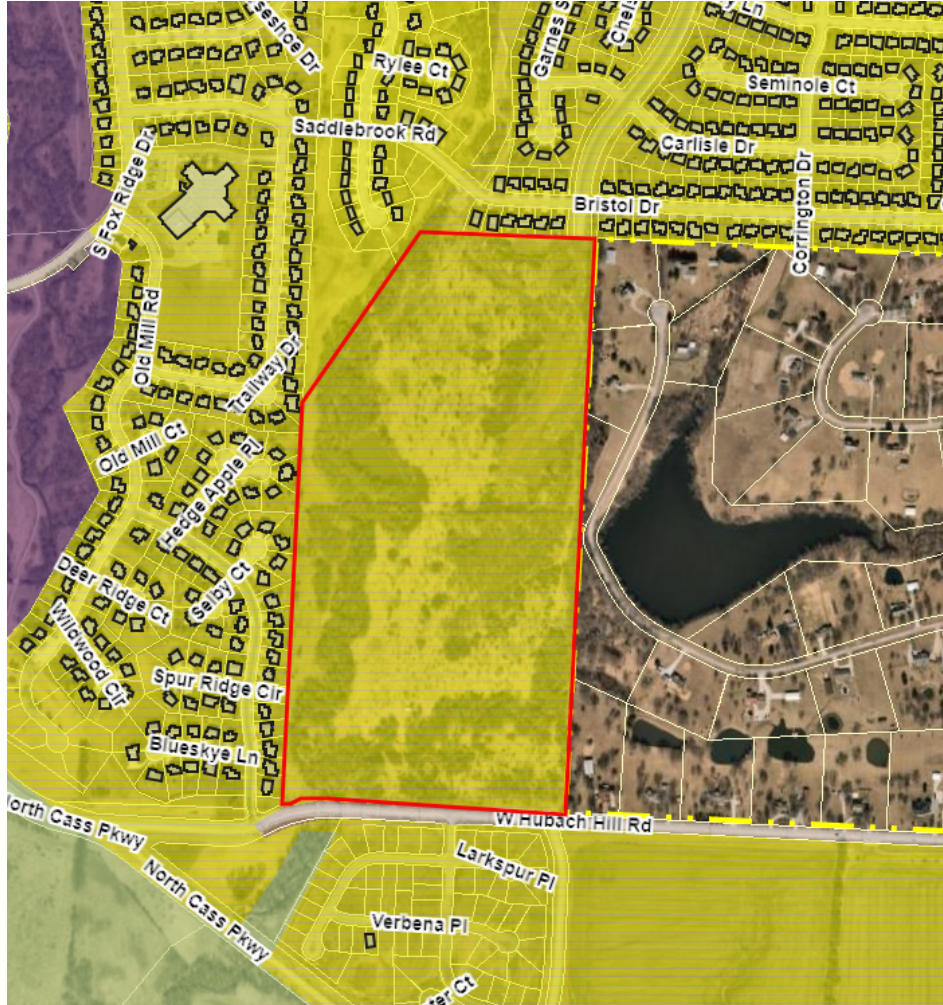
Applicant: Rick Frye
Brookside Builders
803 PCA Road
Warrensburg, MO 64093

Requested Action: Request to modify the development standards of the existing R-1P zoning designation of 65± acres

Property Location: Generally located north of Hubach Hill Road, east of Stonegate Subdivision



Existing Zoning: “R-1P” Single-Family Residential Planned District



- North: R-1 and R-1P (Single Family Residential)
- East: Unincorporated Cass County
- South: R-1P (Single Family Residential)
- West: R-1P (Single Family Residential)

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Low Density Residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies Hubach Hill Road as a Minor Arterial and Brook Parkway as a Minor Collector.

Legal Description: All of the following described tract of land except the north 600.00 feet thereof:
The East Half of the Southeast Quarter, in Section 20, Township 46, Range 32, in Cass County, Missouri, except the South 22.0 feet thereof, and further except the following described land: A part of the Southeast Quarter of Section 20, Township 46, Range 32, described as follows: Beginning at the Northwest Corner of Lot 34, DUTCHMAN'S ACRES, a subdivision of land in Cass County, Missouri, according to the recorded Plat thereof, of record in Plat Book 6, Page 3; thence West approximately 20 feet to the existing fence line as now located; thence South along the existing fence line to a point that is North 67 degrees 32 minutes West of the Southwest Corner of Lot 33 in said Subdivision; thence South 67 degrees 32 minutes East 10 the Southwest Corner of said Lot 33; thence North along the West line of Lots 33 and 34 in said subdivision to the Point of Beginning, and further

except the following described land: A part of the Southeast Quarter of Section 20, Township 46, Range 32 described as follows: Beginning at the Southwest Corner of Lot 16, DUTCHMAN'S ACRES, a subdivision of land in Cass County, Missouri, according to the recorded Plat thereof, of record in Plat Book 6, Page 3; thence West approximately 22 feet to the existing fence as now located; thence North along the existing fence line to a point that is North 67 degrees 32 minutes West of the Northwest Corner of Lot 32 In said subdivision; thence South 67 degrees 32 minutes East to the said Northwest Corner of said Lot 32; thence South along the West line of said Lots 32 and 16 to the Point of Beginning; and further except the following described land:

Part of the East half of the Southeast Quarter of Section 20, Township 46 North, Range 32 West of the 5th, Principal Meridian, Raymore, Cass County, Missouri, described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter, 782.47 feet more or less to the Southwest corner of a tract of land conveyed in Special Warranty Deed recorded as Document No. 170913 of record in Book 1838, Page 56; thence Southwesterly (South 32 degrees 40 minutes 39 seconds West Deed) on the Southwesterly prolongation of the West line of said tract to the West line of said East half also being the East line of Stonegate of the Good Ranch 3rd Plat, a subdivision of record in said Cass County; thence North along the West line of said East half and along the East line of said Subdivision to the North line of said Southeast Quarter; thence East along said North line to the Point of Beginning.

Advertisement: May 27, 2021 **Journal** newspaper

Public Hearing: June 15, 2021 Planning Commission meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**

Exhibit 2. Notice of Publication in Newspaper

Exhibit 3. Unified Development Code

Exhibit 4. Application

Exhibit 5. Growth Management Plan

Exhibit 6. Staff Report

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to modify the development standards on the 65-acre parcel associated with the existing "R-1P" Single-Family Residential Planned District to adjust lot width, lot size, side-yard building setback, and lot coverage to allow for a mixture of single-family homes in the proposed development.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- The subject property was rezoned from “R-1” Single Family Residential District to “R-1P” Single Family Residential Planned District on April 10, 2006. The Planned District allowed for a reduction in the minimum side yard building setback from 10 feet down to 10% of the lot width, with a minimum of 7 feet; and reduced the minimum front yard building setback on the side street for corner lots from 30 feet down to 20 feet.
- The Brookside South Preliminary Plat was approved for the subject property on May 22, 2006. The Preliminary Plat expired on September 2, 2018.
- Prairie View of the Good Ranch was rezoned from “A” Agricultural District to “R-1P” Single Family Residential Planned District on October 10, 2005. The Planned District allowed for a reduction in the minimum lot depth from 120 feet down to 100 feet; allowed for a reduction in the minimum rear yard building setback from 30 feet down to 25 feet; and allowed for a reduction in the minimum side yard building setback from 10 feet down to 8.3 feet.
- In 2015 the Planned District requirements for Prairie View of the Good Ranch were adjusted as follows: the minimum lot size was reduced from 8,400 square feet down to 7,200 square feet; the minimum lot width was reduced from 70 feet down to 60 feet; the minimum front yard building setback was reduced from 30 feet down to 25 feet; and the minimum side yard building setback was reduced from 8.3 feet down to 6 feet.
- The Venue of The Good Ranch, a townhome development proposed for the northeast corner of Dean Avenue and North Cass Parkway, was rezoned from “A” Agricultural District to “PUD” Planned Unit Development District, on September 9, 2019. The development will consist of 51 4-unit townhome buildings.
- A request to reclassify the zoning of the property from R-1P to R-2P in order to allow single and two-family residential dwellings was recommended for denial by the Planning Commission in September 2020. Prior to the public hearing by the City Council the applicant withdrew the application.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday, May 19, 2021 in Harrelson Hall at Centerview. 15 people attended, including residents of Dutchman Acres in Cass County. Applicant Rick Frye and Project Engineer Shawn Duke also attended to make the presentation and answer questions and concerns. City Planner Katie Jardieu represented City staff. The comments below provide a summary of the meeting:

Shawn Duke began the meeting by briefly explaining the project. Half of the project is creek area and therefore not developable. He is planning to do half of the project area as dwellings similar in size and style to Brookside. The second half that is closer to Hubach Hill Road will be smaller lots but still single-family homes. These are the new starter homes or for those looking to downsize. There will be a combination of walk-out basements as well as slab foundation.

Attendees had the following questions regarding the project:

Q: What will the starting price be? They will start at \$350,000 and \$250,000.

Q: What will the lot size be? Lots will be 70 feet to 45 feet wide.

Q: What will the square footage of the homes be? They will be around 1,300 square feet without a basement.

Q: Will there be garages? Yes, they will be a two-car garage.

Q: Will there be an easement between Brookside and the new homes where they back up to one another? No, there will just be the standard utility easement in each yard.

Q: Is this an extension of Brookside? No this will be a separate HOA and separate amenities.

Q: The property is soggy and has flooding issues. Have you done a geotechnical assessment? It is not standard practice in this area to do a geotechnical analysis as the soil is largely the same and rocks are not overly common unless it is a very large structure. The builder will need to make sure that there is sufficient load capacity within the soil. The floodplain area has space and we are not building up against it. The width of the house does not affect the structural integrity as the load is still spread out. A narrow house acts the same as a wide house with the same square footage. We are not building in the floodplain. If the floodplain changes that may affect the house but we

cannot build for a future scenario. We build to the current City standards and federal guidelines.

Q: Will there be any detention for stormwater? The City has requirements and we will meet them. The pond and stream also act as detention. We have not done detailed construction plans yet to fully lay out stormwater, but in general there will be stormwater controls on the west side particularly since that is where an issue is. Everything is flowing to box culverts at Hubach Hill Road and we will maintain that.

Q: What is the driving factor in building this many lots? The cost of lots increases with the number of improvements that need to be made. There has also been a huge increase in labor and material costs as well as infrastructure.

Q: What is the slope of the area? The area slopes to the north. There is a ridge that juts out as well, acting as a natural barrier to Dutchman Acres..

Q: Will there be 50 different builders or is the developer going to build? There will be 4-5 different builders. The developers may build as well. Developers grade the land and put in the infrastructure and utilities and then sell the lots to builders who build the homes.

Q: What will traffic look like on Hubach Hill Road? Hubach Hill Road will not be widened. This subdivision and another one across the road were accounted for when improvements were made to Hubach Hill and therefore can accommodate the potential increase in traffic.

Q: Who will maintain the walking trail? The HOA will maintain it.

STAFF COMMENTS

1. The property has been zoned "R-1P" Single-Family Residential Planned District since April 10, 2006.
2. The property is owned by the same individuals who developed the Brookside Subdivision. The property was initially planned as an extension of the Brookside Subdivision and was referred to as Brookside South. The property owners are now separating the new area from Brookside and refer to the development as Saddlebrook Subdivision.
3. In October of 2018 the property owner filed a request to rezone the entire 80 acre tract from R-1P to R-2P " Single and Two-Family Residential Planned District". A

total of 194 units were proposed. A Good Neighbor meeting was held on November 14, 2018. The property owner subsequently placed a hold on further review of the rezoning application.

4. On August 6, 2020 the applicant refiled the rezoning application requesting that only the southern 65 acres of the property be rezoned to R-2P. The northern 15 acres would have remained zoned R-1P and would have been developed with single-family dwellings. After a recommendation of denial from the Planning and Zoning Commission, the property owner placed a hold on the further review of the application.
5. The uses permitted in the R-1P district are as follows:

Use	R-1	Use Standard
RESIDENTIAL USES		
Household Living		
Single-family Dwelling, Detached (conventional)	P	
Manufactured Home Residential – Design	S	Section 420.010D
Single-family Dwelling, Attached	–	Section 420.010A
Two-family Dwelling (Duplex)	–	
Multi-family Dwelling (3+ units)	–	Section 420.010A
Apartment Community	–	Section 420.010A
Cluster Residential Development	S	Section 420.010B
Manufactured Home Park	–	Section 420.010C
Employee Living Quarters	–	
Accessory Dwelling, Attached	S	Section 420.050E
Accessory Dwelling, Detached	S	Section 420.050E
Group Living		
Assisted Living	–	
Group Home	S	Section 420.010E
Nursing Care Facility	–	
Transitional Living	–	
Group Living Not Otherwise Classified	C	
PUBLIC AND CIVIC USES		
Cultural Exhibit or Library	C	
Government Buildings and Properties	C	
Place of Public Assembly	C	
Public Safety Services	C	
Religious Assembly	P	
School	P	
Utilities		
Major	C	
Minor	P	
COMMERCIAL USES		
Animal Services		
Kennel	–	Section 420.030E

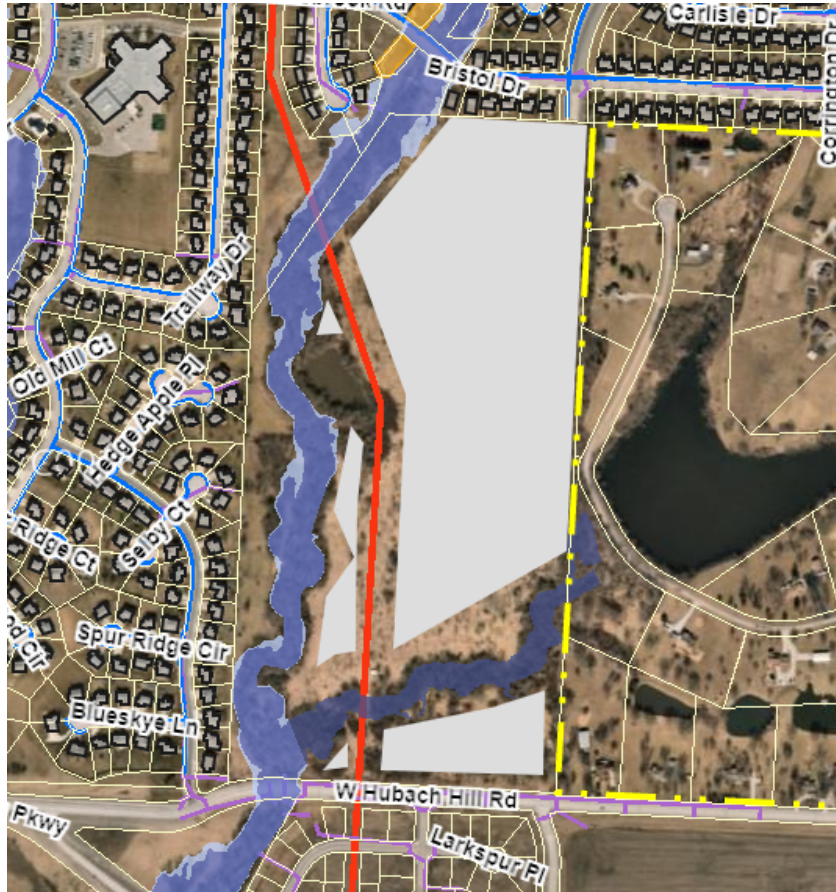
Use	R-1	Use Standard
Day Care		
Day Care Home	S	Section 420.030C
Entertainment and Spectator Sports		
Indoor	-	
Outdoor	-	
Funeral and Interment Services		
Cemetery	C	
Funeral Home	-	
Lodging		
Bed and Breakfast	-	Section 420.030H
Medical Marijuana Cultivation Facility	-	Section 420.030N
Sports and Recreation,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

6. The current “P” overlay district development standards and the proposed modifications of the development standards are shown below:

	CURRENT R-1P	PROPOSED R-1P
Minimum Lot Area		
square feet	8,400	4,500
Minimum Lot Width (feet)	70	45
Minimum Lot Depth (feet)	100	100
Yards, Minimum (feet)		
front	30	30
rear	30	30
side	10% of lot width, min 7ft	5ft
side, corner lot	20	20
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	30	40

7. The subject property is located within the territorial area of the Cass County Public Water Supply District #10. The applicant is aware that the entire Saddlebrook Subdivision will be served water by Water District #10.

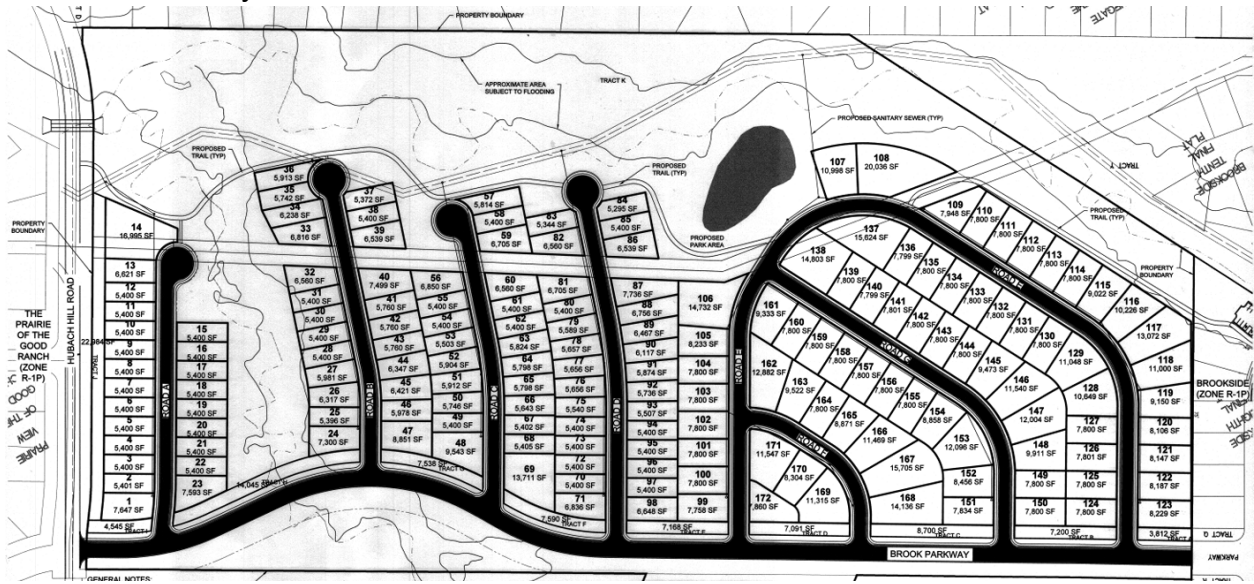
8. The rezoning request was submitted to the administration of the Raymore-Peculiar School District for review and comment. The school district indicated they were “aware of the development and do not feel it would cause a negative impact on our ability to meet the needs of the students”.
9. Existing floodplain area and the location of a high-pressure gas line will create a natural buffer of at least 500 feet between the existing properties in Stonegate Subdivision and any new home in the proposed Saddlebrook Subdivision.



The map illustrates the floodplain and the location of the gas main. The area shaded in white is the approximate land area that will be developed.

10. The subdivision adjacency requirements of the Unified Development Code have been met for the existing lots in the Brookside Subdivision. The adjacency requirements do not apply to the lots within the Dutchman Acres subdivision to the west because that subdivision is not within the city limits.
11. The conceptual plan for Saddlebrook that was shared as part of the Good Neighbor meeting proposes approximately 74 single-family dwellings with a minimum 65' lot width and 98 single-family dwellings with a minimum 45' lot

width. This conceptual plan will be the basis for submittal of the required Preliminary Plat for the subdivision as illustrated below:



ENGINEERING DIVISION RECOMMENDATION

See attached memorandum.

STAFF PROPOSED FINDINGS OF FACT

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. **the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;** The character of the surrounding neighborhood is a mixture of single-family residential, undeveloped residential areas, large lot residential areas outside City limits, and natural open space.
2. **the physical character of the area in which the property is located;** The physical character of the area in which the property is located is a mixture of rural residential to the east (not within the City of Raymore), residential (Brookside) to the north, residential (Stonegate) and natural open space (floodplain area) to the west, and a new residential subdivision (Prairie View) to the south. There is a natural slope to the property towards the stream on the west side of the property and towards the stream north of Hubach Hill Road on the south end of the property.
3. **consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;**
The Growth Management Plan identifies this property as appropriate for low density residential development, defined as detached single-family residential.

4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;

The property is suitable for development as a single-family subdivision.

With the proposed extension of Brook Parkway along the East side as well as the appropriate right-of-way along Brook Parkway, there is a minimum of 150 feet of separation between the proposed development and Dutchman Acres, which is outside the City limits. This is more than we require between subdivisions if Dutchman Acres were within the City limits.

5. the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;

Property to the north and to the west of the subject property were developed as single-family residential prior to the subject property being zoned as R-1P.

Property to the south of the subject property was zoned as single-family prior to the subject property being zoned R-1P.

6. the extent to which the zoning amendment may detrimentally affect nearby property;

The proposed zoning map amendment would not detrimentally affect the surrounding properties. The subject property is isolated from any existing single family homes within the City limit with the single-family phase of the proposed Saddlebrook Subdivision and by the existing natural buffer area on the west side of the property.

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

Adequate public infrastructure is available to serve the site, or will be available at the time development of the property occurs. There is existing water and sanitary sewer infrastructure to serve the property. The adjacent road network can adequately serve the site. Brook Parkway will be extended through the site to create a north-south collector road connection between Lucy Webb Road and Hubach Hill Road. Additionally the traffic improvements completed in 2010 accounted for the future build-out of this area as single family homes.

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

The property is currently suited for uses under the current zoning regulations.

9. the length of time (if any) the property has remained vacant as zoned;

The property has remained vacant since it was incorporated into the City.

10. whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and

The proposed zoning map amendment is in the public interest as it simply adjusts setbacks to previously approved zoning.

11. the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There will be no gain to the public health, safety and welfare of the community as a result of the denial of the application.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	June 15, 2021	July 12, 2021	July 26, 2021

STAFF RECOMMENDATION

City staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21010, modification of the development standards for the existing "R-1P" Single-Family Residential Planned District designation of the 65-acre property, to City Council with a recommendation of approval.

Memorandum

TO: Planning and Zoning Commission

FROM: Michael Krass, P.E. Director of Public Works and Engineering

DATE: June 15, 2021

RE: Proposed Saddlebrook Rezoning

The subject property is located between Bristol Drive and Hubach Hill Road east of the existing Stonegate development.

Access to the site will be by the extension of Brook Parkway southerly from Bristol Drive connecting with Hubach Hill Road. These are classified as a minor collector and minor arterial respectively, both of which have adequate capacity to handle both traffic generated by development and trans county traffic to the interchange.

Water Service will be provided by Cass County Water Supply District 10.

Sanitary sewer exists on the western boundary of the site and is of sufficient size and capacity to serve this development.

Storm Water runoff control will be handled by a combination of underground conduits and detention facilities in accordance with City Code.

It is the opinion of the Engineering Department that the existing public and planned public facilities are adequate to support this development.



To: Planning and Zoning Commission

From: Katie Jardieu, City Planner

Date: June 15, 2021

Re: **Case #21011: Saddlebrook Subdivision - Preliminary Plat**

GENERAL INFORMATION

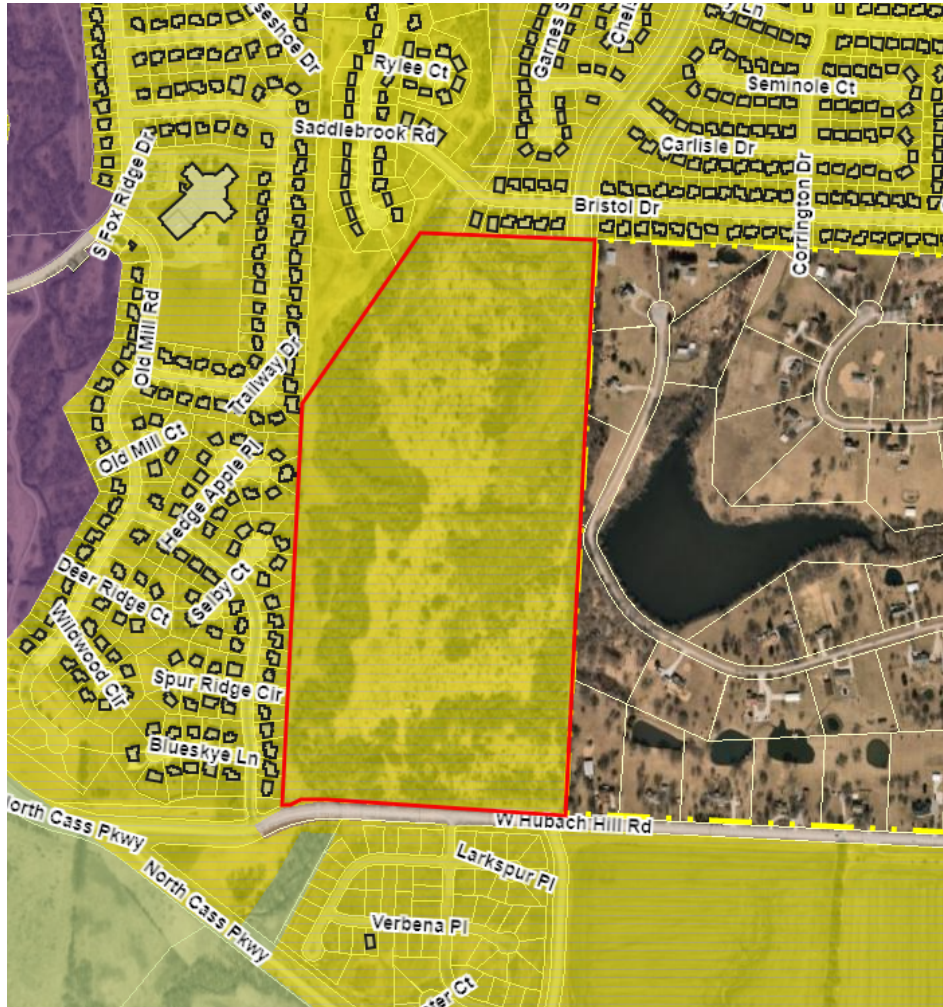
Applicant/Property Owner: Rick Frye
Brookside Builders
803 PCA Road
Warrensburg, MO 64093

Requested Action: Preliminary Plat Approval for 65 acres

Property Location: Generally located north of Hubach Hill Road, east of Stonegate Subdivision



Existing Zoning: "R-1P" Single-Family Residential Planned District



Existing Surrounding Zoning: North: R-1 - Single Family Residential District
R-1P - Single-Family Planned Residential
South: R-1P - Single Family Planned Residential
East: Single Family County Zoning
West: R-1P - Single Family Planned Residential

Total Tract Size: 65 acres

Total Number of Lots: 172 lots & 11 tracts

Legal Description: All of the following described tract of land except the north 600.00 feet thereof:
The East Half of the Southeast Quarter, in Section 20, Township 46, Range 32, in Cass County, Missouri, except the South 22.0 feet thereof, and further except the following described land: A part of the Southeast Quarter of Section 20, Township 46, Range 32, described as follows: Beginning at the Northwest Corner of Lot 34, DUTCHMAN'S ACRES, a subdivision of land in Cass County, Missouri, according to the recorded Plat thereof, of record in Plat Book 6, Page 3; thence West approximately 20 feet to the existing fence line as now located; thence South along the existing fence line to a point that is North 67 degrees 32 minutes West of the Southwest Corner of Lot 33 in said Subdivision; thence South 67 degrees 32 minutes East 10 the Southwest Corner

of said Lot 33; thence North along the West line of Lots 33 and 34 in said subdivision to the Point of Beginning, and further except the following described land: A part of the Southeast Quarter of Section 20, Township 46, Range 32 described as follows: Beginning at the Southwest Corner of Lot 16, DUTCHMAN'S ACRES, a subdivision of land in Cass County, Missouri, according to the recorded Plat thereof, of record in Plat Book 6, Page 3; thence West approximately 22 feet to the existing fence as now located; thence North along the existing fence line to a point that is North 67 degrees 32 minutes West of the Northwest Corner of Lot 32 in said subdivision; thence South 67 degrees 32 minutes East to the said Northwest Corner of said Lot 32; thence South along the West line of said Lots 32 and 16 to the Point of Beginning; and further except the following described land:

Part of the East half of the Southeast Quarter of Section 20, Township 46 North, Range 32 West of the 5th, Principal Meridian, Raymore, Cass County, Missouri, described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter, 782.47 feet more or less to the Southwest corner of a tract of land conveyed in Special Warranty Deed recorded as Document No. 170913 of record in Book 1838, Page 56; thence Southwesterly (South 32 degrees 40 minutes 39 seconds West Deed) on the Southwesterly prolongation of the West line of said tract to the West line of said East half also being the East line of Stonegate of the Good Ranch 3rd Plat, a subdivision of record in said Cass County; thence North along the West line of said East half and along the East line of said Subdivision to the North line of said Southeast Quarter; thence East along said North line to the Point of Beginning.

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Low Density Residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies Hubach Hill Road as a Minor Arterial. Brook Parkway is classified as a Minor Collector.

Advertisement: May 27, 2021 **Journal Newspaper**

Good Neighbor: May 19, 2021

Public Hearing: June 15, 2021 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
Exhibit 7. Preliminary Plat
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 subject property was rezoned from “R-1” Single Family Residential District to “R-1P” Single Family Residential Planned District on April 10, 2006. The Planned District allowed for a reduction in the minimum side yard building setback from 10 feet down to 10% of the lot width, with a minimum of 7 feet; and reduced the minimum front yard building setback on the side street for corner lots from 30 feet down to 20 feet.
2. The Brookside South Preliminary Plat was approved for the subject property on May 22, 2006. The Preliminary Plat expired on September 2, 2018.
3. Prairie View of the Good Ranch was rezoned from “A” Agricultural District to “R-1P” Single Family Residential Planned District on October 10, 2005. The Planned District allowed for a reduction in the minimum lot depth from 120 feet down to 100 feet; allowed for a reduction in the minimum rear yard building setback from 30 feet down to 25 feet; and allowed for a reduction in the minimum side yard building setback from 10 feet down to 8.3 feet.

4. In 2015 the Planned District requirements for Prairie View of the Good Ranch were adjusted as follows: the minimum lot size was reduced from 8,400 square feet down to 7,200 square feet; the minimum lot width was reduced from 70 feet down to 60 feet; the minimum front yard building setback was reduced from 30 feet down to 25 feet; and the minimum side yard building setback was reduced from 8.3 feet down to 6 feet.
5. The Venue of The Good Ranch, a townhome development proposed for the northeast corner of Dean Avenue and North Cass Parkway, was rezoned from "A" Agricultural District to "PUD" Planned Unit Development District, on September 9, 2019. The development will consist of 51 4-unit townhome buildings.
6. A request to reclassify the zoning of the property from R-1P to R-2P in order to allow single and two-family residential dwellings was recommended for denial by the Planning Commission in September 2020. Prior to the public hearing by the City Council the applicant withdrew the application.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday May 19, 2021 in Harrelson Hall at Centerview. 15 people attended, including residents of Dutchman Acres in Cass County. Applicant Rick Frye and Project Engineer Shawn Duke also attended to make the presentation and answer questions and concerns. City Planner Katie Jardieu represented City staff. The comments below provide a summary of the meeting:

Shawn Duke began the meeting by briefly explaining the project. Half of the project is creek area and therefore not developable. He is planning to do half of the project area as dwellings similar in size and style to Brookside. The second half that is closer to Hubach Hill Road will be smaller lots but still single-family homes. These are the new starter home or for those looking to downsize. There will be a combination of walk-out basements as well as slab foundation.

Attendees had the following questions regarding the project:

Q: What will the starting price be? They will start at \$350,000 and \$250,000.

Q: What will the lot size be? Lots will be 70 feet to 45 feet wide.

Q: What will the square footage of the homes be? They will be around 1,300 square feet without a basement.

Q: Will there be garages? Yes, they will be a two-car garage.

Q: Will there be an easement between Brookside and the new homes where they back up to one another? No, there will just be the standard utility easement in each yard.

Q: Is this an extension of Brookside? No this will be a separate HOA and separate amenities.

Q: The property is soggy and has flooding issues. Have you done a geotechnical assessment? It is not standard practice in this area to do a geotechnical analysis as the soil is largely the same and rocks are not overly common unless it is a very large structure. The builder will need to make sure that there is sufficient load capacity within the soil. The floodplain area has space and we are not building up against it. The width of the house does not affect the structural integrity as the load is still spread out. A narrow house acts the same as a wide house with the same square footage. We are not building in the floodplain. If the floodplain changes that may affect the house but we cannot build for a future scenario. We build to the current City standards and federal guidelines.

Q: Will there be any detention for stormwater? The City has requirements and we will meet them. The pond and stream also act as detention. We have not done detailed construction plans yet to fully lay out stormwater, but in general there will be stormwater controls on the west side particularly since that is where an issue is. Everything is flowing to box culverts at Hubach Hill Road and we will maintain that.

Q: What is the driving factor in building this many lots? The cost of lots increases with the number of improvements that need to be made. There has also been a huge increase in labor and material costs as well as infrastructure.

Q: What is the slope of the area? The area slopes to the north. There is a ridge that juts out as well, acting as a natural barrier to Dutchman Acres..

Q: Will there be 50 different builders or is the developer going to build? There will be 4-5 different builders. The developers may build as well. Developers grade the land and put in the infrastructure and utilities and then sell the lots to builders who build the homes.

Q: What will traffic look like on Hubach Hill Road? Hubach Hill Road will not be widened. This subdivision and another one across the road were accounted for when improvements were made to Hubach Hill and therefore can accommodate the potential increase in traffic.

Q: Who will maintain the walking trail? The HOA will maintain it.

PARKS AND RECREATION BOARD RECOMMENDATION

As part of the Brookside 10 final plat, which was part of the Brookside South Subdivision, the Parks and Recreation Board agreed to accept the park land dedication of Tract Y in Brookside 10, the construction of the trailhead parking lot along Bristol Drive, and the proposed walking trail from Bristol Drive south to Hubach Hill Road. The requirements for parkland dedication have been met.

STAFF COMMENTS

1. The property has been zoned “R-1P” Single-Family Residential Planned District since April 10, 2006.
2. The property is owned by the same individuals who developed the Brookside Subdivision. The property was initially planned as an extension of the Brookside Subdivision and was referred to as Brookside South. The property owners are now separating the new area from Brookside and refer to the development as Saddlebrook Subdivision.
3. An application for rezoning the property to the “R-1P” Single-Family Residential Planned District, was filed coincident with this preliminary plat. The preliminary plat has been reviewed based on the rezoning application being approved as presented.
4. The uses permitted in the proposed R-1P district are as follows:

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

Employee Living Quarters	–	
Accessory Dwelling, Attached	S	Section 420.050E
Accessory Dwelling, Detached	S	Section 420.050E
Group Living		
Assisted Living	–	
Group Home	S	Section 420.010E
Nursing Care Facility	–	
Transitional Living	–	
Group Living Not Otherwise Classified	C	
PUBLIC AND CIVIC USES		
Cultural Exhibit or Library	C	
Government Buildings and Properties	C	
Place of Public Assembly	C	
Public Safety Services	C	
Religious Assembly	P	

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

- A request to modify the development standards of the existing R-1P zoning designation of the property has been filed coincident with the preliminary plat. The proposed “R-1P” district development standards are shown below:

R-1P	
Minimum Lot Area	
square feet	4,500
Minimum Lot Width (feet)	45
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	30
side	5ft
side, corner lot	20
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

- The subject property is located within the territorial area of the Cass County Public Water Supply District #10. The applicant is aware that the entire Saddlebrook Subdivision will be served water by Water District #10.
- The preliminary plat request was submitted to the administration of the Raymore-Peculiar School District for review and comment. The school district indicated they were “aware of the development and do not feel it would cause a negative impact on our ability to meet the needs of the students”.
- The preliminary plat request was submitted to the South Metropolitan Fire Protection District for review. No comments were provided.
- Existing stream buffers throughout the property will be preserved. A high-pressure natural gas line runs parallel to the stream. The stream area acts as a natural buffer of at least 500 feet between proposed homes and the existing Stonegate Subdivision to the west..
- Sanitary sewer is located to the west along the stream. This interceptor is sized to support the development of the subdivision.
- Stormwater will be maintained through the stream channel with the flow naturally falling to the southwest. A natural crest in the property along the east side keeps water from reaching Dutchman Acres.
- The dam located within Dutchman Acres is not regulated by the State of Missouri. Liability for the dam lies with the property owners of Dutchman Acres where the dam is located.

13. Improvements to Hubach Hill Road made in 2010 accounted for the development of this area as single family residential, and therefore has adequate capacity to handle the subdivision traffic.
14. A Memorandum of Understanding (MOU) has been prepared that outlines the responsibilities of the developer.
15. Brook Parkway will connect Brookside Subdivision to Hubach Hill Road and be a minor collector.
16. A playground, open park field, trail and preservation of natural features (including the stream) are amenities to be provided with the development. The MOU identifies the timeline for when all amenities must be constructed.

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 single-family residential use.

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, or is being extended to serve the development.

REVIEW OF INFORMATION AND SCHEDULE

Action
Public Hearing

Planning Commission
June 15, 2021

City Council
July 12, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21011 Saddlebrook Subdivision - Preliminary Plat to the City Council with a recommendation of approval, subject to the following condition:

1. The request to modify the development standards of the existing "R-1P" Single-Family Residential Planned District must be approved by City Council prior to final consideration of the preliminary plat.

Memorandum

TO: Planning and Zoning Commission
FROM: Michael Krass, P.E. Director of Public Works and Engineering
DATE: June 15, 2021
RE: Proposed Saddlebrook Rezoning

The subject property is located between Bristol Drive and Hubach Hill Road east of the existing Stonegate development.

Access to the site will be by the extension of Brook Parkway southerly from Bristol Drive connecting with Hubach Hill Road. These are classified as a minor collector and minor arterial respectively, both of which have adequate capacity to handle both traffic generated by development and trans county traffic to the interchange.

Water Service will be provided by Cass County Water Supply District 10.

Sanitary sewer exists on the western boundary of the site and is of sufficient size and capacity to serve this development.

Storm Water runoff control will be handled by a combination of underground conduits and detention facilities in accordance with City Code.

It is the opinion of the Engineering Department that the existing public and planned public facilities are adequate to support this development.



Memorandum of Understanding
for
Saddlebrook

Legal Description Contained on Pages 2-3

Between Brookside Investment Inc., Grantor,

and

City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083

July 26, 2021

MEMORANDUM OF UNDERSTANDING

Saddlebrook

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF THE SADDLEBROOK SUBDIVISION is made and entered into this 26th day of July, 2021, by and between Brookside Investment, Inc. (“Sub-Divider”) also being referred to herein as “Grantors”; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“City”).

WHEREAS, Sub-Divider seeks to obtain approval from the City for a subdivision to be known as Saddlebrook, proposed to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider agrees to assume all subdivision development obligations of the City as described in this agreement; and,

WHEREAS, the City desires to ensure that Sub-Divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

The provisions of this MOU shall apply to the following described property:

Legal Description:

The East Half of the Southeast Quarter, in Section 20, Township 46, Range 32, in Cass County, Missouri, except the South 22.0 feet thereof, and further except the following described land: A part of the Southeast Quarter of Section 20, Township 46, Range 32, described as follows: Beginning at the Northwest Corner of Lot 34, DUTCHMAN'S ACRES, a subdivision of land in Cass County, Missouri, according to the recorded Plat thereof, of record in Plat Book 6, Page 3; thence West approximately 20 feet to the existing fence line as now located; thence South along the existing fence line to a point that is North 67 degrees 32 minutes West of the Southwest Corner of Lot 33 in said Subdivision; thence South 67 degrees 32 minutes East 10 the Southwest Corner of said Lot 33; thence North along the West line of Lots 33 and 34 in said subdivision to the Point of Beginning, and further except the following described land: A part of the Southeast Quarter of Section 20, Township 46, Range 32 described as follows: Beginning at the Southwest Corner of Lot 16, DUTCHMAN'S ACRES, a subdivision of land in Cass County, Missouri, according to the recorded Plat thereof, of record in Plat Book 6, Page 3; thence West approximately 22 feet to the existing fence as now located; thence North along the existing fence line to a point that is North 67 degrees 32 minutes West of the Northwest Corner of Lot 32 In said subdivision; thence South 67 degrees 32 minutes East to the said Northwest Corner of said Lot 32; thence South along the West line of said Lots 32 and 16 to the Point of Beginning; and further except the following described land:

Part of the East half of the Southeast Quarter of Section 20, Township 46 North, Range 32 West of the 5th, Principal Meridian, Raymore, Cass County, Missouri, described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter, 782.47 feet more or less to the

Saddlebrook

Memorandum of Understanding

Southwest corner of a tract of land conveyed in Special Warranty Deed recorded as Document No. 170913 of record in Book 1838, Page 56; thence Southwesterly (South 32 degrees 40 minutes 39 seconds West Deed) on the Southwesterly prolongation of the West line of said tract to the West line of said East half also being the East line of Stonegate of the Good Ranch 3rd Plat, a subdivision of record in said Cass County; thence North along the West line of said East half and along the East line of said Subdivision to the North line of said Southeast Quarter; thence East along said North line to the Point of Beginning.

PRELIMINARY PLAT

1. Sub-Divider intends to develop the entire property as a single-family subdivision in the manner shown on the Preliminary Plat, attached and incorporated herein as Exhibit A.

2. Zoning and Land Use

a. The zoning for the entire property shall be “R-1P” Single-Family Residential Planned District.

b. Land Use

1. Detached Single-Family Dwellings, as defined by Section 485.010 of the Unified Development Code, shall be permitted on all lots, subject to compliance with any special conditions.

2. Accessory uses, including swimming pools, community clubhouses, playgrounds or other passive/active recreation items shall be permitted within common or open space areas.

3. Bulk and Dimensional Standards Table:

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	4,500 sq. ft.
Minimum Lot Width	45 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	30 feet
Minimum Rear Yard	30 feet
Minimum Side Yard (Interior)	5 feet

Minimum Side Yard (Exterior)	20 feet
Maximum Building Height	35 feet
Maximum Building Coverage	40%

4. Landscaping & Screening

- a. No landscape screen is required as part of this development.
- b. At the time of completion of a home on a lot, a site tree(s) shall be provided on the lot in accordance with Section 430.060 of the Unified Development Code.

5. Parking

- a. Off-street Parking shall be provided for each lot as follows:

Use	Minimum Parking Spaces Required
Single Family Dwelling	2 spaces per dwelling unit

PHASING SCHEDULE

- 1. A phasing plan for development of the subdivision is not submitted with the preliminary plat.
- 2. An application for final plat approval may be submitted for in separate geographic units rather than as a whole in accordance with Section 470.130E of the Unified Development Code.

FINAL PLATS

- 1. Sub-Divider may submit final plats and associated construction drawings to the City in phases.
- 2. Each final plat must comply with the bulk and dimensional standards included in this MOU.

3. Final plats shall be submitted in accordance with Section 470.130 of the Unified Development Code.

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

- a. Brook Parkway shall be constructed as a residential collector with a sixty foot (60') right-of-way and pavement width of thirty-two feet (32') back of curb to back of curb.
- b. All other roads within the subdivision shall be constructed as local roads with a fifty foot (50') right-of-way.
- c. The internal roadways serving the development shall be built to City standards to be accepted by the City. Once the roadways are accepted by the City Council, the City will assume maintenance responsibilities of the roadways.

2. Pedestrian Improvements

- a. A ten-foot (10') trail is required along the east side of the stream corridor as generally depicted on the preliminary plat drawing. The trail shall be constructed at the time adjacent phases of the subdivision are constructed.
- b. A five-foot (5') sidewalk is required on all lots and common areas within the subdivision, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s), unit(s), or amenities the sidewalk is intended to serve.
- c. A five-foot (5') sidewalk shall be constructed as part of the installation of public improvements by the Sub-Divider on the common area tracts contained within a phase for which public improvements are being installed. This includes construction of the sidewalk along Brook Parkway.
- d. A five-foot (5') sidewalk shall be constructed along the north side of Hubach Hill Road at the time Brook Parkway is connected with Hubach Hill Road.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each lot by the Sub-Divider. The line shall extend to the exterior perimeter property line of the development to provide service to adjacent properties.
2. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Sub-Divider shall have the engineering plans approved by the MoDNR and the City of Raymore.
3. The sanitary sewer shall be of sufficient size and depth to serve the tributary area identified in the City's Comprehensive Sewer Plan.
4. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of Cass County Public Water Supply District #10 and shall be served by the district.
2. All improvements to the water service system shall comply with the requirements of the Water District, the City of Raymore, and the requirements of the South Metropolitan Fire Protection District.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Plat.
2. A final stormwater management plan is required to be submitted at the time public infrastructure construction plans are submitted for all the land area contained within the final plat.
3. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building.

4. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.
5. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

OPEN SPACE AND AMENITIES

1. Private open space and amenities shall be provided in accordance with the approved Preliminary Plat. All privately owned open space, common area, or amenity shall be constructed and maintained by the Sub-Divider.
2. The following amenities are to be provided:
 - a. Open Park Field
 - b. Playground
 - c. Trail
 - d. Preservation of Natural Area along stream corridor
3. The playground shall be constructed no later than with the installation of public improvements for the 3rd phase of the subdivision.
4. The trail shall be constructed at the time each adjacent phase is completed.

SIGNAGE

1. Subdivision entrance markers are permitted for the development in accordance with Chapter 435 of the Unified Development Code.

FLOODPLAIN

1. No portion of any platted lot shall encroach into the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.
2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:
 - a. work to install the necessary outlet structures for the stormwater detention facilities; or

- b. work necessary for implementation of any stream enhancements required for the development.
3. Construction fencing or a similar barrier shall be installed to discourage construction equipment and activity from occurring within the floodplain area and to provide protection for existing tree canopy.

PARKLAND DEDICATION

1. The Sub-Divider is providing the ten foot (10') trail with connections to the sidewalk network with the subdivision.
2. The Sub-Divider previously constructed the Brookside Trailhead parking lot along Bristol Drive as part of the parkland dedication requirement for the subdivision.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any public improvements for a Platted Area, Sub-Divider shall have all engineering plans approved by the City of Raymore.
2. Prior to the issuance of any building permits, Sub-Divider shall install all public improvements necessary to serve the applicable building as shown on approved engineering plans, and said improvements shall have been accepted by the Raymore City Council.
3. The Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.
4. The Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Sub-Divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on Sub-Divider's property or from the City's inspection or lack of inspection of

the plans, specifications and construction relating to the improvements to be placed on the Sub-Divider's property. Sub-Divider hereby agrees to pay to the City all damages, costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

FEES, BONDS AND INSURANCE

1. The Sub-Divider agrees to pay to the City a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are accepted by the City as part of infrastructure acceptance the City will assume maintenance responsibility for the lights.
3. The Sub-Divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.
5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by the City Council of the City of Raymore, Missouri.
8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by First Class United States mail to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to Grantor at:

Rick Frye
803 P.C.A. Road
Warrensburg, MO 64093

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

Sub-Divider – Signature

Printed Name

Sub-Divider – Signature

Printed Name

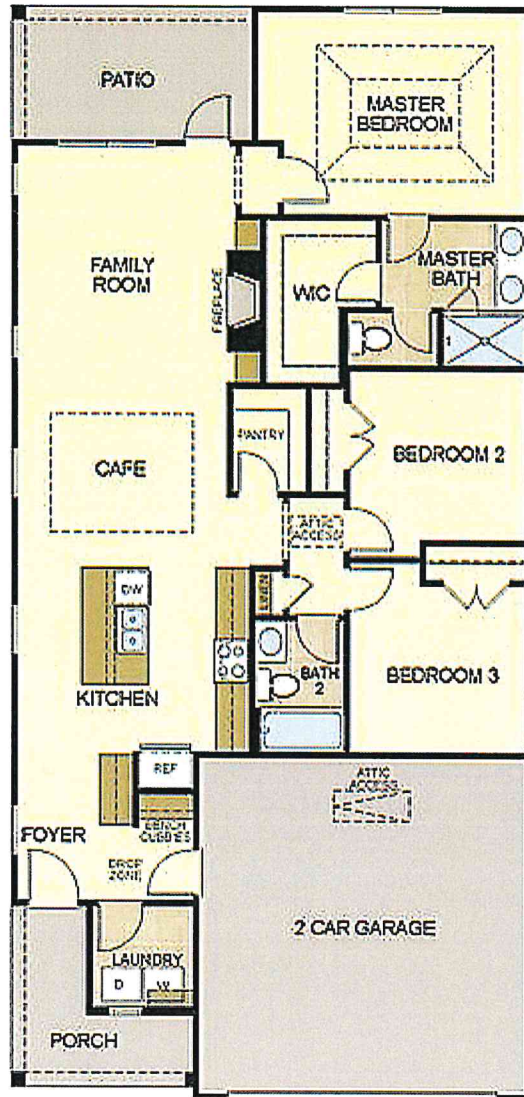
Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

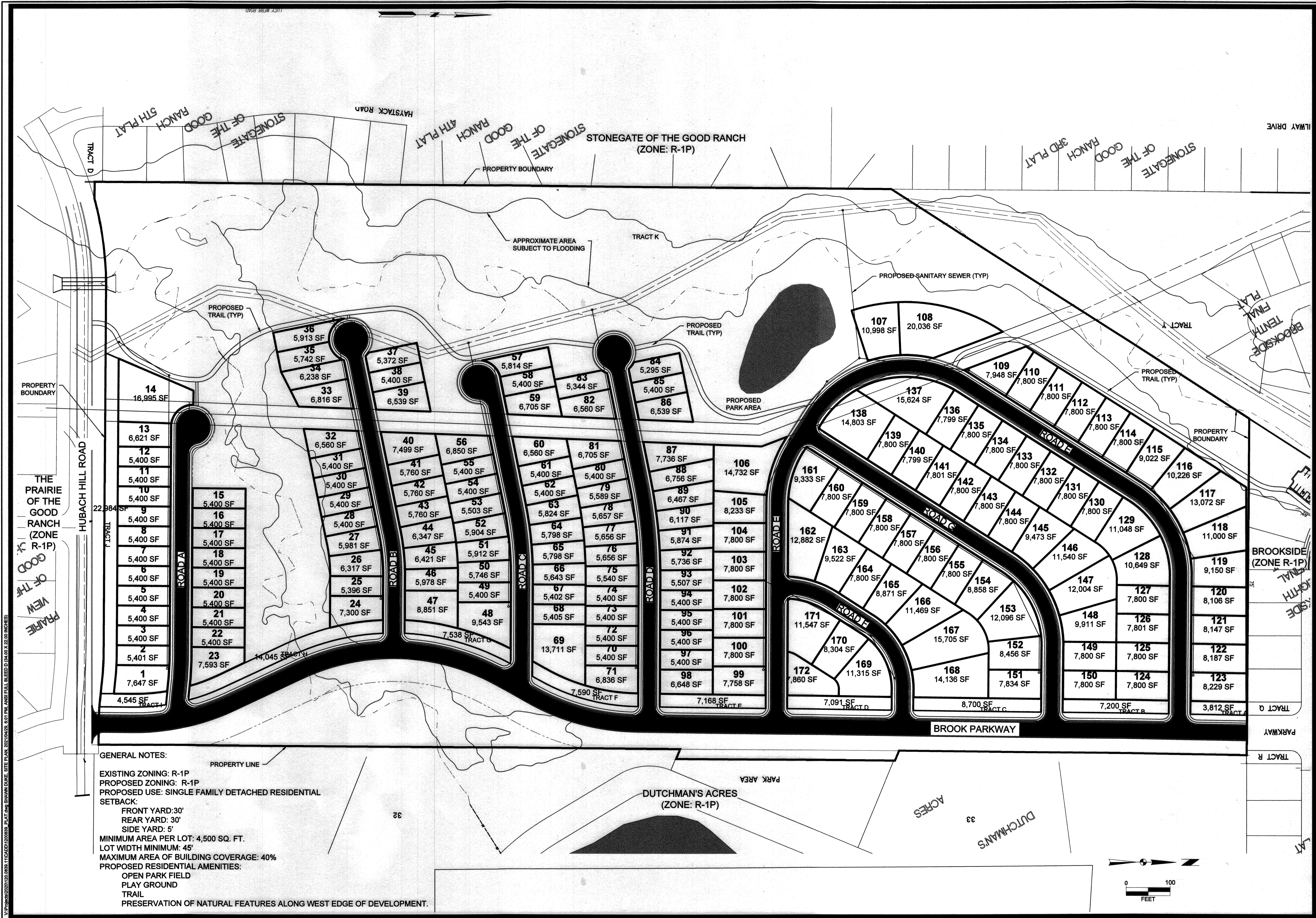
Notary Public: _____ My Commission Expires: _____



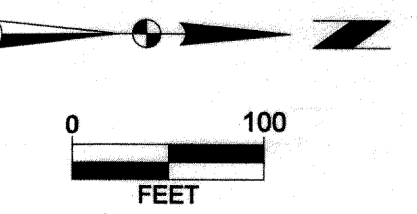
The Avondale



FIRST FLOOR



GENERAL NOTES:
 EXISTING ZONING: R-1P
 PROPOSED ZONING: R-1P
 PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL
 SETBACK:
 FRONT YARD: 30'
 REAR YARD: 30'
 SIDE YARD: 5'
 MINIMUM AREA PER LOT: 4,500 SQ. FT.
 LOT WIDTH MINIMUM: 45'
 MAXIMUM AREA OF BUILDING COVERAGE: 40%
 PROPOSED RESIDENTIAL AMENITIES:
 OPEN PARK FIELD
 PLAY GROUND
 TRAIL
 PRESERVATION OF NATURAL FEATURES ALONG WEST EDGE OF DEVELOPMENT.



MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 100'	
Technician: JS	Date: 04-20-2021	T-R-S: 46N-32W-20	

SADDLEBROOK
 OVERALL SITE PLAN
SNYDER & ASSOCIATES
 ENGINEERS & PLANNERS, INC.
 RAYMORE, CASS COUNTY, MO
 802 FRANCIS STREET
 ST. JOSEPH, MISSOURI 64501
 816-364-6222 | www.snyder-associates.com



MONTHLY REPORT

May 2021

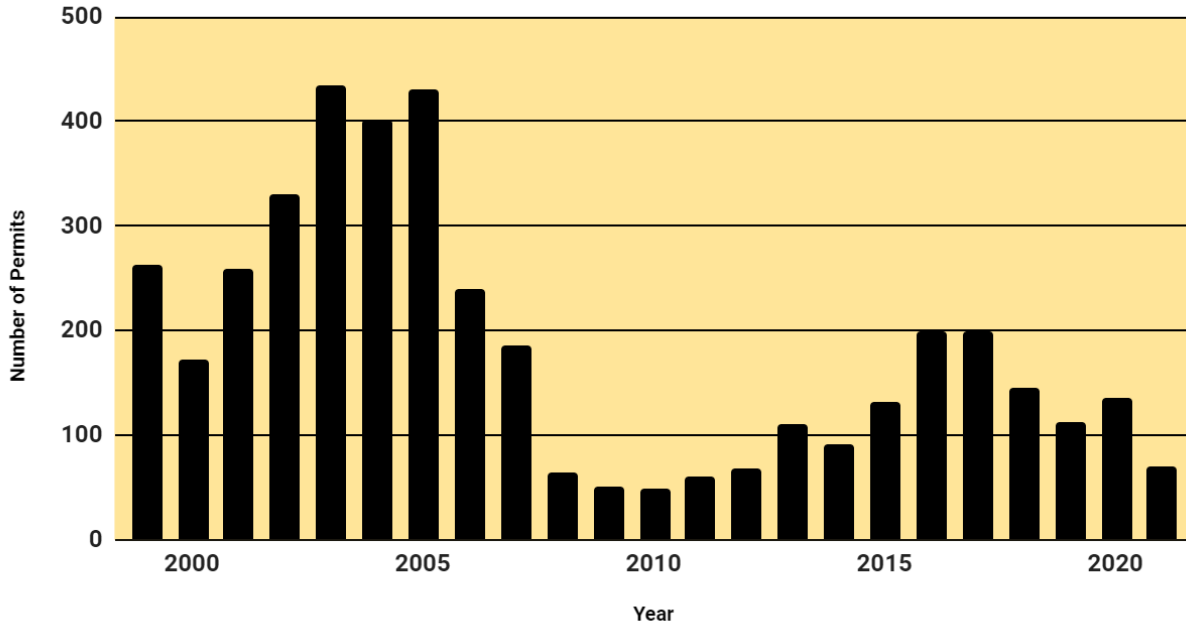
Building Permit Activity

Type of Permit	May 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	24	70	37	136
Attached Single-Family Residential	0	0	12	22
Multi-Family Residential	0	0	0	396
Miscellaneous Residential (deck; roof)	55	296	346	1,240
Commercial - New, Additions, Alterations	2	12	10	13
Sign Permits	0	5	13	37
Inspections	May 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections	348	1,654	1,686	4,447
Valuation	May 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$6,013,800	\$18,094,100	\$11,510,900	\$40,314,600
Total Commercial Permit Valuation	\$552,600	\$2,447,900	\$8,264,300	\$46,094,200

Additional Building Activity:

- Construction nears completion for the first units at The Lofts at Fox Ridge apartment community. Construction continues on all remaining units.
- Construction is near completion on the first industrial building in the Raymore Commerce Center. Site grading has commenced for a 2nd building.
- Construction continues for Community America Credit Union to locate a branch at 1400 W. Foxwood Drive in the Willowind Shopping Center
- Site work has commenced for The Venue of The Good Ranch townhome development.
- Construction continues for the Heartland Dental Office building in the Raymore Marketplace
- Renovations have commenced for the re-use of the former Steak 'n Shake as a medical marijuana dispensary facility.
- Building construction has commenced on the South Town Storage facility, a covered parking area for RV's and similar vehicles
- Building construction plans are under review for the South Metro Fire District administration building

Single Family Building Permits



Code Enforcement Activity

Code Activity	May 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	88	201	244	565
<i>Notices Mailed</i>				
- Tall Grass/Weeds	43	43	46	96
- Inoperable Vehicles	14	102	77	185
- Junk/Trash/Debris in Yard	11	45	31	92
- Object placed in right-of-way	0	0	3	6
- Parking of vehicles in front yard	1	18	9	20
- Exterior home maintenance	10	26	22	43
- Other (trash at curb early; signs; etc)	1	2	4	6
Properties mowed by City Contractor	13	18	19	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	0	3
Signs in right-of-way removed	43	265	198	460
Violations abated by Code Officer	8	38	72	133

Development Activity

Current Projects

- The Prairie at Carroll Farms Rezoning and Preliminary Plat
- Watermark Rezoning (Raymore Galleria)
- South Metro Fire District Administrative Offices Site Plan
- Saddlebrook Rezoning and Preliminary Plat

	As of May 31, 2021	As of May 31, 2020	As of May 31, 2019
Homes currently under construction	597 (396 units at Lofts of Foxridge)	154	129
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	201	292	382
Total number of dwelling units in City	8,839	8,712	8,587

Actions of Boards, Commission, and City Council

City Council

May 10, 2021

- Approved on 1st reading the Eastbrooke at Creekmoor 2nd Final Plat
- Approved on 1st reading the Venue of The Good Ranch Final Plat

May 24, 2021

- Approved on 2nd reading the Eastbrooke at Creekmoor 2nd Final Plat
- Approved on 2nd reading the Venue of The Good Ranch Final Plat
- Approved on 1st reading the vacation of a portion of a utility easement at 1307 Granton Lane
- Approved on 1st reading the Oak Ridge Farms Final Plat

Planning and Zoning Commission

May 4, 2021

- Recommended approval of the Eastbrooke at Creekmore 2nd Final Plat
- Recommended approval of the Venue of The Good Ranch Final Plat
- Completed the Annual Review of the Growth Management Plan

May 18, 2021

- Recommended approval of the Oak Ridge Farms Final Plat
- Recommended approval of the Rezoning of The Prairie at Carroll Farms
- Recommended approval of The Prairie at Carroll Farms Preliminary Plat

Board of Adjustment

May 18, 2021

- Approval of a side yard variance for a proposed structure for South Town Storage

Upcoming Meetings – June & July

June 1, 2021 Planning and Zoning Commission

- Meeting cancelled

June 14, 2021 City Council

- 1st reading - Rezoning of The Prairie at Carroll Farms from A and R-1 to R-1P (public hearing)
- Resolution for Preliminary Plat for The Prairie at Carroll Farms (public hearing)
- 2nd reading - Easement vacation - 1307 Granton
- 2nd reading - Oak Ridge Farms Final Plat

June 15, 2021 Planning and Zoning Commission

- Saddlebrook Rezoning and Preliminary Plat (public hearing)

June 21, 2021 City Council

- 2nd reading - Rezoning of The Prairie at Carroll Farms from A and R-1 to R-1P
- Resolution for Preliminary Plat for The Prairie at Carroll Farms

July 6, 2021 Planning and Zoning Commission

- Watermark Rezoning (Raymore Galleria) "C-3" Regional Commercial District to "R-3B" Apartment Community Residential District
- South Metropolitan Fire Protection District Administrative Offices Site Plan
- Sendera Rezoning (Estates of The Good Ranch) "R-1P" Single-Family Residential Planned District to "PUD" Planned Unit Development District. Sendera is a 428-lot single-family residential development proposed for 135 acres located on the south side of Hubach Hill Road, east of Brook Parkway.

July 12, 2021 City Council

- 1st reading - Saddlebrook rezoning - modification of development standards for R-1P zoning designation (public hearing)
- Resolution for Preliminary Plat for Saddlebrook (public hearing)

July 20, 2021 Planning and Zoning Commission

- Annual Review of the Unified Development Code

July 26, 2021 City Council

- 1st reading - Watermark Rezoning (public hearing)

- 1st reading - Sendera Rezoning (public hearing)
- 2nd reading - Saddlebrook Rezoning
- Resolution for Preliminary Plat for Saddlebrook

Department Activities

- Director Jim Cadoret and City Planner Katie Jardieu participated in the virtual American Planning Association national conference.
- City Planner Katie Jardieu attended a KU Public Management Center Emerging Leaders Academy class via Zoom.
- Economic Development Director David Gress participated in the monthly Chamber of Commerce morning coffee.
- Economic Development Director David Gress presented an update of economic development activities to the Emerald Club at Community Bank of Raymore.
- Building Official Jon Woerner participated in the Spring training conference of the Missouri Association of Building Code Administrators.
- New public notice signs are being placed on property that is under consideration for a development application. A QR code on the sign directs the user to the City's [What's Happening in Raymore mapping application](#) to learn more about the proposed development.
- City Planner Katie Jardieu attended a class for KU Emerging Leaders via Zoom.
- GIS Coordinator Heather Eisenbarth worked on an app for Engineering Services to assist in accurate data collection.
- Code Enforcement Officer Drayton Vogel worked to address the uptick in overgrown lawns and other code infractions throughout the City.
- A Good Neighbor meeting for Saddlebrook subdivision was held on Wednesday, May 19.
- A demolition permit has been issued for the vacant, dilapidated house at 216 S. Adams Street.
- Building construction plans have been filed for the new South Metropolitan Fire Protection District administrative offices on Conway Street, south of the existing training facility. The Planning and Zoning Commission will consider the site plan on July 6, 2021.
- Tenant finish plans have been submitted for Fearless Dance Studio to locate at 303 S. Washington Street.



- Economic Development Director David Gress participated in the monthly membership luncheon with the Chamber of Commerce.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the quarterly meeting of the participating communities in the Communities for All Ages Initiative.

GIS Activities

- Project design for field collection of accessible ramp locations for assessment
- Replication and backup of hosted inventory, including attachments
- Report design for ramp inventory with photos
- Dashboard design to summarize/filter data for evaluation/quality control
- Development to support print & spatial analytics for feature classification
- Support for asset management operations (valve exercising), as requested
- KC Metro GIS quarterly meeting - data development, 911 operations & imagery acquisition
- Census American Community Survey (ACS) virtual developers conference
- Support for internal and external operations, including development of geospatial data and monitoring of (web mapping) services by request
- Monitoring of external services