

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