



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 6, 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 June 15, 2021 meeting
 - b. Case #21020: Brookside Replat - Final Plat
6. Unfinished Business - None
7. New Business
 - a. Case # 21019: Culver's Site Plan Amendment
 - b. Case # 21014: South Metro Fire Department Administration Building Site Plan
 - c. Case # 21015: Raymore Galleria - Watermark Rezoning (*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, JUNE 15, 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 7:01pm), MAYOR KRIS TURNBOW, MARIO URQUILLA, AND JEREMY MANSUR. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY ATTORNEY JONATHAN ZERR, DIRECTOR OF PUBLIC WORKS MIKE KRASS, 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 minutes of the May 18, 2021 meeting.**

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

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.

6. Unfinished Business - None

7. New Business -

- a. **Case # 21010: Saddlebrook Rezoning (*public hearing*)**

Chairman Wiggins opened the public hearing at 7:02pm.

Shawn Duke of Schneider Associates, 802 Francis St., St. Joseph MO 64501 came before the Planning Commission to request modification to the development standards of the existing R-1P zoning designation of 65 +/- acres, generally located north of Hubach Hill Road, east of the Stonegate subdivision. Mr. Duke highlighted that there are both a rezoning and preliminary plat for Saddlebrook, which is south of Brookside on Hubach Hill Road. Brook Parkway will extend down through the property and will be on the east side of the property. What is being proposed is a combination of single-family residential lots, with varying lot sizes. The northern

half of the property has 65ft wide lots, which is similar to the lot sizes in the Brookside development. The southern half of the property has 45ft wide lots, which allow for narrower houses on the lots. Mr. Duke stated that the plan is to keep the neighborhood single-family residential, and to match the neighborhoods surrounding the property, including comparable design. The floodplains have been accounted for, and there is a floodplain along the west side of the property, as well as a floodplain that runs along the creek on the southern portion of the property. The current zoning is Planned Development, and the request is to change the requirement of the development to allow for change in lot widths.

City Planner Katie Jardieu began the staff report by stating that the applicant is requesting to modify the development standards on the 65-acre parcel associated with the "R-1P" Single-Family Residential Planned District to adjust lot width, lot size, side-yard building setbacks, and lot coverage to allow for a mixture of single-family homes in the proposed development. The approval of this modification would change the lot sizes from 8,400 square feet to 4,500 square feet, the lot width of 45ft, the lot depth will stay the same at 100ft, and the front yard and rear yard setbacks would stay the same at 30ft. The side yard setbacks would go from 7ft to 5ft, and a corner lot would stay the same at 20ft. The maximum building height would stay the same at 35ft, and the maximum building coverage would increase from 30% to 40%. Ms. Jardieu stated that the surrounding properties to the north, south, and west are R-1P, and the land to the east is unincorporated Cass County. Ms. Jardieu read 6 items into record, and included any additional exhibits as presented during the hearing. The subject property was rezoned from "R-1" Single-Family Residential District to "R-1P" Single-Family Residential Planned District on April 10, 2006. Three surrounding properties were rezoned to R-1P as well in 2005, 2015, and 2019 respectively. The developer initially requested to reclassify the zoning of the property from R-1P to R-2P in order to allow a mix of single and two-family residential dwellings. After meeting with neighbors and hearing concerns, and after a recommendation of denial from the Planning & Zoning Commission in September 2020, the developer decided to withdraw the application, and is back in front of the Planning & Zoning Commission currently to modify the R-1P setbacks. Ms. Jardieu stated that a Good Neighbor meeting was held on Wednesday, May 19 at Harrelson Hall. 15 people attended including residents of the county from Dutchman Acres. Also of note, the Raymore-Peculiar school district received a copy of the conceptual plan and are aware of the development, and do not feel it will have a negative impact on the ability to meet the standards for the students. The conceptual plan for Saddlebrook was shared at the Good Neighbor meeting, which showed approximately 74 single-family homes with a minimum of 65ft lot widths to the north, and 98 single-family homes with a minimum lot width of 45ft lot widths to the south.

Chairman Wiggins asked Ms. Jardieu to clarify if the only thing to be discussed for this case is the lot widths and measurements?

Ms. Jardieu stated that yes, that is correct.

Commissioner Mansur wanted to clarify that the conceptual plan for Saddlebrook presented at the Good Neighbor meeting was the current plan for the development, and not the plan for any previous developments of the property.

Ms. Jardieu confirmed this.

Chairman Wiggins opened the meeting for public comments at this time.

Christopher Yates, 1011 Magnolia, Dutchman Acres subdivision, Raymore MO 64083 came to the podium to comment. Mr. Yates stated that he attended the Good Neighbor meeting where the City Planner and Shawn Duke presented, and he is concerned that the development does not fit the area. Mr. Yates stated that he believes this development is an experiment to shrink down lot sizes, and has concerns that there will be increased traffic, increased occupation of a

small area, and that approving this development would allow more developers to shove more people into smaller lots and smaller neighborhoods. The northern end of the development would not be the issue, since the lot sizes are larger, but the decision should not be made based on the needs of the builder and their desire for profit. Mr. Yates continued on that the Commission is in place to create a more beautiful city, and to make Raymore a city where people want to live and stay for a long time.

Chris Oakes, 1012 S. Madison Street, Dutchman Acres Subdivision (lot is within the City), Raymore MO 64083 came to the podium to comment. Mr. Oakes stated that his biggest concern is that the lots on the south side of the development would not have enough room between the houses to repair the foundations if they become damaged by potential flooding or other issues. 45ft widths on the lots would not allow enough space for maintenance equipment to be utilized, and if the homes are not properly maintained, the property values will drop.

Cameron Reed, 1124 W Hubach Hill Road, Dutchman Acres Subdivision, Raymore MO 64083 came to the podium to comment. Mr. Reed commented that when buying a starter home, the smaller lots would not appeal to a buyer. Mr. Reed stated that he believes the developer is trying to stick too many houses too close together, which will create more traffic in the area, and there is not room on the proposed streets for street parking.

Chairman Wiggins closed the public hearing at 7:19pm, and opened the floor for Commissioner or applicant questions.

Commissioner Urquilla asked Ms. Jardieu if there are currently any lots in Raymore where the lot sizes mirror those of the proposed development?

Ms. Jardieu responded that yes, there are similar lot sizes in Eastbrook in Creekmoor. There are lots in the Stonegate subdivision with 60ft lot widths, and the homes on those lots have a three-car garage, whereas the lots on the south side of the proposed development with 45ft wide lots will have a two-car garage.

Commissioner Bowie asked if the applicant would like to explain or rebut some of the concerns brought up by the public comments? There is concern about the sizes of these lots on the south side, and with 1300sq ft homes, the lots seem small.

Mr. Duke explained that what is currently being proposed is 45ft wide lots, and there are a variety of house plans consisting of 1200sq ft-2000sq ft homes that would fit on the lots. The developers are trying to find the balance between the cost of building affordable homes and the number of lots in the south end of the property. Mr. Duke stated that part of the reason the developer is requesting higher density on the south side of the property is to help cover the cost of building materials as well as infrastructure costs associated with development. Historically, homes have been built on narrower lots, and the homes in this development would have to go more vertical to accommodate. Mr. Duke also stated that housing brings commercial development, which brings industry, and if new housing is not approved, the city will eventually go stale while the surrounding communities will continue growing successfully. The lots are not changing in depth, and there is still 100ft+ depth to the lots. There is equipment that can work in smaller spaces, and should be able to work given the room between houses. Mr. Duke mentioned that all criteria will be met for the floodplains, and that there are codes in effect to help protect homes near floodplains.

Chairman Wiggins asked Director of Public Works Mike Krass if there are necessary improvements to be made or are there any concerns the City has?

Mr. Krass responded that no, there are no improvements or concerns from an infrastructure standpoint, and as the applicant stated, the Raymore floodplain ordinance is more restrictive than other cities'. The city of Raymore does not allow structures to be built in the floodplain, and lots are not platted in floodplains. With regards to future foundation work, the City building inspections department does a footing inspection on homes to make sure the soil is sound before the footings are constructed. Mr. Krass stated that a number of homes have been built adjacent to the floodplain, and he is not aware of anyone that has had to have foundation repairs due to settlements.

Chairman Wiggins stated that he was able to find the adjustments that were made for Eastbrook at Creekmoor subdivision. The lots were 4500sq ft, with a minimum lot width of 30ft in a cul-de-sac, 40ft width for a regular lot, and 47ft width for a corner lot, and stated that the lots for the proposed subdivision are larger and have more requirements than the Eastbrook subdivision.

Ms. Jardieu clarified that the city does not allow any portion of the lot in the floodplain.

Commissioner Fizer asked Chairman Wiggins how many of the 30ft lots are there in the Eastbrook subdivision?

Chairman Wiggins responded that the initial plan was for around 35 houses, and around 35 more houses have been approved. Mr. Krass confirmed this, and clarified that these numbers are for the first two phases, and there will probably be four total phases.

Mr. Duke clarified that the houses to be built on the 45ft lots are intended to be the same size as what is in Brookside done by the same builder. There will be more square footage available because the houses will be longer and have more on the second floor.

Commissioner Fizer stated that she personally believes the lots are way too small, and while the idea of smaller houses is okay, she would not buy a house in this neighborhood. The gentleman that commented on the parking is correct, it is a lot of houses and a lot of cars, and as the area becomes more developed, the area will become very congested and tight.

Commissioner Faulkner stated that he would like to make a few points in opposition of the rezoning. This proposed subdivision seems too dense for the area. The zoning classification R-1.5 is designed to be small lots for single-family residential, with a minimum lot size according to that code of 6500sq ft, and a minimum lot width of 60ft. The lots in this proposed subdivision are smaller than that at 4500sq ft, with a minimum lot width of 45ft, and is considerably smaller than Prairie View of the Good Ranch. All but one of the commissioners were there when it was proposed to rezone the property from R-1P to R-2P, going from single-family to duplex. Commissioner Faulkner pointed out the proposal was denied by the Commission, which included 166 total housing units, whereas the current proposed rezoning would allow for 172 total housing units, making it more dense than the denied previous rezoning proposal. The "P" designation is meant to be a trade off for higher density in return for amenities, and outside of the trail, Commissioner Faulkner mentioned that he doesn't see any amenities on the property. He also mentioned that by rezoning the property, it would allow the larger lots on the north end to move to the same lot sizing as the south end, which is not ideal.

Ms. Jardieu asked to clarify something that was said. The rezoning does not allow the developer to put the smaller lots everywhere, the subdivision would have to follow the conceptual plan, and if there is a deviation of 10% or more, the plan will have to come back before the Planning Commission.

Motion by Commissioner Faulkner, Seconded by Commissioner Fizer, to not accept staff proposed findings of fact and deny case #21010 Saddlebrook subdivision amendment to the R-1P, and provide alternate findings of fact based on Commissioner comments and the public comments.

City Attorney Jonathan Zerr stated that the additional findings of fact would have been the comments from the Commission members regarding the application before the Commission, including the adoption of the comments from Commissioners Fizer and Commissioner Faulkner.

Vote on Motion:

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

Motion passed to deny the case 6-3-0.

Ms. Jardieu suggested a short break before the next case, to give the applicant time to decide if they would like to continue or withdraw the application for Case B. Chairman Wiggins agreed, and at 7:40pm, took a 5 minute recess. Everyone returned at 7:45pm for Case B, which the applicant moved forward with presenting.

b. Case # 21011: Saddlebrook - Preliminary Plat (public hearing)

Chairman Wiggins opened the public hearing at 7:45pm.

Shawn Duke of Schneider Associates, 802 Francis St., St. Joseph MO 64501 came before the Planning & Zoning Commission for approval of the Saddlebrook subdivision preliminary plat, which includes approximately 65 acres generally located north of Hubach Hill Road, and east of Stonegate subdivision. Mr. Duke highlighted that Brook Parkway will connect to the subdivision north of the proposed development, and will also connect south of the proposed development into The Prairie of the Good Ranch. The creek on the west side of the property is a physical limitation, as is the pond that will remain to the west side. Keeping the limitations in mind, the developers have created the layout of the neighborhood, with the northern lots curving along the terrain of the land, so the lots drop off in the rear toward the creek. The cul-de-sac roads were configured keeping in mind the existing gas main on the west side of the property. The trail along the creek will be a continuation of the trail in the Brookside subdivision to the north, and the trail ties into the sidewalks in the development. The lots are around 65ft wide lots in the north, and 45ft wide lots in the south of the property. The house layout seen in the packet is a typical layout for the houses on these lots, which is a 3-bedroom home with a garage, sized between 1500sq ft-1800sq ft. The streets are designed to meet city standards, the cul-de-sac lengths are appropriate for city standards, and the cul-de-sacs will be teardrop-shaped as the city requires.

Mayor Turnbow mentioned to the applicant that it would be nice to have more styles and layouts of homes to see instead of just the one included in the packet. Mayor Turnbow also mentioned that with the lack of amenities on the property, the homes would have to have nice amenities inside, and be deemed by the Commission to be something that fits in the surrounding community.

Mr. Duke responded that he has more homes that he can show the Commission, and added that there are some amenities, including the trail and the playground area, and there is room to add more amenities, but there are no plans to add to the amenities currently in the preliminary plans. As the additional home plans are shown to the Commissioners, Mr. Duke explains that the developer will have lots for sale, so there will be multiple builders in the subdivision, but there will be guidelines for what is typical in the subdivision. The intent is that there will be a variety of houses in this subdivision.

Mayor Turnbow asked the applicant what size lots are required for the larger homes that are being shown?

Mr. Duke responded that all of the homes that are being presented will fit on the 45' wide lots.

Commissioner Bowie asked if there is a possibility to have several builders? The developer is not building all of the homes here?

Mr. Duke responded that yes, that is correct. What is being requested is a preliminary plat, not a planned district that would restrict them to this specific architecture. The intent is to build lots to sell to developers. Ideally, the number of builders would be restricted, to allow for a variety of home styles, while keeping some sort of consistency to the neighborhood.

City Attorney Zerr wanted to make sure that the Commissioners are focused on the proposed findings of fact and the four items that have been identified. The final determination should be pulled from the findings of fact.

Mayor Turnbow asked if Linda Welsh, realtor for Brookside Builders, could clarify how much of the Brookside subdivision has gone to rental property?

Linda Welsh, 1008 N Mullen Rd., Raymore MO 64083 answered that less than 20% of the homes in the Brookside subdivision have gone into rental. Most of the residents in that neighborhood have lived there since the subdivision has been built.

City Planner Katie Jardieu provided the Staff Report, stating that the Preliminary Plat Case #21011 should be considered based on if the rezoning was approved. Ms. Jardieu stated that Brookside Builders is requesting preliminary plat approval of nearly 65 acres. The surrounding properties are zoned R-1P. The Parks & Recreation Board recommendation that was done as a part of Brookside 10 final plat, which was part of Brookside South subdivision, remains current. The Park Board agreed to accept the parkland dedication of Tract Y in Brookside 10, and the construction of a trailhead parking lot along Bristol Drive, as well as a proposed walking trail from Bristol Drive south to Hubach Hill Road. The requirements for that parkland dedication which also cover this subdivision have been met. The property owners are the same individuals who developed the Brookside subdivision, and the property was initially planned as an extension of the Brookside subdivision and was referred to as Brookside South. The new owners are separating the property from Brookside and the area has been renamed Saddlebrook subdivision. Existing stream buffers throughout the property will be preserved. A high-pressure natural gas line runs parallel to the stream, and the stream acts as a natural

buffer of at least 500 feet between proposed homes and the existing Stonegate subdivision to the west. The sanitary sewer line is located to the west along the stream. The 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, and liability for the dam lies with the property owners of Dutchman Acres where it is located. Ms. Jardieu stated that 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. Brook Parkway will connect the Brookside Subdivision to Hubach Hill Road and be a minor collector. 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. Ms. Jardieu mentioned that 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.

Commissioner Urquilla asked Ms. Jardieu to clarify what would happen to the Preliminary Plat if the Planning & Zoning Commission denies this case but the City Council approves the rezoning?

Ms. Jardieu replied that the applicant would need to redo the Preliminary Plat, however if this case is approved by the Planning & Zoning Commission and the rezoning were approved by City Council, things would be able to move forward.

City Attorney Zerr stated that the Planning & Zoning Commission acts as a recommending body to the City Council, who can then take the recommendation and make determinations on each of the applications independently.

Chairman Wiggins opened the meeting for public comments at this time.

Christopher Yates, 1011 Magnolia, Dutchman Acres, Raymore MO 64083, came to the podium to give his comments. Mr. Yates stated that he would like the Commission to think of North Cass Parkway as the second entrance into the city of Raymore. When people drive down that road, they will first see the new commercial development, some nice single-family homes, and if this case is approved, a bunch of backyards. With yards that small, the homeowners will likely have quite a bit of stuff in their backyard. There will not be a lot of room for trees, and if there is, the trees won't become substantial for years. Mr. Yates feels that the platting of the land is not inviting, and seems utilitarian. He stated that the north portion of the property is more appealing, but the south end of the property is meant to squeeze as many lots into a small area, because of the limitations of the property itself. From the 2013 Adopted Growth Management Plan, goal #3 is to refine and emphasize standards to maintain and improve the physical quality of development in Raymore, and promote its distinctive appeal. The objective is to establish a unique identity for Raymore. Mr. Yates stated that this does not qualify as a unique identity for Raymore, the subdivision has no amenities, does not match the surrounding areas, and it needs to blend in and be appealing. Raymore has always been on top of it, and needs to keep that going.

Ms. Jardieu stated that Staff would like to clarify that there are amenities included in the development which are outlined in the Staff Report.

Cameron Reed, 1124 W Hubach Hill Road, Dutchman Acres, Raymore MO 64083 came to the podium to give his comments. Mr. Reed stated that he feels there would be no desire to move into the development. Most other subdivisions have walking trails and larger lots, and other amenities like a pool or a park.

Chris Oakes, 1012 S Madison Street, Dutchman Acres Subdivision (lot is within the City), Raymore MO 64083 came to the podium to give his comments. Mr. Oakes feels that along a road like Lucy Webb, there is enough space between the roads and the backyards of the residents along the street for beautification, sidewalks, and additional trees to be put in. Mr. Oakes would like to make sure that this subdivision takes into consideration that same principle, that if from the road, it gives the same impact as Lucy Webb does with the nice trees, rock formations, etc. He also feels that the subdivision being built on the south side of Hubach Hill Road is already taking those things into consideration, and would ask that Saddlebrook do the same. Mr. Oakes also would like to know if there has been any consideration or worries about the dam being disrupted during construction.

Mr. Duke mentioned that on Hubach Hill Road, there is a 30' wide tract which is the landscape buffer that the City requires between the Hubach Hill Road and the proposed subdivision. There will be landscaping along Hubach Hill Road, and there is the natural buffer along the west side, also along Brook Parkway there are tracts along each side that are dedicated for landscaping.

Chairman Wiggins closed the public hearing at 8:10pm.

Commissioner Faulkner mentioned that he has two serious concerns about the preliminary plat. The first concern has to do with the Unified Development Code (UDC) 445.030, paragraph I.10.a, regarding requirements on cul-de-sac streets. Commissioner Faulkner stated that the code specifies that a cul-de-sac should have a 600' maximum length in subdivisions with the smaller lot sizes. Based on approximate measurements he took, Commissioner Faulkner noted that all of the cul-de-sacs are longer than allowed by the UDC. There are also no decorative islands for stormwater treatment in the cul-de-sacs. The second concern Commissioner Faulkner had was that there is a pipeline easement that runs north/south, and three of the four cul-de-sacs end on the west side of the pipeline, leaving around 15 houses on the west side of the pipeline. There are no other means of exit for those households other than the cul-de-sac roads if there were to be an issue with the pipeline. Those houses are basically trapped, and Commissioner Faulkner believes this is a public safety issue.

Chairman Wiggins mentioned that there was discussion of the teardrop-shaped cul-de-sac in the staff report.

Mr. Krass stated that Commissioner Faulkner is correct about the cul-de-sac length, however it should be noted that the Code states "...exceptions might be made where topographic or other unusual conditions so require subject to the approval of the Director of Public Works and Planning & Zoning Commission." Mr. Krass stated that the Public Works and Engineering departments have reviewed the proposed layout, and would note that the condition that the cul-de-sacs are excessive happens all over the city, especially due to topographic conditions. With the floodplain and other considerations, this parcel would be considered unusual.

Commissioner Faulkner replied that he feels this situation is considerably worse, and is more of a concern because of the excessive length, but also because of the significantly increased number of lots.

Mayor Turnbow asked Ms. Jardieu if she had any replies to what Commissioner Faulkner brought forward in addition to what input Mr. Krass had.

Ms. Jardieu responded that the applicant has agreed to do the teardrop cul-de-sac including the center island for stormwater treatment. She also reiterated that these lots are larger than what has been approved in Eastbrook, which has 40' wide lots.

Mr. Krass commented that in different subdivisions there are “No Parking” signs due to the amount of density, the City snow removal operators would surely appreciate no cars along that side of the street as well.

Ms. Jardieu commented Prairie of the Good Ranch has an even larger gas easement that goes through the property that also had to come for approval to widen the easement.

Commissioner Urquilla asked if there should be a modification to the proposal to add the “No Parking” sign on that side of the street?

Mr. Krass responded that it would likely be more appropriate to add to the final plat, but it is certainly something the Commission can forward to the City Council for consideration as an additional recommendation.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to 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 condition that 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.

Mayor Turnbow mentioned that the City works with different organizations to ensure different homes for the people that want to live in Raymore. The product that is being proposed, while there may not be interest from the Commission to live in the neighborhood, the same cannot be said for other individuals that may want to be residents. Mayor Turnbow stated that he will be voting yes on the motion because he feels that the subdivision offers a variety of housing, and is not a downscale of any kind, and the builders have built good products in the past.

Vote on Motion:

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

Motion passed 6-3-0.

Mayor Turnbow asked Mr. Zerr if voting no member on the previous motion of denial, does he have the ability to raise the subject back for reconsideration?

Mr. Zerr responded that yes, he does have the ability to do so.

Mayor Turnbow motioned to bring Case #21010 back before the Commission for reconsideration, and Commissioner Urquilla seconded the motion.

Chairman Wiggins asked Mr. Zerr to clarify whether or not the Commission is able to proceed.

Mr. Zerr stated that he is prepared to provide an answer based on *Robert's Rules of Order*. He read, "If a motion has been either adopted or defeated during a meeting, and at least one member who voted on the winning side wants to have a vote reconsidered, such a member may make the motion to reconsider. This motion can only be made by a member who voted on the winning side, that is to say if the motion was adopted, the motion to reconsider can be made only by a member who voted in favor of the motion, or if the motion was defeated, only by a member who voted against it."

Mayor Turnbow stated that there inlies the issue with making motions to deny, and withdrew his motion.

8. City Council Report

City Attorney Zerr gave an overview of the two City Council meetings that have occurred since the Planning & Zoning Commission last met.

9. Staff Report

Ms. Jardieu began the staff report, stating that there are 201 undeveloped lots in the City, which will cause a downturn in the number of permits pulled, as there are fewer lots available. There are new public notice signs that are being placed, they fit the brand guidelines better, and have a QR code on them which will lead to the What's Happening app that shows that specific public hearing notice, Good Neighbor notices, or plans associated with that code. The South Metro Fire District administrative building plans have come in for review, and those will be reviewed as a site plan at the next Planning & Zoning meeting in July. Site work has commenced for The Venue of the Good Ranch townhome development.

Commissioner Bowie asked Ms. Jardieu if there has been any interest in the commercial buildings, and are there any issues going on with the Steak n' Shake/dispensary building that the Commission needs to know about?

Ms. Jardieu replied that there is interest in the building that is almost complete, and there will be more news about that in about two weeks. There are no issues with the building, the developers have submitted plans for interior renovations which are currently being reviewed by the Building Official.

10. Public Comment

Cameron Reed, 1124 W Hubach Hill Road, Raymore MO asked about the Good Neighbor meeting and Public Hearing notices that go out, and stated that he hasn't received any notification.

Ms. Jardieu stated that she sends them out, and that she would be happy to check on her list. The notices are sent to people within 185' of the property the notice is about, and notices are sent to Raymore residents as well as Cass County residents within that 185' boundary.

Christopher Yates, 1011 Magnolia, Raymore MO 64083 asked Ms. Jardieu what the reasoning behind only sending notices to those within 185', because the people on all sides of the property would want to know what is going on in their backyard. He asked if there was a particular code that states this?

Ms. Jardieu replied that yes, there is a specific code that specifies the distance required for public notices. She also mentioned that this is the reason the City puts up the Public Hearing

signs, so that those living outside of the 185' parameter will have the opportunity to attend the meetings.

Mr. Yates commented that it is very hard to see them when there is tall grass around them, and they seem to only be about 18" wide.

11. Commission Member Comment

Commissioner Bowie thanked the staff, the applicant, and the public, and stated that this type of discourse is needed. He stated that he voted Nay because his thoughts are very similar to the public comments, and some of the Commission member comments as well. He stated that Raymore is moving in the right direction, and there are numerous types of housing needed, and it's important for the public to speak up and come to public hearings.

Commissioner Engert thanked staff for the information, and thanked the public for coming out. He noted that he voted Nay on the first case, but the Mayor changed his mind for the second case when he mentioned that this development will be good for the city of Raymore.

Commissioner Faulkner thanked the City staff, and believes his comments during the hearing speak for themselves.

Commissioner Fizer thanked the Staff, and appreciated the public coming out.

Commissioner Mansur thanked the City staff, and the public for voicing their opinion. He noted that he voted in approval on the preliminary plat, and is leaving the lot width decision up to City Council, and if approved, this development would be fine.

Commissioner Petermann thanked the staff, and asked if it is possible for the Planning & Zoning Commission to go on a tour of some of the projects going on or that have been completed in the City of Raymore similar to the tour the City Council is taking.

Commissioner Urquilla mentioned that he voted Nay on the first case because from his perspective, smaller more affordable homes are needed in the community, and feels that it's sad that there are not many smaller homes available. He also mentioned that there is a lot of money invested in City Staff to do the due diligence to make sure the projects before the Commission meet the needs of the city, the standards set by the city, and he feels comfortable being for both proposals.

Mayor Turnbow mentioned that he appreciated the residents from Dutchman Acres coming out, and mentioned that he would put more weight on someone from Stonegate or Brookside, someone within the city limits that actually pays Raymore taxes. The staff works very closely with the developers, Mid-America Regional Council, and Community for All Ages ensuring that there are a variety of homes in the community that meet various needs of the residents. The homes are on a waiting list in Creekmoor, which shows that there is a market for these types of homes and lots. He thanked the staff, and appreciates the Commission's consideration.

Chairman Wiggins stated that on Friday, July 2nd at Recreation Park is the Spirit of America celebration. There will be food trucks, fireworks, and music will be there, and it will be a great weekend activity. Thanks to staff, and seconded what Commissioner Urquilla said. He also mentioned that there is a lot of misinformation out there, and these meetings are the best way to get the correct information. Thanks to the public as well. Have a safe 4th of July.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to adjourn the June 15, 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 June 15, 2021 meeting adjourned at 8:42 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission
From: City Staff
Date: July 6, 2021
Re: Case #21020 - Brookside Tenth Final Plat-Replat of Tract V and W

GENERAL INFORMATION

**Applicant/
Property Owner:** Doug Park
803 PCA Road
Warrensburg, MO 64093

Property Location: Bristol Drive in Brookside Subdivision



Existing Zoning: "R-1" Single-Family Residential
Existing Surrounding Zoning: **North:** "R-1" Single-Family Residential
South: "R-1" Single-Family Residential
East: "R-1" Single-Family Residential
West: "R-1" Single-Family Residential
Existing Surrounding Uses: **North:** Single Family Residential
South: Single Family Residential
East: Common Area
West: Single Family Residential

Total Tract Size: 22,243 square feet (.51 acres total)

Total Number of Lots: 2 Lots, 2 Tracts

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies Bristol Drive as a Minor Collector..

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Brookside Tenth Final Plat - Replat of Tract V and Tract W.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

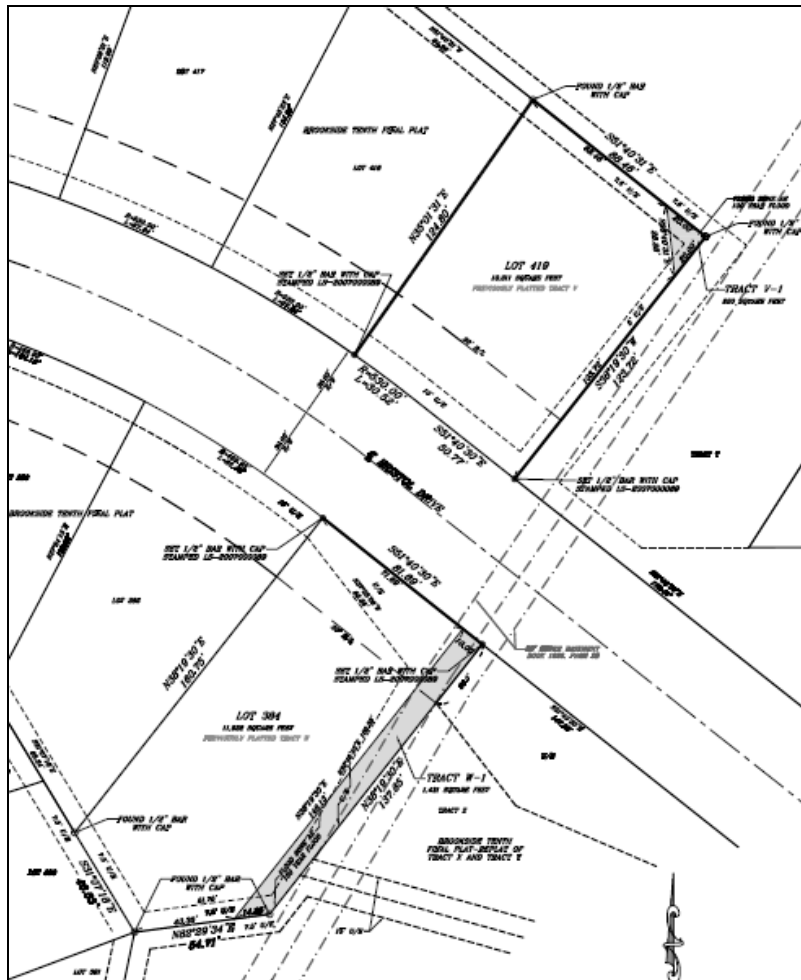
1. The Brookside Tenth Final Plat was recorded on September 2, 2015.
2. The extension of Bristol Drive between Cedar Ridge Drive and Brook Parkway was completed in 2020.
3. A letter of map revision based on fill was issued by the Federal Emergency Management Agency on April 23, 2021, removing Tract V and Tract W from the floodplain. On the replat, Tract V-1 and Tract W-1 remain in the floodplain but are separate from the new lot 419 and lot 384.

ENGINEERING DIVISION COMMENTS

The Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. Proposed Lot 419 was previously approved as Tract V. Tract V has been removed from the floodplain.
2. Proposed Lot 384 was previously approved as Tract W. Tract W has been removed from the floodplain.
3. Proposed Tract V-1 and Tract W-1 will be common area tracts as part of the Brookside 10 plat.
4. Upon approval of the replat the two lots will become buildable lots for new single-family homes.



STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

- 1. **is substantially the same as the approved preliminary plat;**

The replat is substantially the same as the Preliminary Plat. Roadway alignments and lot configurations generally remain the same.

- 2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed replat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

- 3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed replat complies with the conditions of the that were attached to the approval of the preliminary plat.

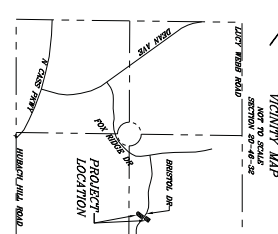
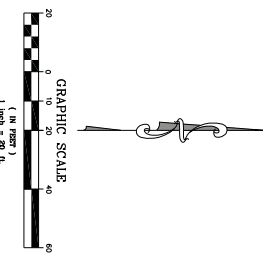
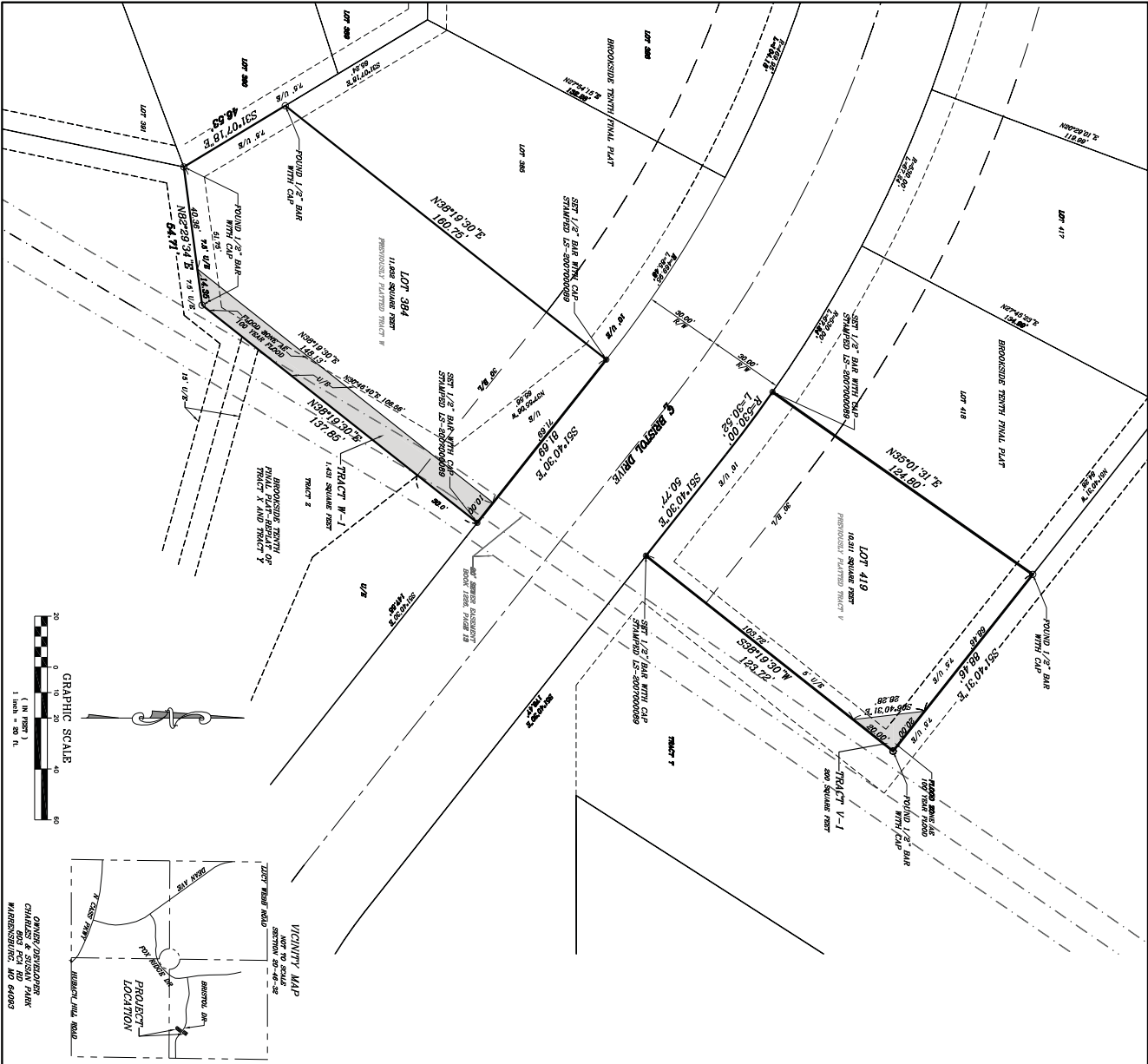
REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	July 6, 2021	July 12, 2021	July 26, 2021

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21020 Brookside Tenth Final Plat - Replat of Tract V and Tract W to the City Council with a recommendation for approval.

MINOR PLAT
BROOKSIDE TENTH FINAL PLAT W
REPLAT OF TRACT V AND TRACT W
 PART OF THE EAST HALF OF SECTION 20,
 TOWNSHIP 46 NORTH, RANGE 32 WEST,
 RAYMORE, CASS COUNTY, MISSOURI.



PROPERTY DESCRIPTION:
 TRACT V AND TRACT W, BROOKSIDE TENTH FINAL PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI.

BOUNDARY SURVEY NOTES:

1. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF BROOKSIDE TENTH FINAL PLAT.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF BROOKSIDE TENTH FINAL PLAT.
3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LOCAL DESCRIPTIONS, AND OTHER INFORMATION AS KNOWN TO THE SURVEYOR AND THE ACCOMPANYING PLAT, WHICH SUBDIVISION HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THIS SURVEY.
4. THIS SURVEY WOULD BE SUBJECT TO THE EFFECTS OF ANY LOCAL PROPERTY SURVEY AS PERMITTED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
5. ACCORDING TO THE RECORD INSTRUMENTS, THE ABOVE DESCRIBED TRACT OR LAND HAS BEEN CLEARED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACT V AND TRACT W.

DEDICATORY:

AN EASEMENT OR RIGHTS IS HEREBY GRANTED TO THE CITY OF RAYMORE TO LOCATE, CONSTRUCT AND MAINTAIN PUBLIC UTILITIES AND TO PLACE AND MAINTAIN PUBLIC UTILITIES AND ALL OR ANY OF THEM OVER, UNDER OR ALONG THE STRIPS DESCRIBED AS "UTILITY EASEMENTS" ON BY THE ACCOMPANYING PLAT, U/S/O, ON THE ACCOMPANYING PLAT. THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THROUGHWAYS ARE HEREBY SO DEDICATED.

EXECUTION & ACKNOWLEDGMENTS:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROFESSIONALS OF THE ABOVE DESCRIBED TRACTS OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021.

CHARLES D. PARK _____ SUSAN B. PARK _____
 STATE OF MISSOURI)
 COUNTY OF _____)

NOTARY PUBLIC:
 BY COMMISSION EXPIRES: _____

APPROVALS:
 THIS PLAT OF BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACT V AND TRACT W HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

ATTEST: _____ CITY CLERK _____ CITY ENGINEER _____
 DEPUTY COUNTY RECORDER OF DEEDS _____

R.L. Buford & Associates, LLC
 LAND SURVEYING & DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY LICENSE NO. 5-3-00001977
 P.O. BOX 14009, PARROTTVILLE, MO. 64152 (816) 741-6152

FOR: SNYDER & ASSOCIATES & RICHARD & SUSAN PARK	MINOR SUBDIVISION PLAT
SEC. - TWP. - RGE. - CO. - DIST. -	JOB NO. - CA-21139
DATE: 06/14/2021	FIELD BOOK
DRAWN BY: R.C.V.	DATE: REV 06/21/2021

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS WHOLLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE AND REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert C. Young
 ROBERT C. YOUNG, TRES-2007000089



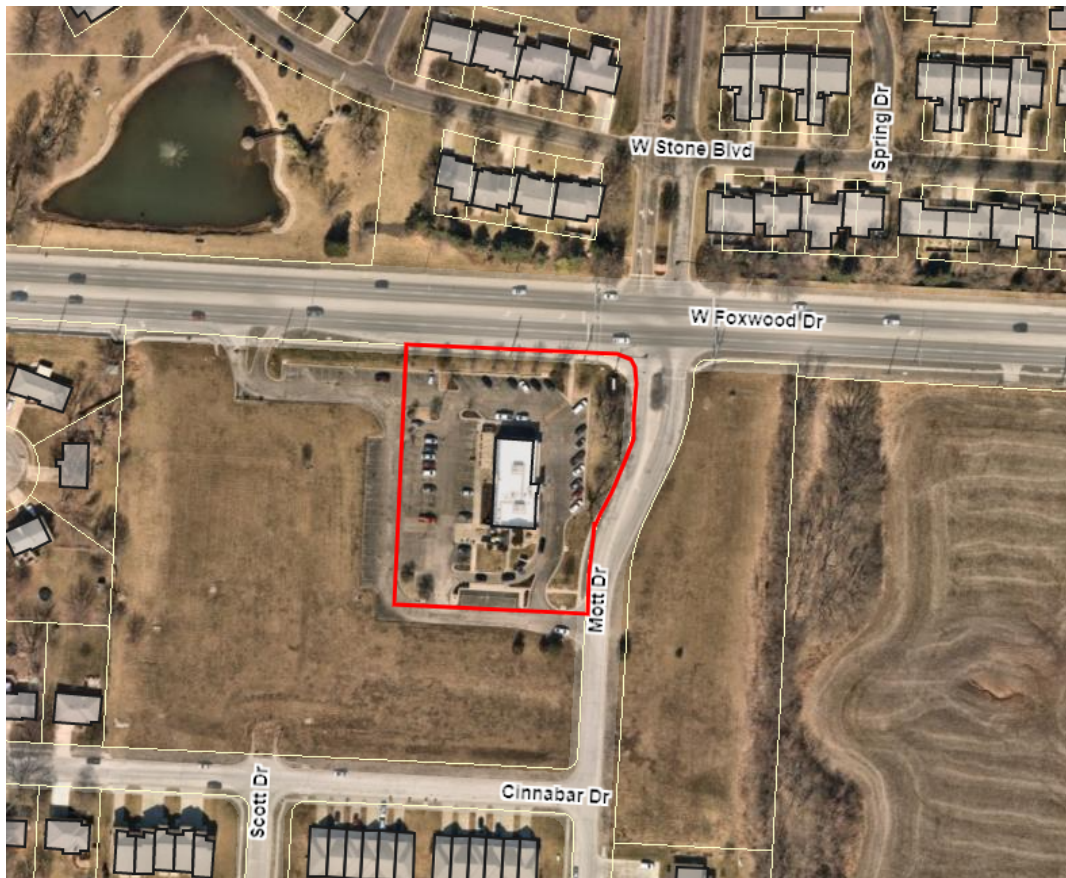
To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: July 6, 2021
Re: **Case #21019 - Culver's Site Plan Amendment**

GENERAL INFORMATION

**Applicant/
Property Owner:** Ramazn Property Management
2751 NE Douglas, Ste 12
Lee's Summit, MO 64064

Requested Action: Site Plan amendment for a second drive-thru lane

Property Location: 1621 W. Foxwood Drive



Existing Zoning:

PUD Planned Unit Development District



Existing Surrounding Uses:

North: PUD
South: PUD & R-3A
East: PUD & C-33
West: PUD & R-1

Total Tract Size: 1.61 Acres

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development.

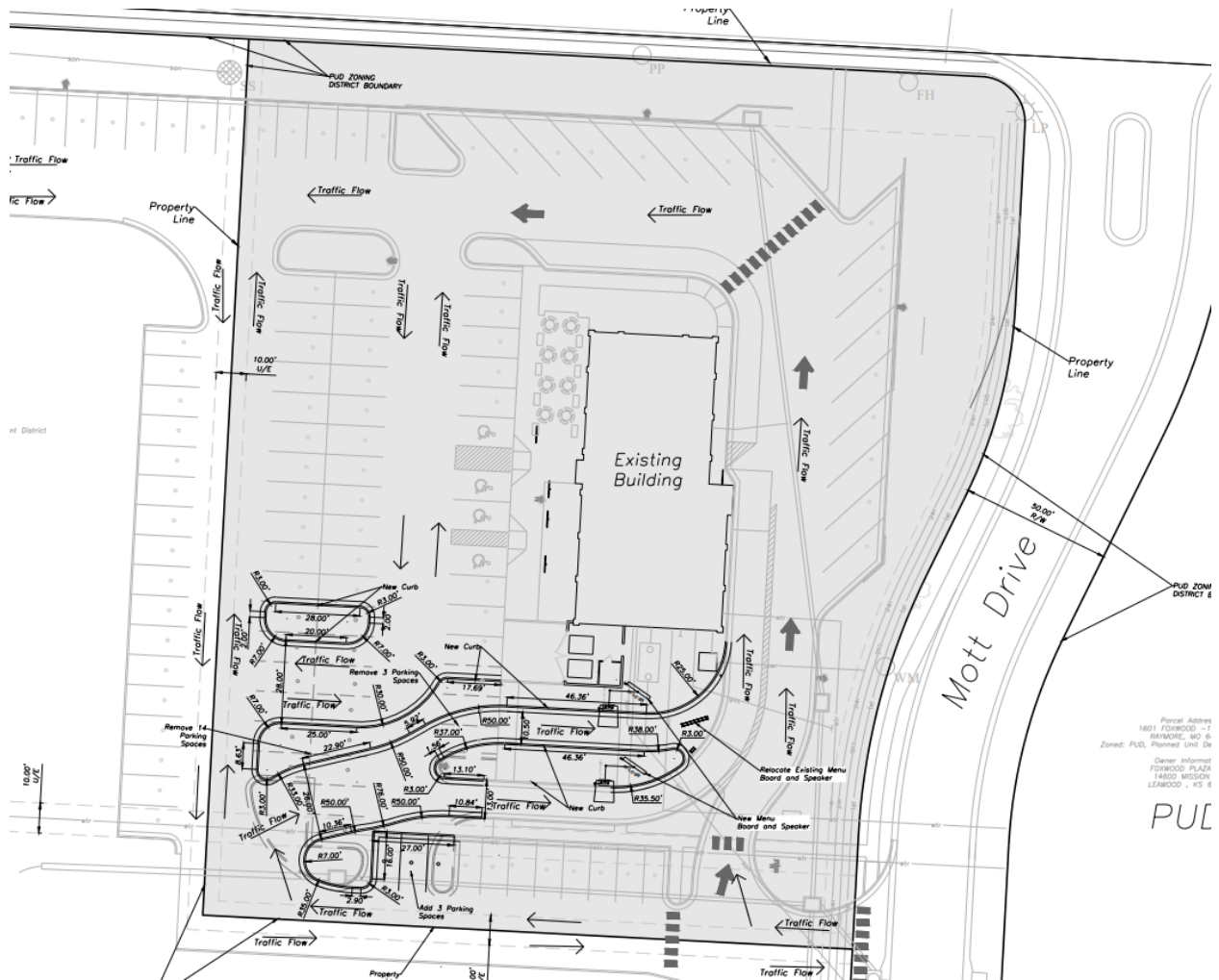
Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan identifies West Foxwood Drive as a major arterial road. Mott Road to the east is identified as a local road.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant requests approval for a site plan amendment that would allow a second drive-thru lane as well as minimal traffic pattern changes.



SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or groundwater;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section

470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:
 - a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
 - b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
 - c. the proposed use is allowed in the district in which it is located;
 - d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;

- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.

- a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
- b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
- c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The subject property was rezoned to “PUD” Planned Unit Development District on October 26, 2008.
2. The Final Plat for the subject property was recorded in April of 2004.
3. The Culver’s site plan was initially approved on April 7, 2009.
4. A Certificate of Occupancy was issued for Culver’s on November 19, 2009.

ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the application and determined that it complies with all of the applicable requirements of City Code.

STAFF COMMENTS

1. **Development Standards:** The current bulk and dimensional standards for the “PUD” General Commercial District zoning classification for the property is provided below.

	PUD
Minimum Lot Area	
per lot	-
Minimum Lot Width (feet)	-
Minimum Lot Depth (feet)	-
Yards, Minimum (feet)	
front	50
rear	10
side	10
Required Landscaped Area (%)	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	40

The property and proposed building comply with the PUD district development standards.

2. Special Use Conditions: Institutions with drive-thru facilities must meet the requirements of Section 420.030L:

L. Drive-through Facilities

1. General

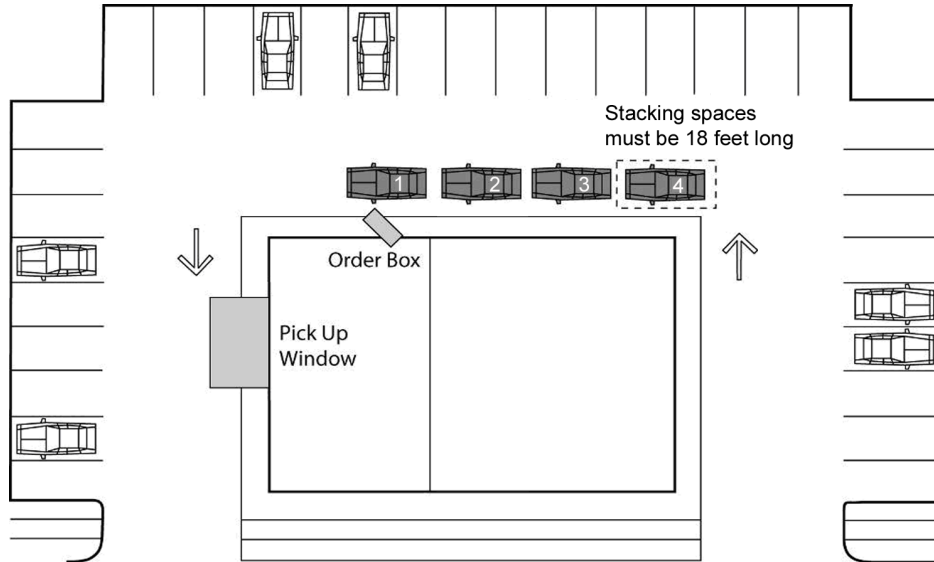
Drive-through facilities are permitted as indicated in the use table in Section 410.020.

2. Vehicle Stacking Areas

- a. Each drive-through facility must provide the minimum vehicle stacking spaces as follows:

The following requirements shall be followed in determining the minimum stacking length per lane:	
Use	Stacking Requirement
Financial Institution	
- teller lane	3
- ATM	3
Car Wash	
- automatic service	4
Restaurant	4 behind menu board
Pharmacy	2
Other uses	To be determined by the Director

- b. Vehicle stacking spaces include the space at the menu board, order box or service window.
- c. Each vehicle stacking space shall be 18 feet long by 9 feet wide.
- d. Each vehicle stacking lane shall be separate from any access aisle, loading space, or parking space.
- e. No vehicle stacking lane shall conflict with any vehicle entrance or exit, vehicle access way or pedestrian crosswalk.
- f. The Commission has the authority to allow a deviation to the stacking requirement based upon a study submitted by a traffic engineer which provides evidence to allow the reduction of these stacking requirements.



3. Adjacent to Residential Districts

- a. Drive-through facilities, including stacking areas, must be separated from residentially-zoned property by at least 40 feet.
- b. Speaker systems used in conjunction with drive-through facilities must be designed so that they are not audible at the property line abutting residentially-zoned property.

The site plan complies with the special use conditions applicable to the use on the property. The applicant is also removing one entrance to the site which alleviates dual entry into the drive-thru and can cause confusion.

3. Parking: The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
COMMERCIAL USES	
Restaurant	1 per 4 seats or 1 per 50 square feet of customer service area, whichever is greater

Based on 125 seats, 32 parking spaces are required. Currently the site has 107 parking spaces provided, and 4 ADA compliant parking spaces. The addition of the second drive-thru lane will require the removal of 11 parking spaces. This leaves a total of 96 parking spaces and 4 ADA compliant spaces. This is ample parking for the site and use.

4. Landscaping

Minor landscaping design changes are proposed with this amendment. The site complies with the 20% required landscaped area. The addition of a drive-thru lane does remove some existing landscaping, but a new landscape island and expansion of existing landscape areas are being added to the parking lot area.

5. Building Design:

No building design changes are proposed with this amendment. The building currently complies with UDC Section 440.010 in regards to building design standards.

6. Pedestrian Access:

Sidewalk and ADA compliant access to the building is provided from Highway 58 at the southeast property corner. No changes to the pedestrian access are being proposed with this amendment.

7. Signage:

A new menu board is proposed with this amendment and will comply with existing code regarding size and placement.

8. Fire District Review:

The site plan was reviewed by the South Metropolitan Fire Protection District with no additional comments.

9. Stormwater Management:

No changes to the stormwater runoff or detention plan are proposed. The site is already paved and no additional impervious surfaces are proposed with this amendment.

10. Site Lighting:

The parking lot area is currently illuminated. The photometric plan was initially submitted and is in compliance with the UDC requirements for site lighting and no changes are proposed with this amendment.

11. Trash/Recycling Enclosure:

No changes to the trash enclosure are proposed with this amendment. The trash enclosure currently complies with UDC section 430.110 stating the trash and recycling enclosure to be permanently screened from view and all screens must match the primary color and material of the structure served.

12. Screening of Mechanical Equipment:

No changes to the electrical or mechanical are proposed with this amendment. Currently the equipment is properly screened.

13. Wetlands

No wetlands are on site.

14. Site Access:

Access to the site is provided off of Foxwood Drive just to the west of the site as well as off of Mott Drive. One internal access point is being closed with this site plan amendment to alleviate dual drive thru entrance points.

15. Off-site Improvements:

None

16. Gasline Easement

There is not a gas line easement associated with this site.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission must make findings of fact taking into consideration the following:

a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

c. the proposed use is allowed in the district in which it is located;

The proposed use(s) are allowed within the existing "PUD" Planned Unit Development District.

d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. The site plan amendment helps to alleviate confusion regarding entrance to the drive-thru and provides additional stacking.

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site provides access from the existing sidewalk along Highway 58 to the site with an ADA accessible sidewalk.

- f. **the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the additional drive-thru on site does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. **open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

Open space is provided where possible on the property.

- h. **the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

The site plan avoids unnecessary alterations to the site. The area to be disturbed for the additional drive-thru lane is already paved, and therefore landscaping and natural areas will be preserved.

- i. **provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. The required site trees are provided in addition to the on-site landscaping.

- k. **includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site lighting plan is in compliance with the UDC and minimizes adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	July 6, 2021

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #21019 Culver's Site Plan Amendment subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.

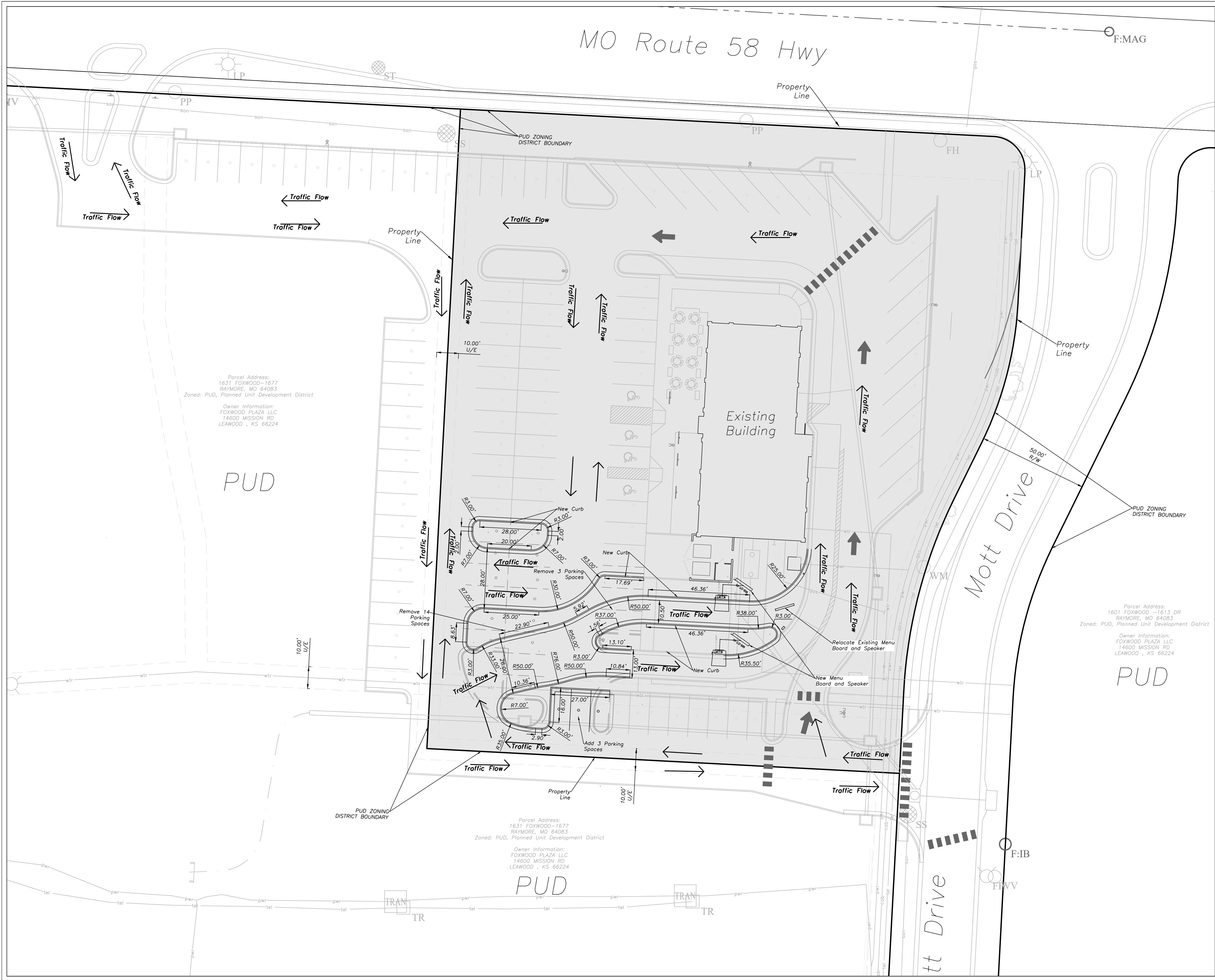
Prior to issuance of a Certificate of Occupancy:

4. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

5. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
6. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.

7. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.



Parcel Address:
1631 FOXWOOD-1677
RAYMORE, MO 64083
Zoned: PUD, Planned Unit Development District
Owner Information:
FOXWOOD PLAZA LLC
14600 MISSION RD
LEAWOOD, KS 66224

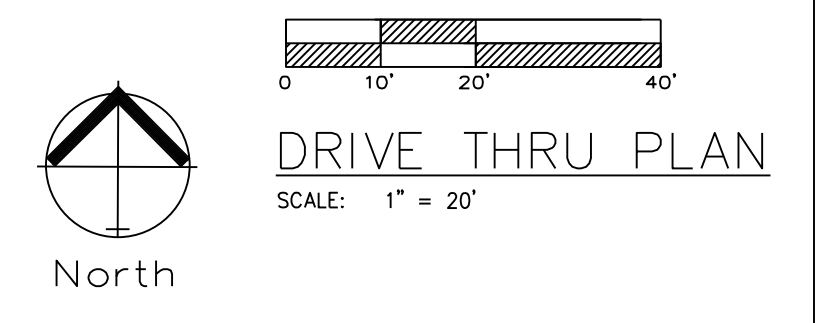
PUD

Parcel Address:
1631 FOXWOOD-1677
RAYMORE, MO 64083
Zoned: PUD, Planned Unit Development District
Owner Information:
FOXWOOD PLAZA LLC
14600 MISSION RD
LEAWOOD, KS 66224

PUD

Parcel Address:
1601 FOXWOOD -1613 DR
RAYMORE, MO 64083
Zoned: PUD, Planned Unit Development District
Owner Information:
FOXWOOD PLAZA LLC
14600 MISSION RD
LEAWOOD, KS 66224

PUD



DEVELOPER:
RAMAZN PROPERTY MANAGEMENT LLC
2751 NE DOUGLAS ST STE R
LEES SUMMIT, MO 64064

PROPERTY DESCRIPTION

Lot 2, The Legends, Cass County, Missouri

SITE DATA TABLE

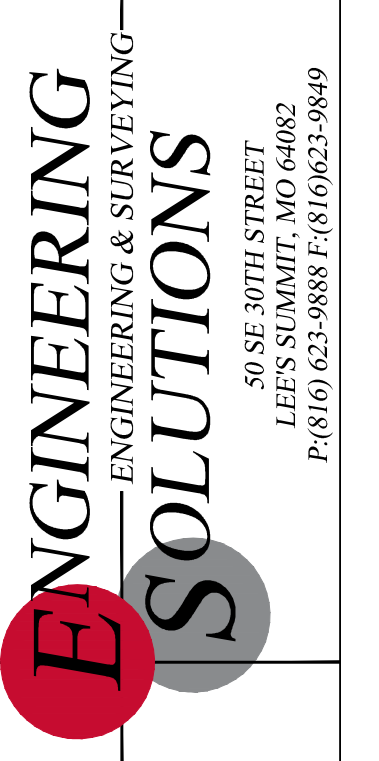
Total floor area	4,467 sq. ft.
Land area	69,980 sq. ft.
Existing parking spaces	107 Standard / 4 Handicap
Existing parking spaces removed	14 Standard / 0 Handicap
Subtotal Existing spaces remaining	93 standard / 4 Handicap
Proposed parking spaces	3 Standard / 0 Handicap
Total parking spaces	96 Standard / 4 Handicap

Current Zoning: PUD, Planned Unit Development District
Proposed Zoning: PUD, Planned Unit Development District

Sanitary Sewer Service
No Sanitary Sewer service modifications.

Water Service
No Water Service modifications.

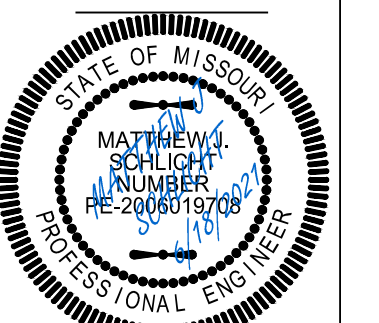
Storm Sewer
No Storm Detention modifications.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Culver's DT Sketch
Issue Date:
June 16, 2021

DRIVE THRU SKETCH PLAN
Site Plan Amendment Plans for:
Culver's
Raymore, Cass County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: July 6, 2021
Re: Case #21014 SMFD Administration Building - Site Plan

GENERAL INFORMATION

Applicant/ Eric Smith
Property Owner: South Metropolitan Fire Protection District
611 W Foxwood Dr
Raymore, MO 64083

Requested Action: Site Plan approval for administration building

Property Location: 315 N. Conway Street



Existing Zoning:

C-2 General Commercial District



Existing Surrounding Uses:

North: C-2
South: PUD
East: R-2
West: C-2 & PUD

Total Tract Size: 1.1 Acres

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development.

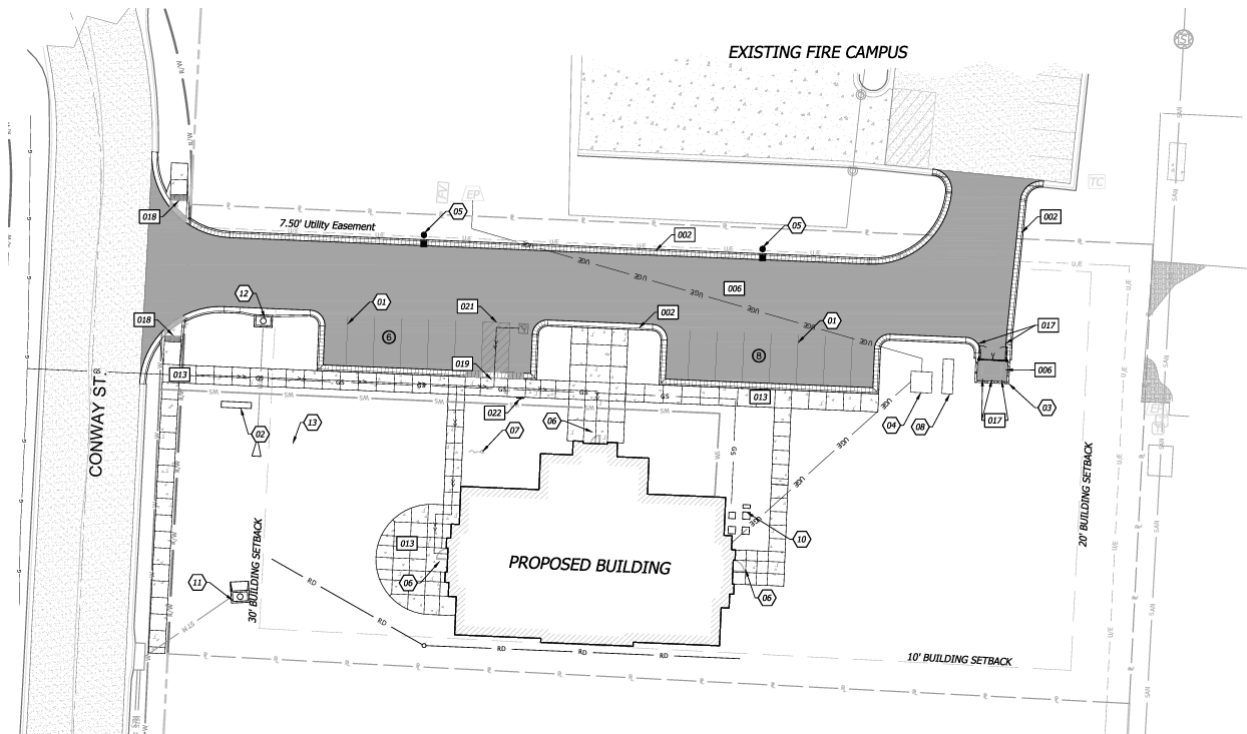
Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan identifies W Foxwood Drive as a major arterial road. Conway Street is identified as a local road.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for a proposed 5,048 square foot 1-story building to serve as the administration building for South Metro Fire Department. The building will have 15 parking spaces of which 2 are handicap accessible.



SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

- A. Purpose
The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing

the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or groundwater;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action
 - a. All site plans will be reviewed by the Community Development Director.
 - b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or

(2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.

c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;

- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

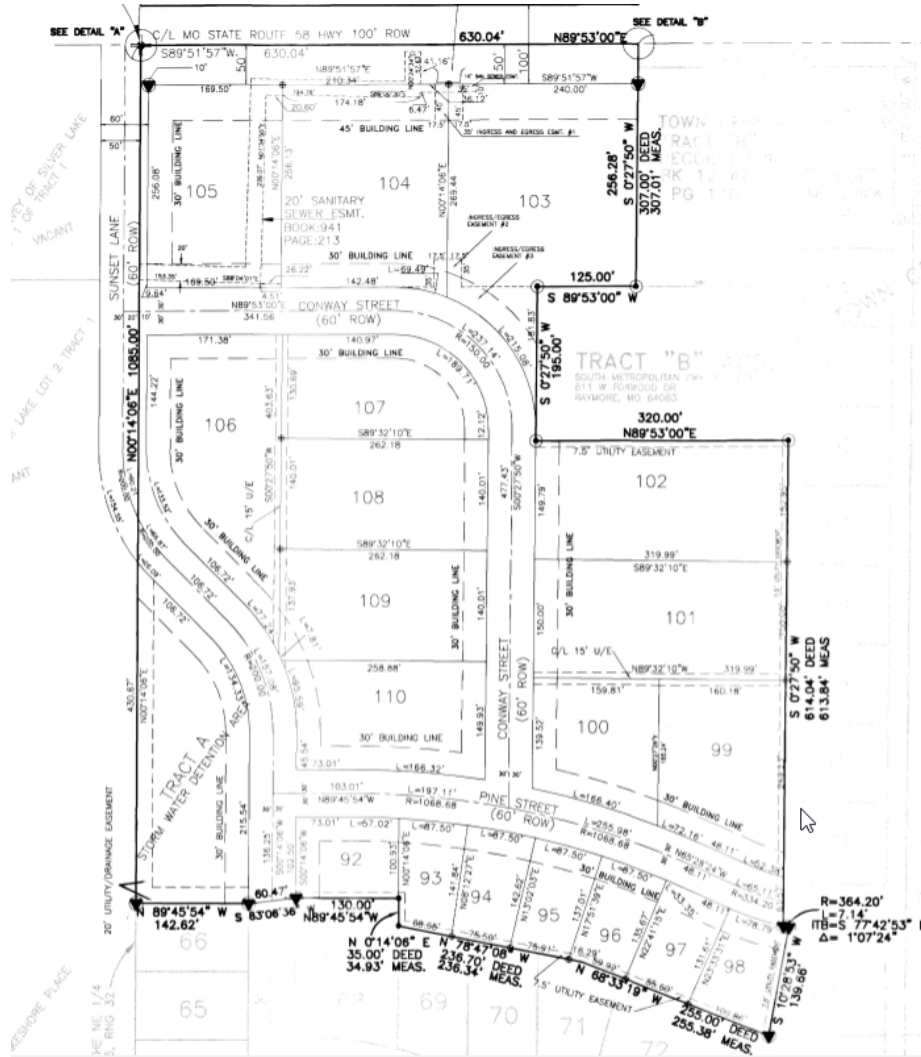
If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
 - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The site was rezoned to C-2, General Commercial District in August 2000. .
2. This lot is part of the replat of Town Center 4th plat that was recorded in June 2001.



3. The site plan for the fire department training tower on the adjacent property to the north was approved on November 8, 2004.

ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the application and determined that it complies with all of the applicable requirements of City Code.

STAFF COMMENTS

1. Development Standards:

The current bulk and dimensional standards for the “C-2” Regional Commercial District zoning classification for the property is provided below.

C-2	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq ft
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	40

The property and proposed building comply with the C-2 district development standards.

2. Parking:

The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
PUBLIC AND CIVIC USES	
Public Safety Services	1 per 1,000 square feet
COMMERCIAL USES	
Office	1 per 300 square feet

The administration office building is 5,048 square feet. As a public safety service, the minimum required parking is 5 spaces. The applicant has provided closer to the commercial office use of 14 parking spaces and 2 handicap accessible spaces.

The building complies with the required minimum parking standards.

3. Landscaping

Twenty percent (20%) of the site is required to be reserved for landscaped area. A landscaped area a minimum of six feet (6') in width shall be provided along each street frontage and along all perimeter property lines.

A type “A” landscape screen is required along the eastern property line. The landscape plan proposes a type A screen be installed along the entire eastern property line, consisting of a variety of plantings. The new landscaping must be

installed to establish a type A screen prior to issuance of a Certificate of Occupancy.

The minimum six-foot (6') landscaped area is provided along all street frontages.

The required interior parking lot area landscaping and perimeter parking lot landscaping, including trees, has been provided.

The proposed landscape plan does comply with the landscaping requirements of the UDC.

A type "A" landscape screen is required along the southern property line. When the adjacent land to the south was rezoned to PUD for the proposed Sunset Plaza townhome development, a condition of approval for the rezoning was that the developer of the townhome units install the type "A" landscape screen. The approved plans for the townhome units includes the landscape screening.

4. Building Design:

The proposed development must comply with the building design standards contained in Section 440.010 of the UDC.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of the front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or

roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

Four-sided architecture is proposed for the building. Building materials consist of brick and cast stone as well as metal soffits and downspouts. Articulation of the building walls are provided.

The proposed development does comply with the building design standards of the UDC.

5. **Pedestrian Access:**

Pedestrian access and sidewalk are provided along the north elevation into the entrance of the building as well as along Conway Street.

6. **Signage:**

A monument sign is proposed in the northwest corner of the site along Conway Street. A building sign and flagpole are proposed at the north entrance.

7. **Fire District Review:**

The site plan was reviewed by the South Metropolitan Fire Protection District.

The Fire District requires the issuance of a building permit separate from the building permit issued by the City of Raymore.

8. **Stormwater Management:**

Stormwater runoff is collected in an on-site system that is then directed to drain to the stormwater pipe that exists along Conway Street. The stormwater is then

directed to an existing stormwater pond on the west side of Sunset Lane. This pond, when it was constructed, was sized to receive the stormwater runoff from the subject property.

9. Site Lighting:

The parking lot area will have 2 light poles along the northern property line to illuminate the parking spaces. The site lighting requirements of the Unified Development Code have been met.

10. Trash/Recycling Enclosure:

A trash enclosure is provided in the parking/access area to the northeast of the building. The trash enclosure is proposed to be CMU block painted to match the cast stone of the building. UDC section 430.110 states the trash and recycling enclosure to be permanently screened from view and all screens must match the primary color and material of the structure served. Materials utilized on the building are brick and stone. Applicant intends to present information at the Commission meeting on why the request is to utilize the CMU block materials.

11. Screening of Mechanical Equipment:

All electrical and mechanical equipment located on the property shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

The landscape plan identifies plantings to screen the trash enclosure and the utility connections near the northwest corner of the building.

12. Wetlands

No wetlands are on site.

13. Site Access:

Access to the site will be provided off of the internal access drive that exists north of the site to the existing fire department buildings. Access is also available off of Conway Street to the west.

14. Off-site Improvements:

None

15. Gasline Easement

None.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission must make findings of fact taking into consideration the following:

- a. **the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. **the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. **the proposed use is allowed in the district in which it is located;**

The proposed use(s) are allowed within the existing "C-2" General Commercial District.

- d. **vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. The proposed site plan allows for internal traffic from the existing SMFD building to the site as well as access off of Conway Street.

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site includes pedestrian access to the front entrance as well as a sidewalk along Conway Street.

- f. **the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building on the site does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. **open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

Open space is provided along the west side of the building. There is also open space where the lot is adjacent to duplexes along the east.

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

The site plan avoids unnecessary alterations to the site. There is minimal site grading necessary to develop the property. A type A screen will be provided along the eastern edge adjacent to duplex housing.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. The required site trees are provided in addition to the on-site landscaping.

A Type "A" screen is provided through landscaping along the eastern property line.

- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site lighting plan is in compliance with the UDC and minimizes adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action

Site Plan Review

Planning Commission

July 6, 2021

STAFF RECOMMENDATION

Staff requests the Planning and Zoning Commission determine the acceptability of the trash enclosure materials. Upon determination, Staff recommends the Planning and

Zoning Commission then accept the staff proposed findings of fact and approve Case #21014 South Metropolitan Fire Protection District Administration Building Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

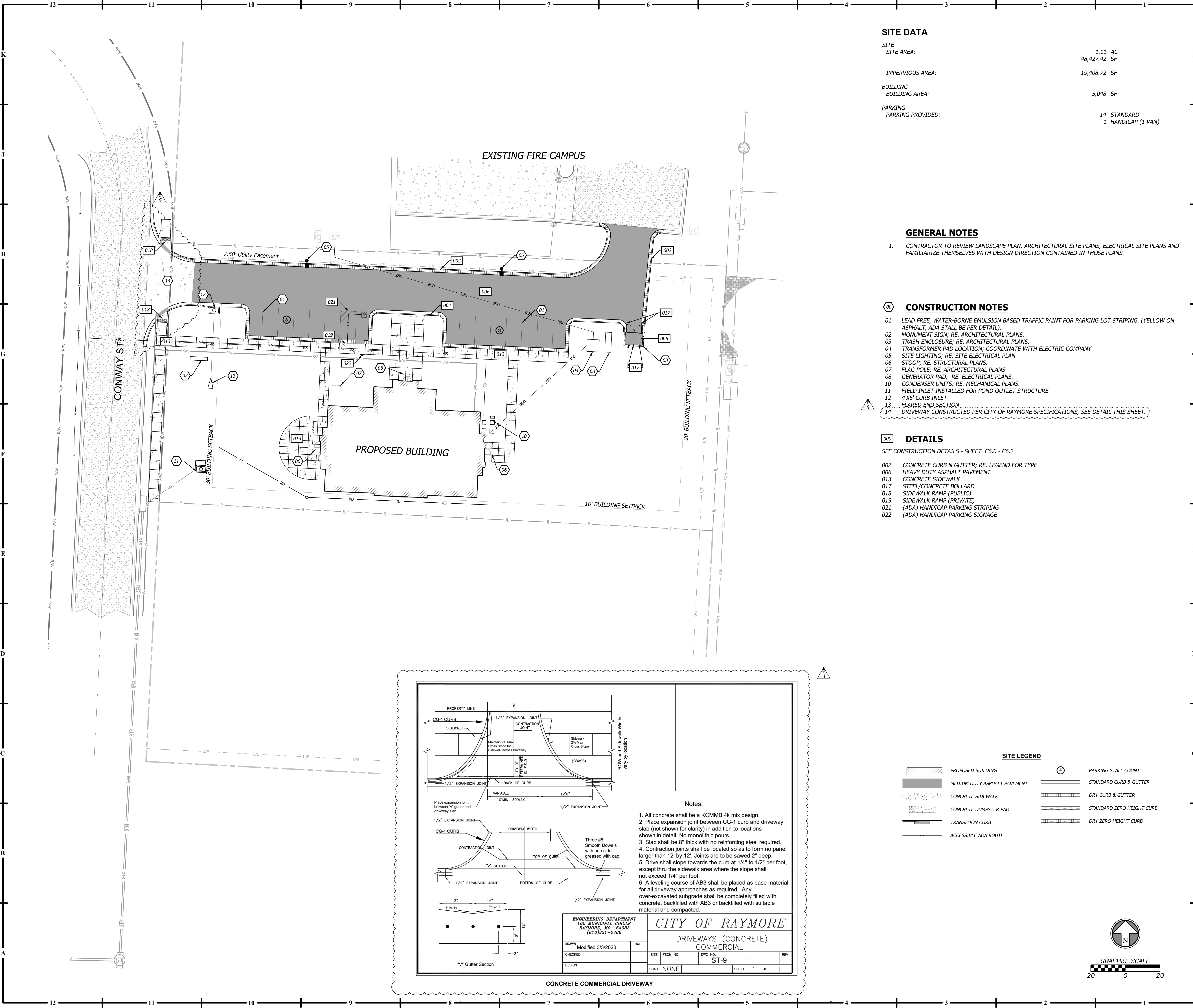
3. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
5. Van accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
6. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
7. Exterior utility connections to the building shall be screened.
8. A type "A" landscape screen shall exist along the eastern property line.
9. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

10. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
11. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
12. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.



SITE DATA

SITE	
SITE AREA:	1.11 AC 48,427.42 SF
IMPERVIOUS AREA:	19,408.72 SF
BUILDING	
BUILDING AREA:	5,048 SF
PARKING	
PARKING PROVIDED:	14 STANDARD 1 HANDICAP (1 VAN)

GENERAL NOTES

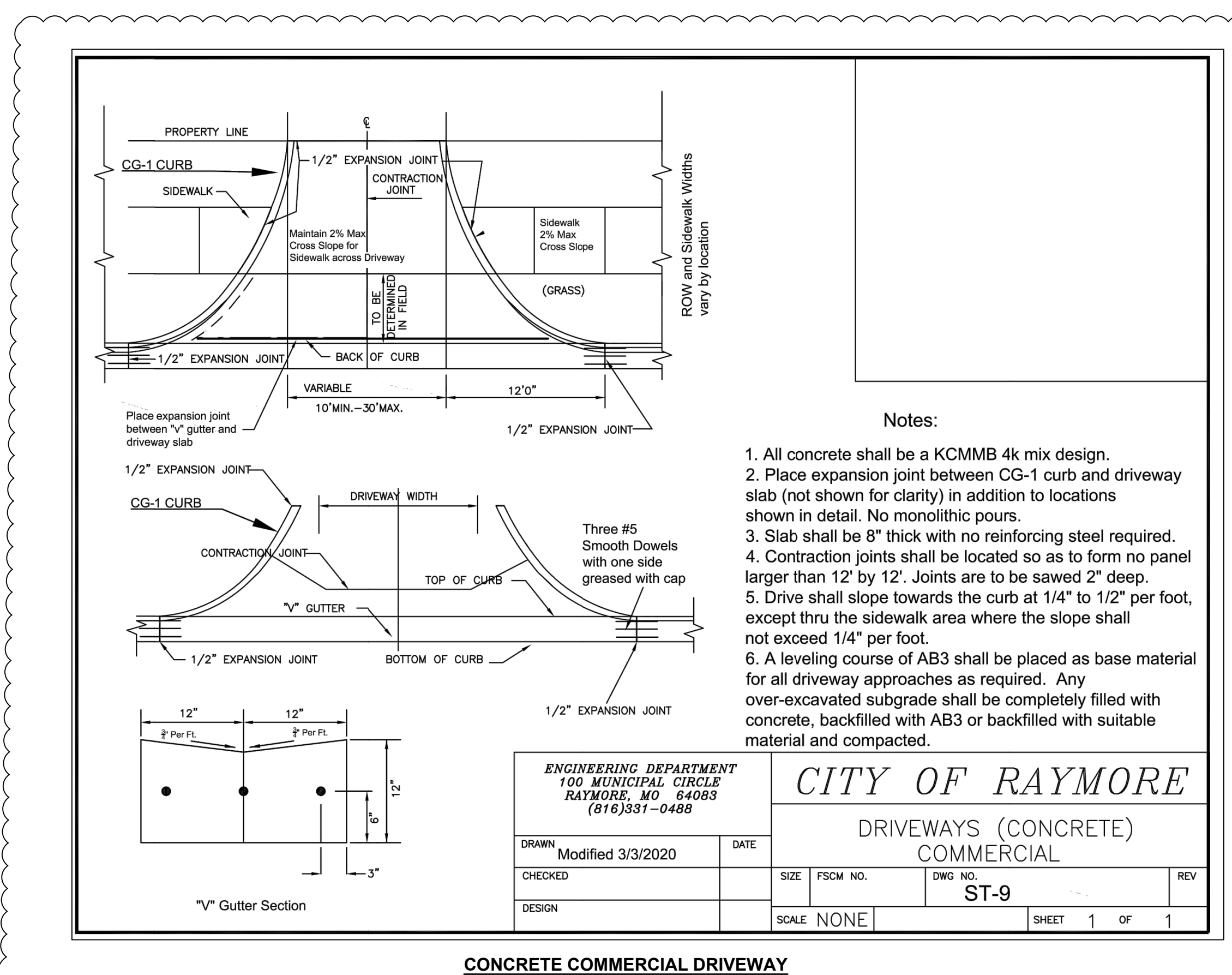
- CONTRACTOR TO REVIEW LANDSCAPE PLAN, ARCHITECTURAL SITE PLANS, ELECTRICAL SITE PLANS AND FAMILIARIZE THEMSELVES WITH DESIGN DIRECTION CONTAINED IN THOSE PLANS.

CONSTRUCTION NOTES

- LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING. (YELLOW ON ASPHALT, ADA STALL BE PER DETAIL).
- MONUMENT SIGN; RE. ARCHITECTURAL PLANS.
- TRASH ENCLOSURE; RE. ARCHITECTURAL PLANS.
- TRANSFORMER PAD LOCATION; COORDINATE WITH ELECTRIC COMPANY.
- SITE LIGHTING; RE. SITE ELECTRICAL PLAN
- STOOP; RE. STRUCTURAL PLANS.
- FLAG POLE; RE. ARCHITECTURAL PLANS
- GENERATOR PAD; RE. ELECTRICAL PLANS.
- CONDENSER UNITS; RE. MECHANICAL PLANS.
- FIELD INLET INSTALLED FOR POND OUTLET STRUCTURE.
- 4'X6' CURB INLET
- FLARED END SECTION
- DRIVEWAY CONSTRUCTED PER CITY OF RAYMORE SPECIFICATIONS, SEE DETAIL THIS SHEET.

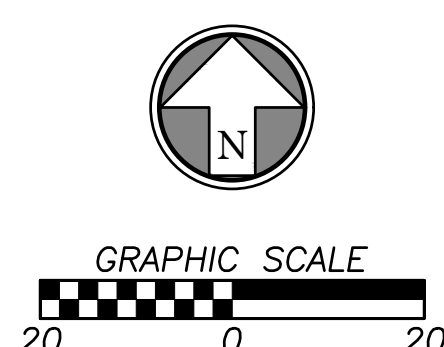
DETAILS

- SEE CONSTRUCTION DETAILS - SHEET C6.0 - C6.2
- CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - STEEL/CONCRETE BOLLARD
 - SIDEWALK RAMP (PUBLIC)
 - SIDEWALK RAMP (PRIVATE)
 - (ADA) HANDICAP PARKING STRIPING
 - (ADA) HANDICAP PARKING SIGNAGE



SITE LEGEND

	PROPOSED BUILDING		PARKING STALL COUNT
	MEDIUM DUTY ASPHALT PAVEMENT		STANDARD CURB & GUTTER
	CONCRETE SIDEWALK		DRY CURB & GUTTER
	CONCRETE DUMPSTER PAD		STANDARD ZERO HEIGHT CURB
	TRANSITION CURB		DRY ZERO HEIGHT CURB
	ACCESSIBLE ADA ROUTE		



SOUTH METRO FIRE ADMINISTRATION
315 N. CONWAY
RAYMORE, MO 64083

CONSTRUCTION DOCUMENTS

COPYRIGHT © BY HOEFER WYSOCKI ARCHITECTS, LLC

REVISION DATES:

	6/28/2021 - Addendum 4

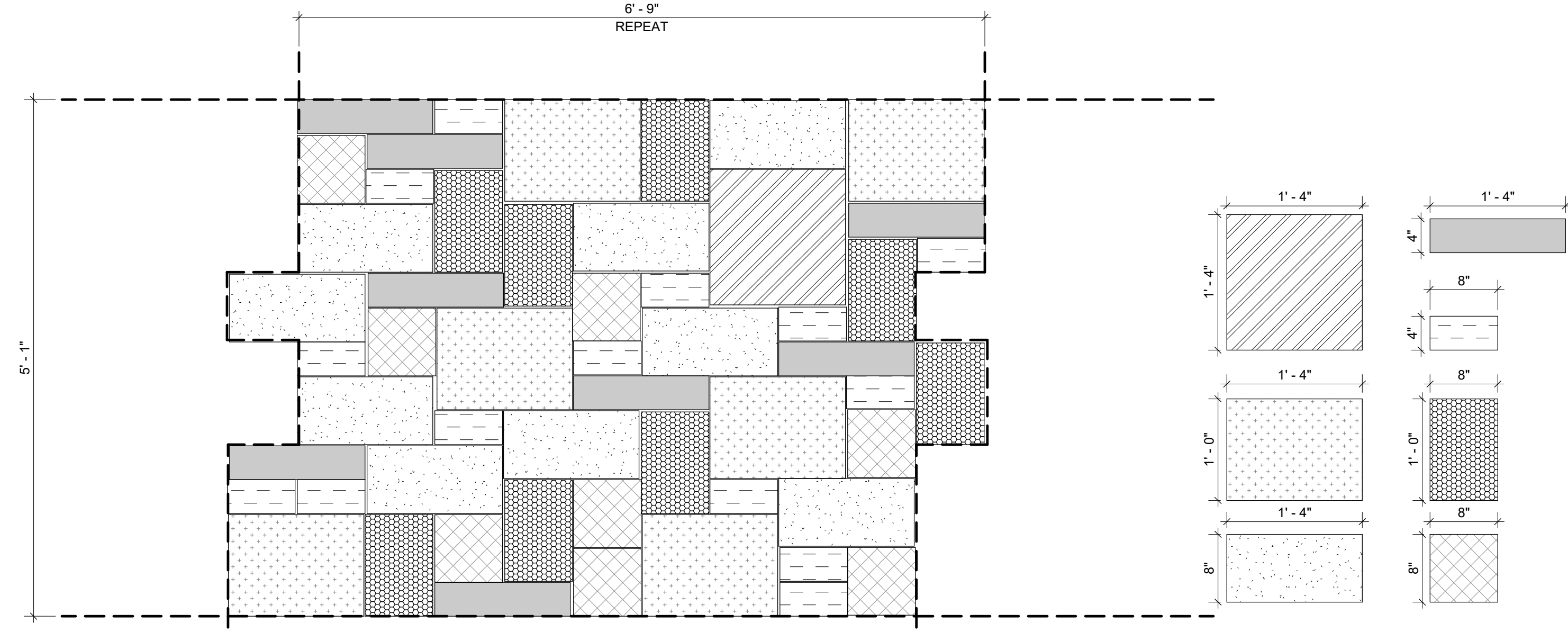
STATE OF MISSOURI
LESLIE R. WILSON, P.E., P.S.
REGISTERED PROFESSIONAL ENGINEER
NUMBER 062592021
MO E-22616



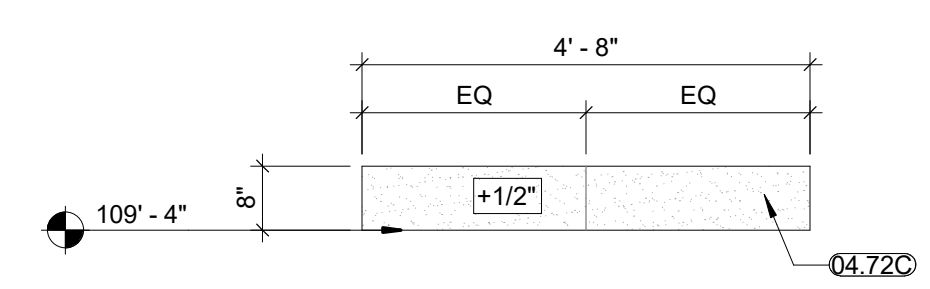
C2.0
ISSUE DATE: 29 APRIL 2021
HOEFER WELKER #: 108092

SITE PLAN

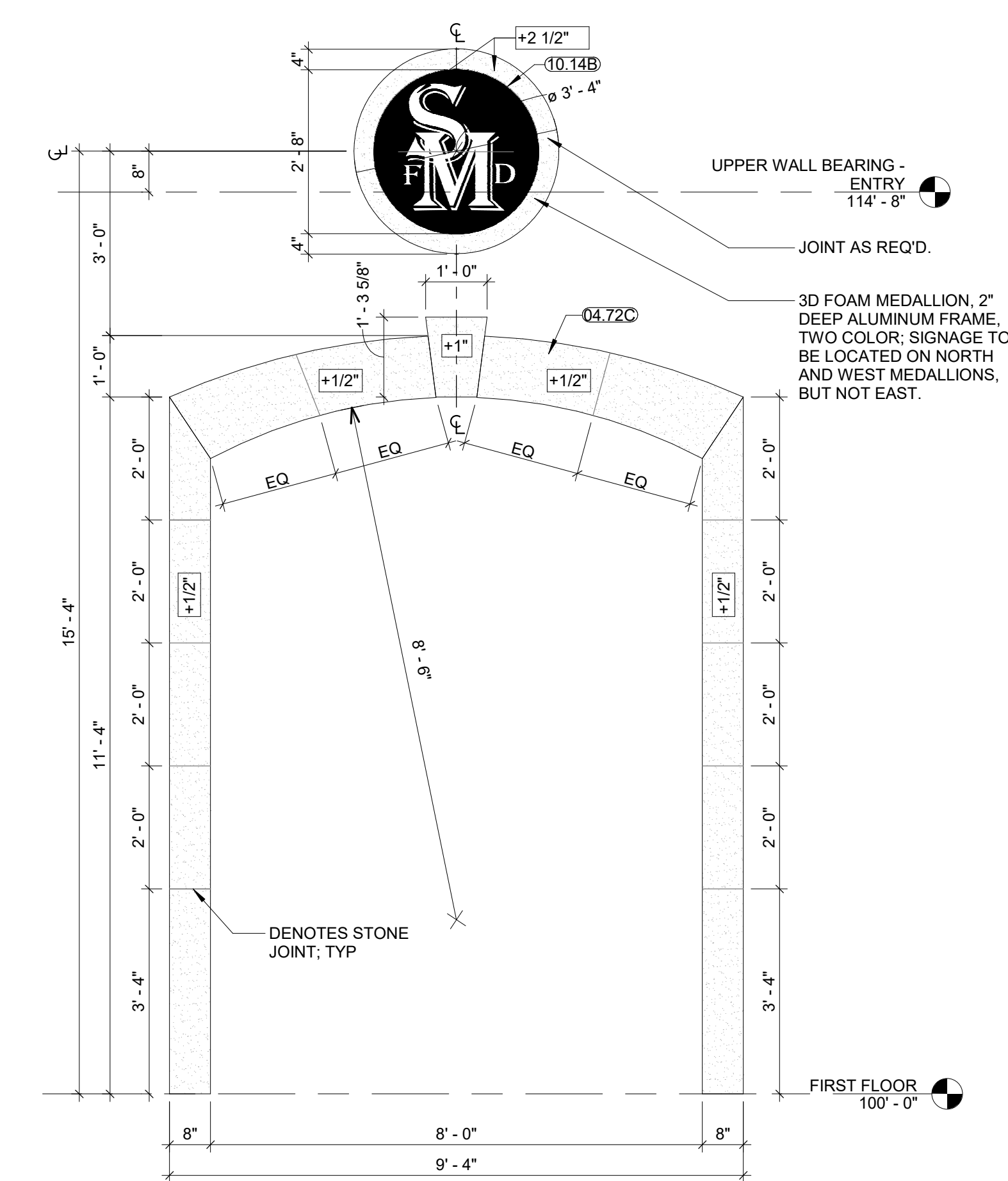
3/2/2021 1:15:31 PM



H7 COURSED ASHLAR PATTERN
1" = 1'-0"



H4 ENLARGED STONE - LINTEL TYP
1/2" = 1'-0"

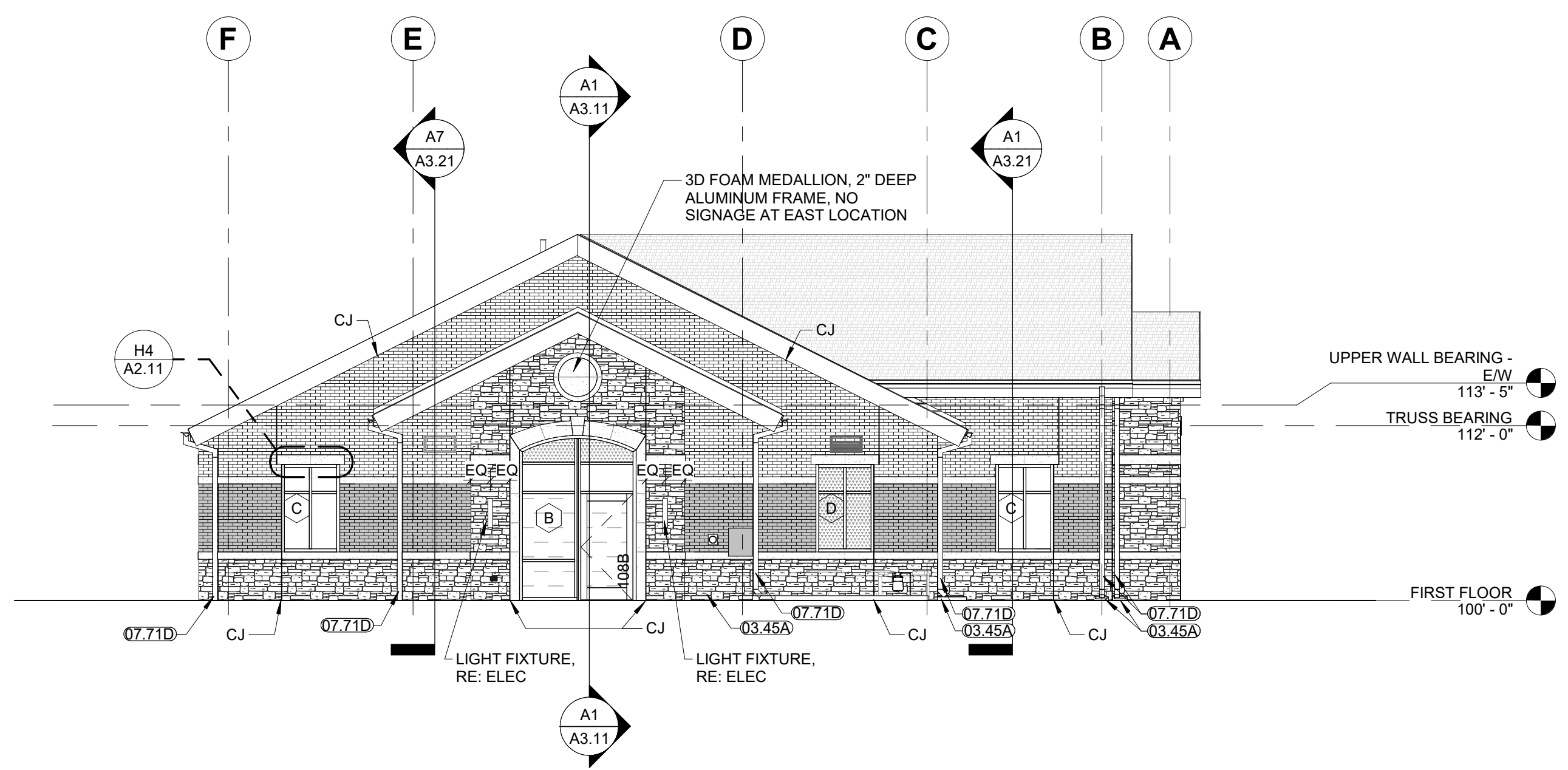


H1 ENLARGED STONE - ENTRY
1/2" = 1'-0"

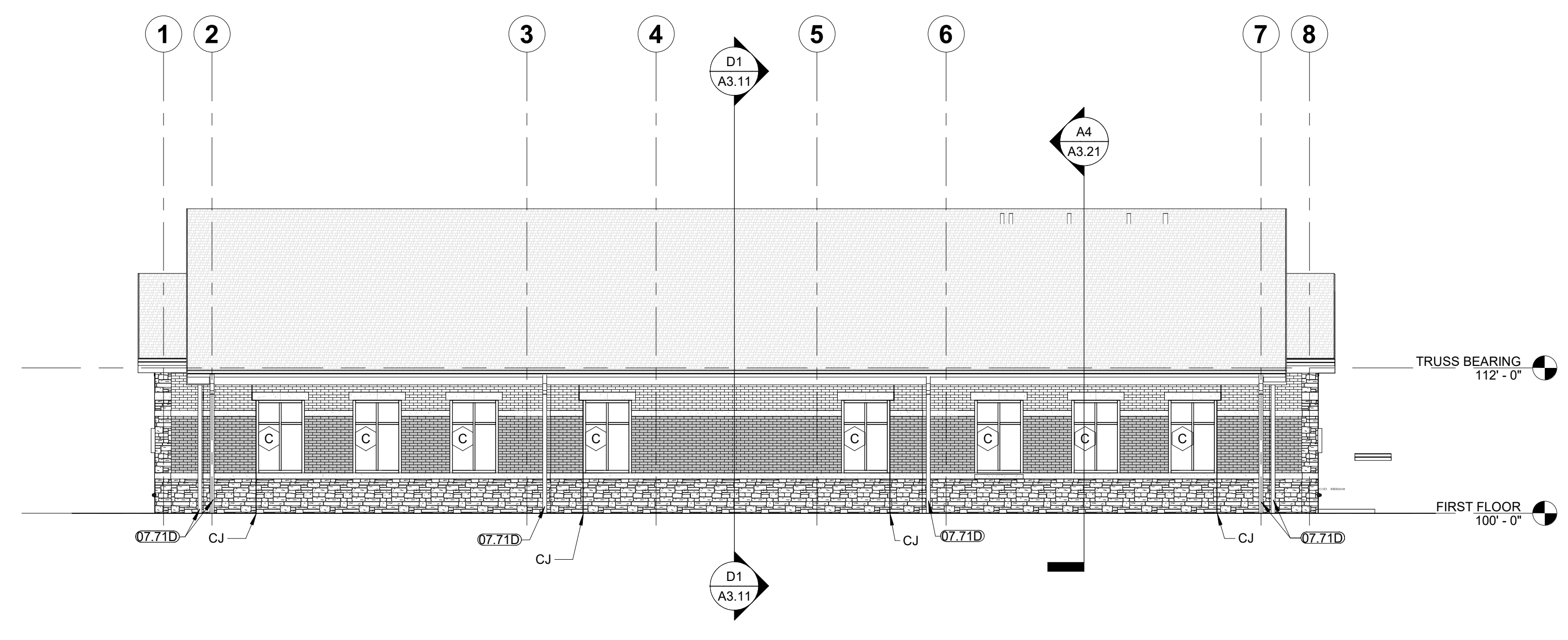
- GENERAL NOTES - EXTERIOR ELEVATIONS:**
- RE: SHEET 60.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 - DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 - RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

MATERIAL KEYNOTES

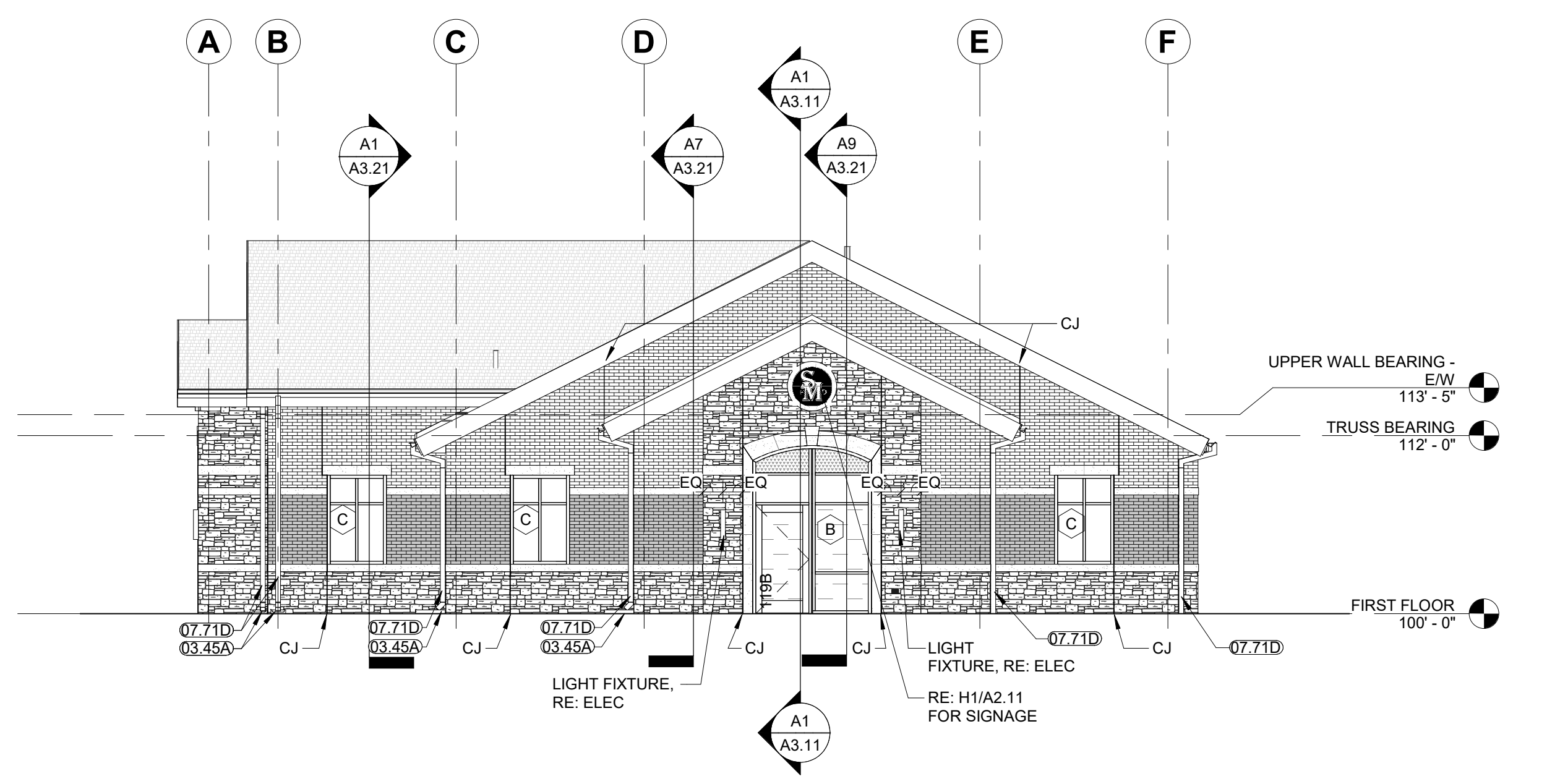
03.45A	PRECAST CONCRETE SPLASH BLOCK 12"x30"
04.72C	CAST STONE, SMOOTH
07.71D	REFINISHED METAL DOWNSPOUT
10.14B	3D FOAM MEDALLION



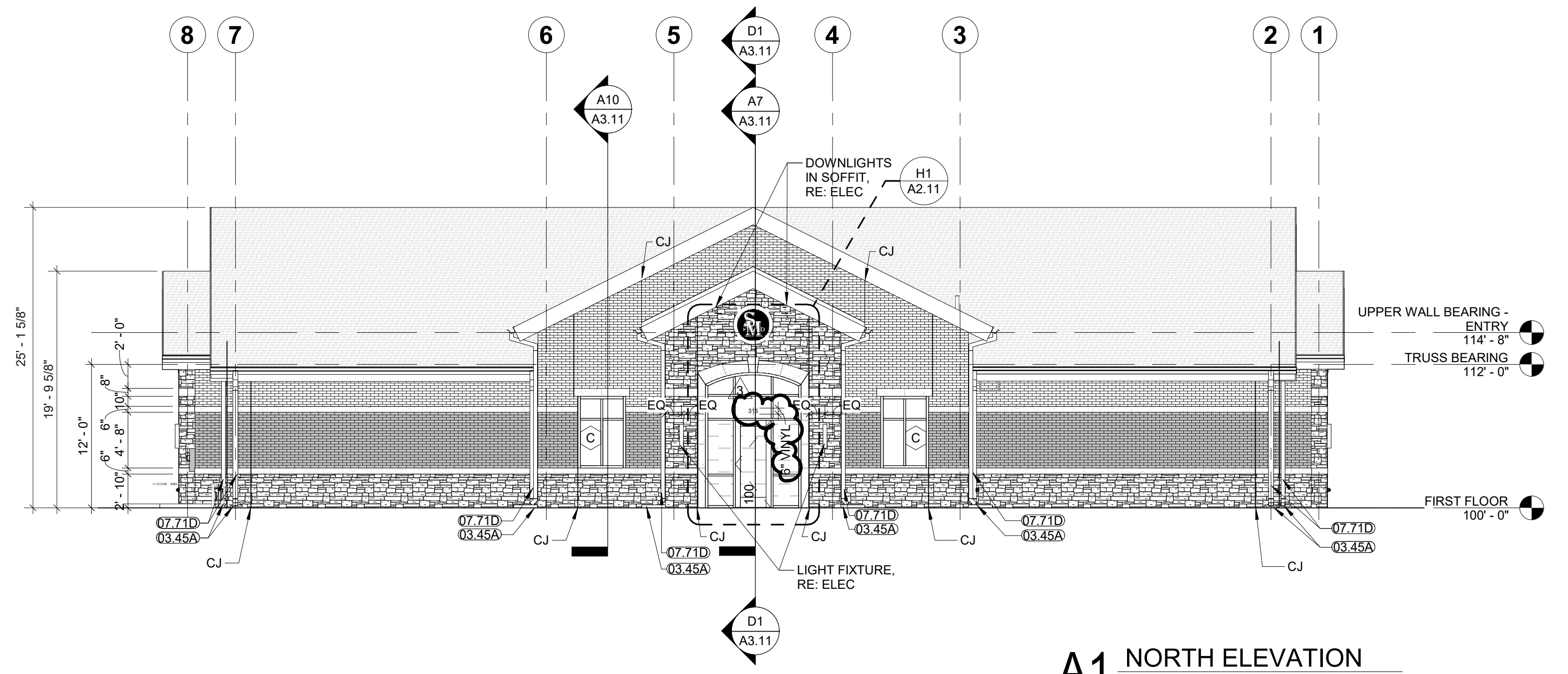
E9 EAST ELEVATION
1/8" = 1'-0"



E1 SOUTH ELEVATION
1/8" = 1'-0"



A9 WEST ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"

- EXTERIOR ELEVATION MATERIALS**
- FIELD BRICK A**
MANUF: YANKEE HILL
COLOR: DARK RED VELOUR
 - FIELD BRICK B**
MANUF: ENDICOTT
COLOR: MIX
70% DARK IRONSPOT VELOUR
30% MEDIUM IRONSPOT 46 VELOUR
 - CAST STONE**
MANUF: CONTINENTAL CASE STONE
COLOR: #1102
FINISH: ROUGH FACE
PATTERN: COURSED ASHLAR
 - CAST STONE**
MANUF: CONTINENTAL CAST STONE
COLOR: #1102
FINISH: SMOOTH FACE
 - ASPHALT SHINGLE ROOF**
MANUF: GAF TIMBERLINE HDZ
COLOR: CHARCOAL
 - METAL - FASCIA / COPING / GUTTERS / SOFFIT**
MATCH EXTRA DARK BRONZE (TUBELITE)
 - STOREFRONT**
MANUF: TUBELITE
SERIES: T1240000
COLOR: DARK BRONZE



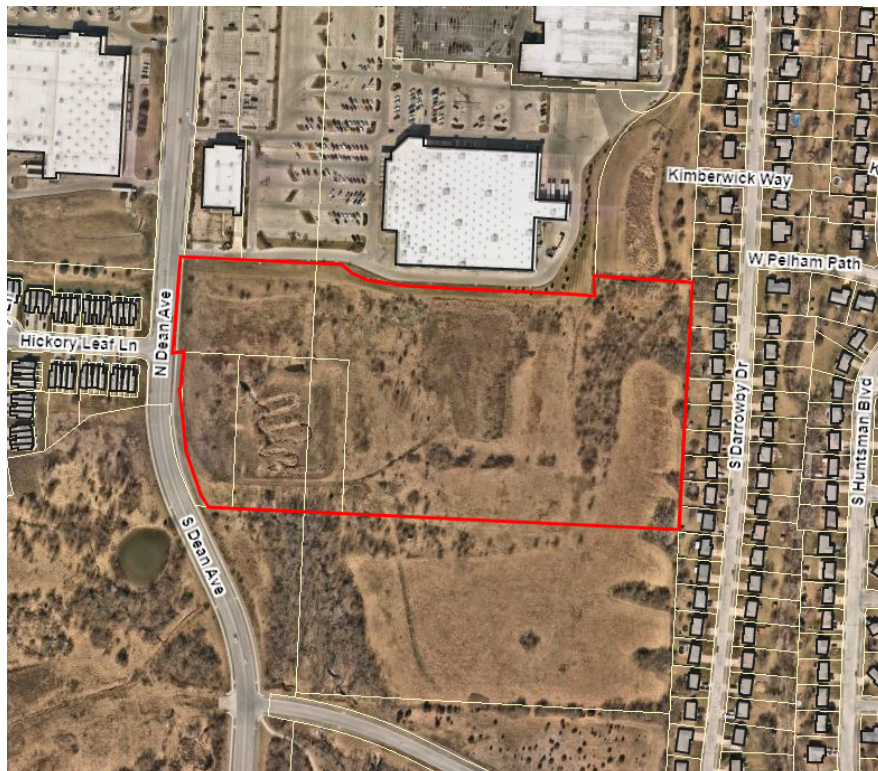
To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: July 06, 2021
Re: Case #21015 Raymore Galleria - Watermark - Rezoning C3 to R3B

GENERAL INFORMATION

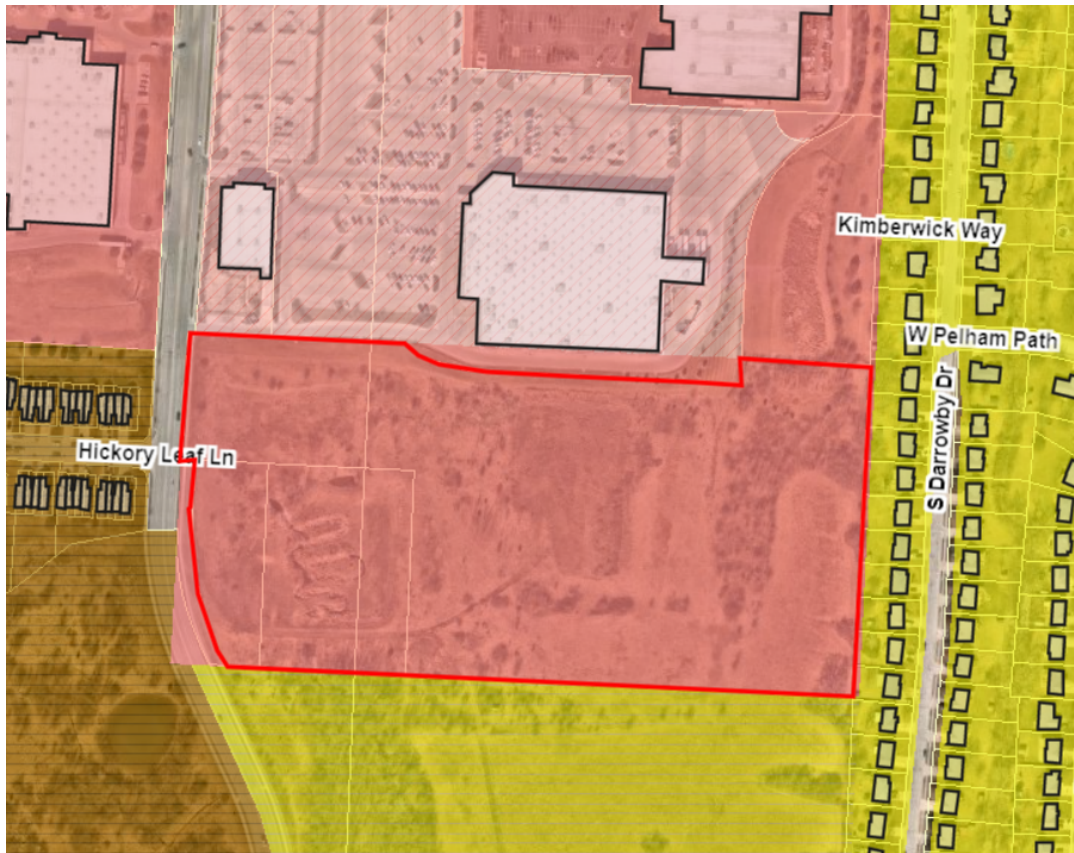
Applicant: Garrett Linville
Thompson Thrift Development, LLC
111 Monument Circle, Ste 1500
Indianapolis, IN 46204

Requested Action: Request to rezone approximately 21.03 acres from C-3 to R-3B

Property Location: East side of Dean Avenue, south of OfficeMax and Sam's Club



Existing Zoning: "C-3" Regional Commercial District



- North:** C-3P (Regional Commercial Planned District)
- East:** R-1 (Single Family Residential)
- South:** R-1P (Single Family Residential Planned District)
- West:** R-3AP (Multi-Family Residential Planned District)

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

Strategy 3.2.4 of the City Strategic Plan is to ***provide quality, diverse housing options that meet the needs of our current and future community***

Major Street Plan: The Major Thoroughfare Plan Map classifies Dean Avenue as a Minor Arterial.

Legal Description: A tract of land in the Northeast Quarter of Section 18 and the Northwest Quarter of Section 17, Township 46 North, Range 32 West of the 5th Principal Meridian in the City of Raymore, Cass County, Missouri, being described as follows:

Beginning at the Northwest corner of "Raymore Galleria- Second Plat", a subdivision of land in the City of Raymore, Cass County, Missouri; thence North 03°30'54" East, along the East right-of-way line of Dean Avenue, as now established, a distance of 245.26 feet; thence North 05°06'14" East, along said East right-of-way line of Dean Avenue, a distance of 8.54 feet to the Southwest corner of Lot 6-F, "Replat of Lot 6-A, 6-B, 6-C and Tract D, of the Replat of Lot 6, Raymore Galleria - First Plat", a

subdivision of land in the City of Raymore, Cass County, Missouri; thence South 87°29'23" East, along the South line of said Lot 6-F and 6-E, a distance of 426.95 feet; thence South 42°29'23" East, continuing along said South line, for a distance of 35.55 feet; thence South 73°44'18" East, continuing along said South line, a distance of 104.59 feet; thence South 87°29'23" East, continuing along said South line, a distance of 554.77 feet; thence North 02°30'35" East, along the East line of said Lot 6-E, a distance of 50.00 feet; to the Southeast corner of said "Replat of Lot 6, Raymore Galleria - First Plat"; thence North 02°30'35" East, along the East line of said "Replat of Lot 6, Raymore Galleria - First Plat", a distance of 2.00 feet to the Southwest corner of Tract B, "Raymore Galleria - First Plat", a subdivision of land in the City of Raymore, Cass County, Missouri; thence South 87°29'23" East, along the South line of said Tract B, a distance of 278.02 feet to the Southeast corner of said "Raymore Galleria - First Plat", said corner also being a point on the West line of "Foxhaven - Second Plat", a subdivision of land in the City of Raymore, Cass County, Missouri; thence South 03°03'58" West, along said West line and the West line of "Foxhaven - Second Plat and Foxhaven - Eighth Plat", both subdivisions of land in the City of Raymore, Cass County, Missouri, 685.49 feet; thence North 86°58'22" West, 934.84 feet to the Southeast corner of Tract "A" in said "Raymore Galleria - Second Plat"; thence North 02°30'38" East, along the East line of said "Raymore Galleria - Second Plat", a distance of 421.27 feet to the Northeast corner of said plat; thence North 87°29'22" West, along the North line of said "Raymore Galleria - Second Plat", a distance of 449.70 feet to the Point of Beginning.

Advertisement: June 17, 2021 **Journal** newspaper

Public Hearing: July 6, 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 rezone approximately 21.03 acres from the existing "C-3" Regional Commercial District to R-3B (Apartment Community Residential District) to allow for an apartment community with residential amenities.

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

1. The subject property was rezoned from “A” Agriculture to “C-3” Regional Commercial District on March 27, 2005. The rezoning included property up to Highway 58 including Lowes, Steak N Shake, Golden Corral, and Big O Tires.
2. The property to the south was rezoned to R-1P (Single Family Residential Planned District Overlay) on February 8, 2004.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday, June 23, 2021 in Council Chambers at City Hall. 10 people attended including Councilmember Townsend. Applicant Garrett Linville and Chris Alexander for Thompson Thrift Development also attended to make the presentation and answer questions and concerns. City Planner Katie Jardieu, and Development Services Director Jim Cadoret represented City staff. The comments below provide a summary of the meeting:

Mr. Linville and Mr. Alexander went through the history of the company which started out in single family renting. They are just getting into the Kansas and Missouri area with Elements by Watermark which is a Class A luxury apartment community that just opened. This would be the quality of product they are looking to replicate here in Raymore. The project would be three-stories and a garden style. There would be premium interiors as well as a 7-10 thousand square foot clubhouse including a courtyard, bike repair station, valet trash, fire pits and outdoor games. This is for those that want to rent by choice for experiential living. Every unit has its own balcony with the first floor allowing a fenced area for a pet. The detention pond would be landscaped and every apartment would have a detached garage. With the on site detention pond, the building would be at least 300 feet from the backyards of Foxhaven.

Attendees had the following questions regarding the project:

Q: How many bedrooms will you have? 1, 2, 3s with 300 total units

Q: How will that affect Raymore's utilities (sewer, water pressure, etc), Dean Ave? Residents per unit is about 1.7. City services are something we look at as well or people wouldn't rent from us. We will pull data and make sure it is going to be fully operational and not strangle the city resources. There are standards in place as well to hold us to them.

Q: What are the potential rental rates? \$1200 -\$1800

Q: During development, including during Sam's bldg, people had land and foundation repairs due to the shifting ground. Runoff is also a problem. Construction raising will affect that as well. Is there a plan should/if this happens and who would be liable? We would take all approaches to only affect our site. We hope to improve the drainage in the area by including a storm drainage area for the runoff to go to. We will also include a storm system that isn't there right now. Anything we cause we will be liable for.

Q: Should we have our foundations inspected prior to construction? Also the ponds can be disgusting with bugs and such. Some ponds have fountains and such so that the apartments that look out over it will not be looking out over a scummy area? That is up to you but we do our best that we do not affect our neighbors and it is up to you if you want to establish a baseline.

Q: The 2 bldgs by the pond are 3 story? Yes, there is substantial landscaping and a buffer area. We can put together a landscape plan to showcase that.

Q: Is this gated? No, the line on the drawing is the property line.

Q: What is the construction timeline? 20-24 months and all together in one mobilization. Once approved, we would break ground potentially next summer but not earlier. Design phase is next, which takes a while.

Q: Where are all the people for these apartments coming from? Of the existing small stock, there are high occupancy levels to show that additional units are needed. Even with The Lofts and the apartments behind Target we feel there is a demand. This is a big investment for us and so we did study it and our ownership was in town to make sure.

Q: What is the current elevation? and what is the proposed elevation? We have not completed the final engineering and grading plan. However, we don't want to have to bring dirt in or haul away so we will use what is available.

Q: Do you own the property now? It is under contract subject to approvals.

Q: What is your occupancy rate? 95% across all of our properties.

Q: You are building next to the highest crime density? We haven't looked at that but we are typically located close to commercial areas

Q: How many garages are there? There will be 1 per bedroom

Q: Will any of the apartments be Section 8? Zero

Q: Property tax contribution with high capacity at the elementary schools? We are working through that right now. Typically we have about 19 of the 250 to 300 units that have kids that feed into schools. We do look at the schools because we want the best of the best and that is a selling point so we don't want to overcrowd them.

Q: Have you looked at other properties within Raymore and the County? The traffic is so bad on Hwy 58 and 71. We will do a traffic study, our residents will be affected by this as well. New development has to abide by traffic rules and the level of service. We have looked at others but this is already zoned commercial which would be a more intense traffic use than apartments.

Q: Bringing in the additional apartments takes away a business opportunity. We need restaurants and smaller businesses. I have issues with the location because there is nothing there. There is a lot of land that is flatter further south with better access. We don't want to see another business fail and out to pasture. We want you to come to Raymore, just not in that exact spot.

Q: What is your lighting like? There will be zero light leaving our site. We light parking areas, but not like Costco. The buildings would then block the lighting from the parking lights.

Q: Are there additional neighbor meetings? Yes with Preliminary Plans there will be another Good Neighbor meeting and Public Hearing to go over the details of the proposed plan.

Councilmember Reginald Townsend then spoke regarding the process and how The Lofts and townhomes had to go through this. He explained that he was a Ward 1 representative and how traffic in general flows and the perspectives that the City is looking at (existing businesses along Hwy 58 that we can't tell to move to widen the street). There are additional projects that feed to North Cass Parkway regardless of this project that we are looking at. Also there are multiple factors that are leading to the drive for apartments. This is a different generation that ubers everywhere and scooters with less ownership than we are used to. This is a market trend that is creating a

demand. We, as a community, have to find a way to maintain the level of service that we are used to. Lots are decreasing and there aren't many left. This allows for some planning best practices. These are challenges that we are trying to figure out along with the best use for the land. We know people want more than dental offices and chains but we need the people to sustain that. It goes both ways with commercial wanting residents and then residents wanting businesses and it is a balance.

Q: There is a hill and it causes a lot of runoff into our backyards? We haven't done engineering yet and we will follow city standards. A preliminary Plan will also necessitate a Good Neighbor meeting and show you grading plans and stormwater plans.

Q: The land goes up and plateaus would you be creating a crest or more flat hill? We would address it during grading and full engineering. The pond will catch that water and then it will flow out at a slower rate.

STAFF COMMENTS

1. The R-3B, Apartment Community Residential District, is intended to accommodate multiple-family residential development where there are sufficient services and infrastructure to support higher density residential development. The principal use of the land in this district is multiple-family development that is planned and developed only on a lot or tract under single ownership or unified control.
2. The uses permitted in the R-3B district are as follows:

Use	R-3B	Use Standard
RESIDENTIAL USES		
Household Living		
Single-family Dwelling, Detached (conventional)	–	
Manufactured Home Residential – Design	–	Section 420.010D
Single-family Dwelling, Attached	–	Section 420.010A
Two-family Dwelling (Duplex)	–	
Multi-family Dwelling (3+ units)	–	Section 420.010A
Apartment Community	S	Section 420.010A
Cluster Residential Development	–	Section 420.010B
Manufactured Home Park	–	Section 420.010C
Employee Living Quarters	–	
Accessory Dwelling, Attached	–	Section 420.050E
Accessory Dwelling, Detached	–	Section 420.050E
Group Living		
Assisted Living	C	
Group Home	S	Section 420.010E
Nursing Care Facility	C	

Transitional Living	C	
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

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	
Small Wireless Facility	S	

3. There are 7 properties within the City that are currently zoned R-3B:

- a. The Lofts at Foxridge
- b. Manor Homes
- c. Raymore Senior Village (north of Price Chopper)
- d. Grant Park Villas (Adams Street, north of 58 Highway)
- e. Bristol Manor of Raymore (Sunrise Drive)

- f. Redwood of Raymore (Sunrise Drive)
 - g. Greenway Villas
 - h. Walnut Estates
4. Apartments are a permitted use subject to special conditions in the R-3B zoning district. Section 420.010A of the Unified Development Code outlines the special conditions applicable to apartment communities:

Section 420.010 Use-Specific Standards, Residential Uses

A. Single-Family Attached and Multiple-Family Dwellings

1. Number of Buildings per Lot

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

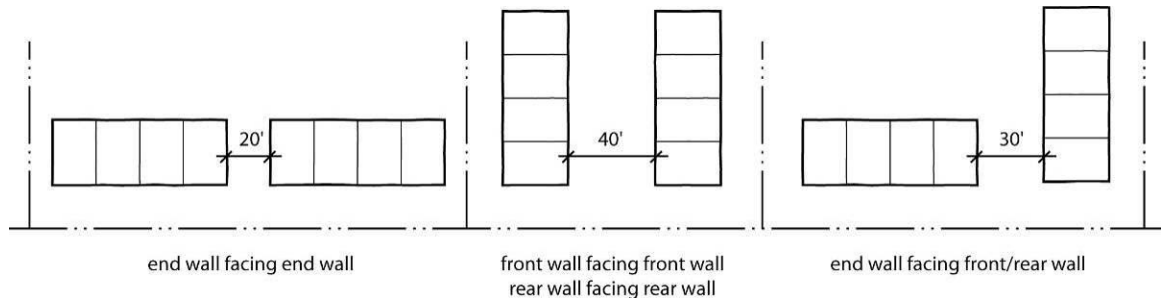
2. Number of Units per Building

- a. No more than eight attached single-family dwelling units are permitted within a single building.
- b. There is no limit on the number of multiple-family dwellings permitted within a single building.

3. Minimum Separation between Buildings

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- a. back to back, 40 feet;
- b. front to front, 40 feet;
- c. end to end, 20 feet;
- d. end to back, 30 feet;
- e. end to front, 30 feet;
- f. no dwelling unit will face directly upon the rear of a building; and
- g. service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



4. Building Design (*Amendment 33 - Ordinance 2020-068 11.23.2020*)

Attached single-family and multiple-family dwellings must:

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

5. Private Yards for Attached Single-Family Dwellings

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- a.** attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- b.** a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;

- c. required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- d. private yards may be enclosed with fences.

6. Common Open Space for Multiple-Family Dwellings

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- a. a minimum of 150 square feet of common open space must be provided per dwelling unit;
- b. common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- c. common open space must be maintained by the property owners association.

5. Development standards applicable to the R-3B district are:

R-3B	
Minimum Lot Area	
per lot	12,000 sq ft
per dwelling unit	2,000 sq ft
Minimum Lot Width (ft.)	90
Minimum Lot Depth (ft.)	120
Yards, Minimum (ft.)	
Front	30
rear	30
side corner	30
side	10
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

6. Based upon a total lot size of 21.03 acres, the maximum density that would be allowed within the R-3B district on this property is 458 units, for a density of 21.77 units per acre.. The developer is proposing an apartment community of 300 units, equating to a density of 14.26 units per acre. Density of other R-3B communities is:

- a. Manor Homes - 14.59 units per acre
- b. The Lofts at Foxridge - 16.54 units per acre
- c. Walnut Estates - 14.59 units per acre
- d. Grant Park Villas -12.63 units per acre
- e. Raymore Senior Village -15.41 units per acre

7. 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”. The property lies within the current attendance boundary lines for the Eagle Glen elementary school.

8. The ITE (Institute of Transportation Engineers) Trip Generation Manual indicates the peak hour (4-6 p.m.) trip generation rate for a 3-story apartment community dwelling unit is 0.39 trips per unit. The trip generation rate for a single family home is 1.01; the rate for a specialty retail store (per 1,000 sq. ft. of floor area) is 2.71; and the rate for a fast food restaurant with a drive-thru is 16.92. An apartment community is one of the lowest trip-generating residential uses. Senior adult facilities have a lower rate. The trip generation rate for most commercial uses that are currently permitted under the C-3 zoning designation of the property are higher, and in many cases, much higher, than the trip generation rate of an apartment unit.
9. Dean Avenue was constructed to its current design taking into account that the subject property would be developed with commercial uses. The total trip generation allocated from the subject property for the design of Dean Avenue was much higher than the trip generation rate from an apartment community being developed on the property. Dean Avenue can easily support the traffic generated by 300 apartment units on the subject property.
10. If the rezoning application is approved, the developer will be required to submit a preliminary plat for the site. The preliminary plat will include a stormwater study and preliminary utility plans. Final Plat and Site plan approval is also required for apartment communities.
11. The conceptual plan submitted with the rezoning application indicates that stormwater will be served with the existing detention pond on the west side of the property. An additional detention pond is proposed along the east side of the property as well and serve as a buffer to the Foxhaven subdivision as well.
12. Conceptual elevations were shared at the Good Neighbor meeting

Conceptual Rendering



13. The property has been zoned for commercial development since 2005. No developer or business has approached the City for development of the site for commercial purposes. This is the first development group that has shown interest in the property that staff is aware of.

14. Economic Development Director David Gress shared the following:

The site presents many challenges concerning the development of the property for commercial uses. In terms of location, this site would be considered a 3rd tier lot, given its proximity to 58 Highway and limited access from Dean Avenue. The presence of Sam's Club, Office Max, and Lowe's limits visibility from 58 Highway, and the undevelopable area of the site (detention pond and easements) limits visibility from Dean Avenue. Portions of the site may still be suitable for professional office style development, however, the current market for professional office space would likely make the development of this site as such unfeasible, as only portions of the site would be suitable for this type of development. A multi-family use on this site would make a logical transition from the Galleria commercial center, into the Timber Trails subdivision, as evidenced by a similar mixture of uses on the west side of Dean Avenue, and in other similar areas of the City. Today's multi-family market tends to be driven by proximity to services, amenities, and existing commercial development.

15. There are currently 1,344 multi-family units in the City, accounting for 15% of all dwelling units. 80% of all units in the City are single-family homes.

Multiple-family	
Falcon Crest	56
Foxwood Springs	372
126 apt	
246 garden	
Greenway Villas	51
Legends	34
Manor Homes	269
Pointe	74
Remington Village	60
Ridgeway Villas	50
SkyVue	264
Timber Trails	68
Walnut Estates	34
<u>Walnut Grove</u>	<u>12</u>
	1,344

16. There are several multi-family developments either under construction or approved:

<i>Multiple-family</i>	
Lofts	396
Grant Park Villas	48
Sunset Plaza	67
The Venue	204
Raymore Senior	96
Timber Trails	268
Watermark	<u>300</u>
	1,379

17. As a balance to the number of multi-family dwelling units under construction or planned, there are a number of single-family dwelling units under construction or planned.

Park Side	320
Alexander Creek	55
The Prairie at Carroll Farms	312
Saddlebrook	172
Oak Ridge Farms	23
Sendera	428
Creekmoor	300
Timber Trails	250
Madison Valley	127
White Tail Run	<u>504</u>
	2,491

Other potential developments

Knoll Creek
Madison Creek

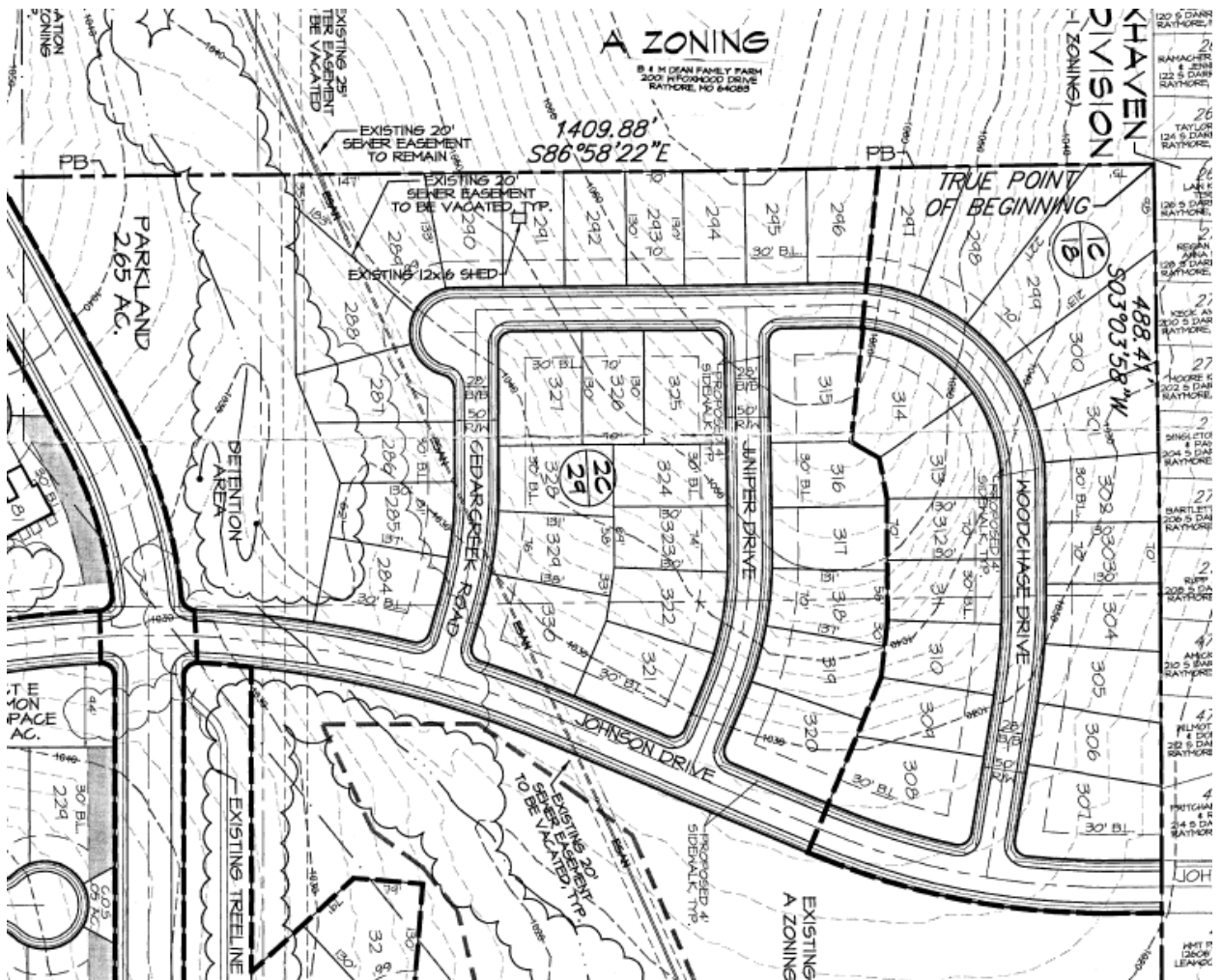
18. If all multi-family units and single-family units are constructed as planned, the end ratio of single-family, two-family and multi-family units will be:

Single-Family	11,531	78%
Two-Family	472	3%
Multiple-Family	<u>2,723</u>	<u>19%</u>
	14,726	

Raymore remains a predominantly single-family community.

19. The request to reclassify the zoning of the property does not eliminate the requirement under the current zoning of the developer to install a Type "A" landscape screen along the eastern and southern property lines for the adjacent R-1 zoned properties.

20. The 12-acre parcel located adjacent and south of the subject property is included in the still valid preliminary plat for Timber Trails Subdivision. The tract identified as A ZONING is the subject property.



21. The South Metropolitan Fire Protection District was consulted on the proposed reclassification of zoning. The conceptual plan for the apartment community does provide a 2nd means of ingress/egress to the site..

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, existing multi-family residential and commercial area..
- 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 residential to the east (Foxhaven), multi-family residential (Timber Trails) to the west, commercial to the north and undeveloped land to the south. There is a crest in the middle of the property with a natural slope to the property towards the detention on the west side of the property and a slope to the property towards the rear lots of homes in Foxhaven.
- 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 commercial use. However after 15 years there has been no interest in the property as commercial land. There have been other inquiries for the property as residential and multi-family.
- 4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;**
The property appears to be unsuitable for use under the existing zoning as no interest has been garnered in the last 15 years to utilize the property as commercial land. The City Economic Development Director classifies the property as a 3rd tier commercial property, indicating the property is undesirable for commercial use.
- 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 commercial and multi-family residential. There is a nationwide housing shortage with prices increasing as demand for housing continues to increase.
- 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. A new detention pond as well as landscaping would provide at least 300 feet of a natural buffer between Foxhaven homes and the proposed community. The new

detention pond will also help alleviate extensive stormwater collection in the rear yards of Foxhaven lots.

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.

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

There has been interest in utilizing the property for multi-family, however this is the first development that has come forward to rezone the property.

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 allows for a variety of housing within the city. There are a decreasing number of lots available for building and not every person is interested in home ownership. This community provides upscale amenities that many single family neighborhoods do not offer.

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	July 06, 2021	July 26 2021	August 9, 2021

STAFF RECOMMENDATION

City staff support the reclassification of zoning for this property. While the elimination of commercial zoned land must be carefully considered, the subject property was never identified as “prime” commercial property. The initial plan for the subject property was for an office building complex, which is no longer a viable development scenario for the property.

Creating a more densely populated residential community adjacent to the City commercial area helps to support, and attract, additional businesses. The change of zoning of the parcel also creates a transition of land uses from commercial to the north, multi-family, and then single-family residential to the south.

City staff has determined that the existing network of infrastructure can support the proposed residential development of the property. Water and sanitary sewer are in place to serve the development and Dean Avenue is constructed to fully support the traffic demands from future residents of the apartment community.

City staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21015, requesting to rezone approximately 21.03 acres from the existing "C-3" Regional Commercial District to R-3B (Apartment Community Residential District) to allow for an apartment community with residential amenities, 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: July 6, 2021

RE: Proposed Watermark Rezoning

The subject property is located on the east side of Dean Avenue, south of OfficeMax and Sam's Club.

Access to the site will be off of Dean Avenue, which is classified as a minor arterial respectively. Dean Avenue was built to handle this site developed as commercial which generates more traffic than multi-family residential and therefore there is adequate capacity to handle traffic generated by development as indicated by the ITE Trip Generation Manual for a 3 story apartment community.

Water Service will be provided by the City of Raymore which has adequate capacity to serve the development.

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. The detention pond on the west of the property was built to serve commercial development and a second detention pond will be added on the site.

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



Katie Jardieu <kjardieu@raymore.com>

Meeting

Larry Kinder <learn0532@gmail.com>

Wed, Jun 23, 2021 at 10:39 AM

To: kjardieu@raymore.com

Unable to attend zoning meeting. I'm concerned that more apartment buildings will bring more unwanted traffic and increase in usage of resources in raymore. Apartment dwellers often don't have the pride in ownership that homeowners do. The new apartments on fox ridge is quite enough for the city, and I oppose the RE zoning for Any new apartments.

Sent from my iPhone

Conceptual Site Plan



SITE DATA	
LOCATION:	EAST SIDE OF THE INTERSECTION OF SOUTH DEAN ROAD AND HICKORY LEAF LANE
ADDRESS:	TBD
ZONING:	C-3, REGIONAL COMMERCIAL DISTRICT
BUILDING COUNTS:	TYPE A BLDG - 3 TYPE B BLDG - 2 TYPE C BLDG - 2 TYPE D BLDG - 2 CLUBHOUSE - 1 FITNESS CENTER - 1 OFFICE - 1
TOTAL UNIT COUNT:	300 UNITS
PARKING SUMMARY	
QTY REQUIRED PARKING RATIO:	1.5 SPACES PER UNIT = 450 PARKING
CLIENT REQUIRED PARKING RATIO:	1.7 SPACES PER UNIT = 510 PARKING
STANDARD PARKING PROVIDED:	369 SPACES
GARAGE PARKING PROVIDED:	18 BUILDINGS (8 STALLS PER BUILDING) = 144 TOTAL SPACES
TOTAL PARKING PROVIDED:	513 SPACES (1.71 SPACES PER UNIT)
SETBACKS	
NORTH:	10'
SOUTH:	20'
EAST:	20'
WEST:	30'



*A. EXAMPLE OF POOL AREA AMENITIES



**B. EXAMPLE OF AMENITIES AREA

Conceptual Rendering



VIEW LOOKING AT TYPICAL 3-STORY APARTMENT BUILDING FRONT ELEVATION

MONTHLY REPORT

May 2021

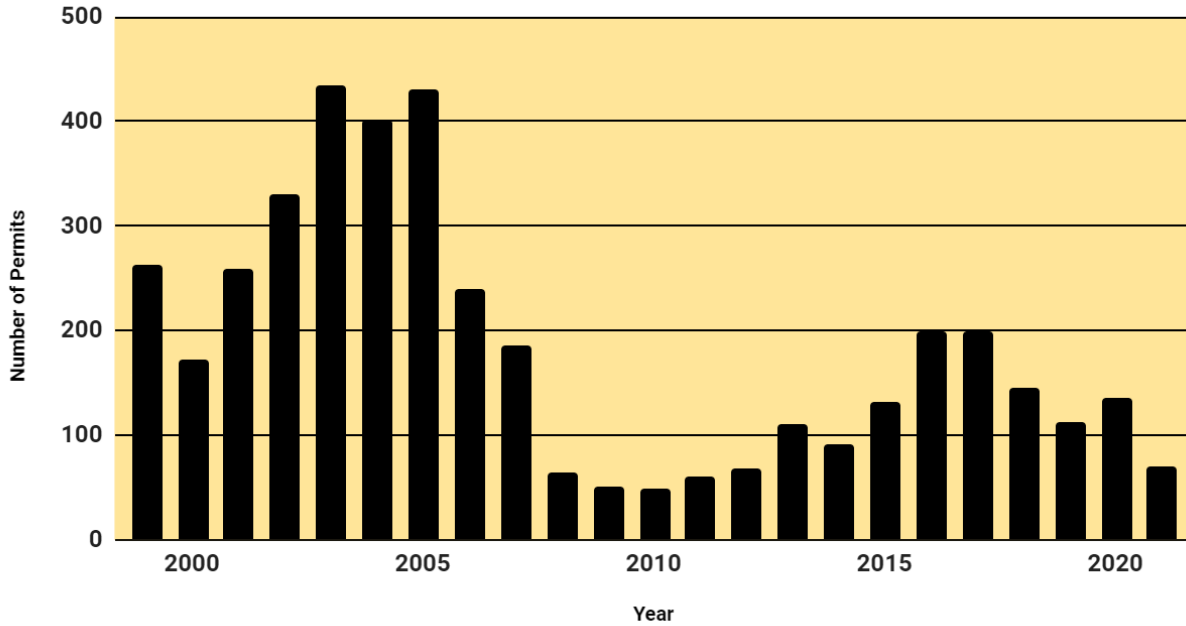
Building Permit Activity

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