

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 6, 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, MAYOR KRIS TURNBOW, MARIO URQUILLA, AND JEREMY MANSUR. COMMISSIONER BOWIE WAS ABSENT. ALSO PRESENT WAS 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 June 15, 2021 meeting.**
- b. **Case #21020: Brookside Replat - Final Plat**

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

Vote on Motion:

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

Motion passed 8-0-0.

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

- a. **Case # 21019: Culver's Site Plan Amendment**

Matt Schlicht with Engineering Solutions, 50 SE 30th St., Lee's Summit MO, came before the Commission on behalf of Culver's, and is requesting a site modification to allow for the addition of a double drive-thru to the south side of the site. The current drive-thru is located in the same area, and the request is to modify the site plan to add an island to the parking area, reducing the number of parking spaces by eight. This will allow for better access to the site, and improve the quality of the restaurant.

Director of Development Services Jim Cadoret began the staff report by stating that this is an amendment to the current site plan for Culver's restaurant. There will be a second drive-thru lane

added, as well as modification to the traffic flow pattern at the southwest corner of the site in an effort to improve the queueing lanes of the drive-thru. The property is part of a Commercial Planned Unit Development District, and the initial site plan was approved in 2009, and the building opened in November 2009. The engineering department has reviewed the modifications and has recommended approval. A restaurant with drive-thru facilities must meet the special use conditions, as well as conform to the stacking requirements, which includes 4 vehicles per menu board including the vehicle at the menu board. The proposed amendments to the drive-thru lanes do meet the requirements. There is a reduction in parking spaces, and there will be a total of 97 parking spaces, including 4 ADA compliant spaces, which far exceeds the code requirement on parking spaces. Mr. Cadoret stated that site access to the facility is not changing, there is one internal access driveway that is being closed to help traffic flow and improve the queueing lanes for the drive-thru.

Commissioner Urquilla asked Mr. Cadoret to clarify if the number of parking spaces will be 97 or 100?

Mr. Cadoret stated that there will be 97 total parking spaces. The Staff Report in the packet states there are 96, but upon further investigation, there are 97 total spaces.

Commissioner Faulkner stated that for the record, in the Staff Report on page 2 regarding existing surrounding uses, the correct zoning for the East would be PUD & C-3, not C-33.

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, to accept staff proposed findings of fact and approve case #21019 Culver’s Site Plan Amendment subject to the 7 conditions outlined by Staff.

Vote on Motion:

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

Motion passed to approve the case 8-0-0.

b. Case # 21014: South Metro Fire Department Administration Building Site Plan

Katherine Waldrop with Hoefer Welker Architects located at 11460 Tomahawk Creek Pkwy, Suite 400, Leawood KS 66211 came before the Commission to request site plan approval for a new administration building being added to the South Metro Fire Protection District. Ms. Waldrop highlighted that the lot is approximately 1.1 acres, oriented east-west. There is an access drive that connects to the existing Fire Station 1, as well as the training center. The proposed building is around 5000sq ft single-story. There will be Type A landscaping screening to the east side of large Juniper trees, as well as to the west with some flowering trees in the outdoor employee area. There are 15 parking stalls, including 1 ADA van accessible stall. Ms. Waldrop presented the Commissioners with a preview of how the building will look, including the entrance, the monument sign on Conway St., the outdoor employee plaza area to the west side, as well as the internal

lobby area, conference room, and break room. Ms. Waldrop stated that the trash enclosure is currently proposed as a concrete architectural masonry split face unit, which looks very similar, is more durable, and is more cost effective to the cast stone that makes up the front entry and base of the building. The stone is almost the same color, and the trash enclosure is nearly 300ft from the road, and there will be landscaping for further screening.

Mr. Cadoret began the Staff Report, stating that this property is currently zoned C-2, as is the existing training facility and fire station. Conway Street is classified as a local street. This lot was a part of the Town Center 4th Plat that was approved in 2001, and the training tower facility to the north was approved in 2004. Mike Krass in the Engineering Department confirmed that this application complies with the applicable requirements of City code, there is adequate street access, water, sewer, and stormwater facilities to serve the property. There is Type A landscape screening required along the east side of the property, abutting R-2 zoned multi-family homes to the east. Type A screening is also required along the south property line as well, although the developer of the Sunset Plaza development to the south will be providing the Type A screening. Four-sided architecture is proposed for the building, including building materials such as brick, cast stone, metal soffits and downspouts, and along with the articulation of the building walls comply with the design standards of the Unified Development Code. There is pedestrian access and sidewalk provided along the north elevation into the entrance of the building as well as along Conway Street. 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 pond on the west side of Sunset Lane was constructed to receive stormwater runoff from the subject property.

Chairman Wiggins asked Staff and the applicant to clarify if the stones that are being requested have a fine finished edge, or if they would need to be further finished.

Mr. Cadoret stated that this is a similar request to what is seen on Scooter's that recently came through. There are no objections to the request.

Chairman Wiggins asked if Scooter's came back at a later time to request an alteration. The concern is the applicant would then come back and request a downgrade in materials for a second time.

Mr. Cadoret stated that the Commission is being asked to approve the materials as provided, leaving no gray area for the applicant on which materials should be used.

Motion by Mayor Turnbow, Seconded by Commissioner Mansur, to determine the acceptability of the trash enclosure materials, accept the staff proposed findings of fact, and approve Case #21014 South Metropolitan Fire Protection Administration Building Site Plan subject to the 12 conditions outlined by Staff.

Vote on Motion:

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

Motion passed 8-0-0.

c. Case # 21015: Raymore Galleria - Watermark Rezoning (public hearing)

Chairman Wiggins opened the public hearing at 7:23pm.

Chris Alexander with Watermark Residential, 111 Monument Circle, Suite1500, Indianapolis IN came before the Planning & Zoning Commission and gave an overview of the history and statistics of the company, stating that Watermark specializes in the development, construction, and management of Class A luxury multi-family projects. Garrett Linville with Watermark Residential came to the podium to give the highlights of the proposed development, including renderings of the property. Mr. Linville spoke about the interiors of the proposed apartments and the community atmosphere of the development. The developers have worked with City Staff to create an updated site plan and architectural aspects of the project. The updated site plan includes a heavier buffer to the east for the single-family homes that are there, as well as extra detention areas to better handle the stormwater. The amenity areas have been detailed on the site plan, and show the fitness center, dog park, swimming pool, and common areas of the development. The site plan shows 300 units that will allow approximately one parking space per bedroom in the complex and options for detached garages. There will also be a secondary access point to help with fire access and resident traffic. Currently, significant landscape buffers are being planned to the east around the detention area, and to the west around the current detention area that serves the north.

Mayor Turnbow asked Mr. Linville to speak to the trailhead off of Dean Avenue. It is not shown on the site plan, but has been agreed to by the developers.

Mr. Linville responded that there is currently a sidewalk that extends south, and there is not a parking area for the trail. Working with Staff, the developers have agreed to create a trailhead that would allow for a parking area and a starting place for the trail. The trailhead will be placed where the current detention area is, between the two entry points, and the developers will work with Staff to ensure the project is done correctly.

Mr. Cadoret began the Staff Report by stating that the request by the developers currently is for rezoning the 21.03-acre parcel from C-3 to R-3B, Apartment Community Residential District. The property is east of Dean Avenue, directly south of the Office Max and Sam's Club in the Raymore Galleria Shopping Center. The surrounding zoning is C-3P to the north, R-1 to the east, R-1P to the south, and R-3AP to the west. Dean Avenue is classified as a minor arterial street according to the Major Thoroughfare Plan Map. Mr. Cadoret mentioned that the public hearing was advertised in the Journal newspaper, and read 6 items into record, including any additional exhibits as presented during the hearing. All of the Raymore Galleria property was rezoned from "A" Agricultural to "C-3" Regional Commercial District on March 27, 2005. The Timber Trails subdivision was rezoned in 2004. There were 10 residents that attended the Good Neighbor meeting. The request for R-3B rezoning is intended to accommodate multi-family residential development where there are sufficient services and infrastructure to support higher density residential development. Mr. Cadoret stated that there are 8 other properties that are currently zoned R-3B, and apartments are a permitted use subject to special conditions in the R-3B district. There are building separation standards that will need to be met upon moving forward. The density of the property keeps in line with the other apartments in the city of Raymore, with 14.26 units per acre. The highest density in the city of Raymore is The Lofts at Foxridge, with 16.54 units per acre. The rezoning request was submitted to the Raymore-Peculiar School District administration, and they are aware of the development. The property lies within the current attendance boundary lines for the Eagle Glen elementary school. The trip generation rate for most commercial uses that are currently permitted under the C-3 zoning are in many cases much higher than the trip generation of an apartment community. Dean Avenue was constructed to its current design taking into account the subject property would be developed with commercial uses, and can easily support the traffic generated by the 300 unit apartment community being proposed. Rezoning is step one of four, the next steps after rezoning would be submitting a preliminary plat, a final plat, and site plan approval. Stormwater will be served with the existing detention pond on the west side of the

property, and an additional detention pond is proposed along the east side of the property that will serve as a buffer to the Foxhaven subdivision to the east. Mr. Cadoret pointed out that the property has been zoned for commercial development since 2005, and there has been no developer or business to approach the City for development of the site for commercial purposes. The proposed apartment community is the first development group that has shown interest in the property that staff is aware of. Economic Development Director David Gress shared his written opinion that the site presents challenges for commercial development since it is considered a 3rd tier lot, given its proximity to 58 Highway and limited access from Dean Avenue. The site has limited visibility from 58 Highway due to the surrounding buildings, and the undevelopable areas like the detention pond and easements limit visibility from Dean Avenue. 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 other parts of the City. Mr. Cadoret stated that currently, nearly 80% of the dwellings in the City of Raymore are single-family, and compared to other cities, that is a very high percentage of single-family. Type A landscape screening will be required to the east and the south property lines, which will be addressed with the Site Plan. The land to the south is part of a valid preliminary plat for the Timber Trails subdivision that does show single-family homes are to be built. While the elimination of commercial zoned land must be carefully considered, the subject property was never identified as "prime" commercial property. Mr. Cadoret stated that Staff believes this apartment community is the highest and best use for the land.

Mayor Turnbow asked Mr. Linville to explain to the Commission why the developers chose Raymore.

Mr. Linville stated that based on the detailed research that has been done, there are several things that stood out to the developers, including steady population growth, steady job growth, great schools, and high occupancy rates of other multi-family dwellings in the city.

Commissioner Engert asked Mr. Alexander what year was the first commercial property built by the developers and if there are any pictures to see how the apartments have aged?

Mr. Alexander responded that officially the first commercial property was built in 1986, and would be happy to provide pictures.

Chairman Wiggins reminded the Commissioners that the current application is to rezone the property, and that pictures would be welcome if the rezoning passed.

Chairman Wiggins asked Mr. Cadoret if there is any general information on occupancy rates in Raymore? Does Johnston Drive currently extend to the outer road?

Mr. Cadoret responded that the Ridgeway Villas townhomes are at 100% occupancy, Manor Homes of Eagle Glen have averaged 96% occupancy for the last 3 years, The Lofts at Foxridge are at 55% pre-leased occupancy of the first three buildings. Mr. Krass responded that the City does plan to extend Johnston Drive.

Commissioner Urquilla asked if once Johnston Drive was extended, would there be plans to have two left turn lanes to get on to 58 Highway from the Outer Road? Has there been any applications to get this issue addressed?

Mr. Krass stated that it is under MODOT jurisdiction, and as Mr. Cadoret explained, the City has done what it can with the infrastructure, and there is not a lot of control over future plans. Mr. Krass mentioned that there are larger issues there, the biggest issue being the traffic signals need to be separated. Two left turn lanes is not going to improve the capacity of the bridge, and it needs to be a holistic approach to improving the intersection.

Chairman Wiggins opened the meeting to the public and asked if any City of Raymore residents wished to speak on the application.

Mark Steers, 401 Meadowlark Dr., Raymore MO 64083 asked if there are any plans for improvements to the trails to handle the new resident traffic?

Renee O'Brien, 422 River Birch Rd., Raymore MO 64083 mentioned that her main concern is traffic. She stated that the traffic is not just AM/PM rush hour traffic, and that there are a significant number of lights between Dean Avenue and I-49. Ms. O'Brien stated that she thinks the apartments are very nice, and they should build in Raymore, but the concern is the location and the increase to traffic congestion. She mentioned the traffic reminds her of the traffic in Liberty on 152 Highway, which is where she sees 58 Highway going if more traffic is added. Not seeing pictures of the existing apartments by the developer leaves uncertainty as to whether or not the next phases will pass. If this passes rezoning, it will be rubber-stamped through the process until there may be a point when the Commission and the City wish they hadn't rezoned the property.

Jessica Saladino, 200 S Darrowby Dr., Raymore MO 64083 had a concern about water drainage. There is severe rain runoff in the rear yard of her home, and the detention pond does not back up to her property. She is concerned about the water runoff from the corner of the parking lot that does not drain into the detention pond. Ms. Saladino is also concerned about headlights coming in through the windows.

Terrance Chambers, 200 S Darrowby Dr., Raymore MO 64083, is concerned that this is not the right area for the apartment complex. Privacy is an issue, with the apartments right behind the homes, the residents will be able to look into homes, yards, and windows of those living nearby. Due to Covid restrictions easing up, more people will be going back to work in the office, creating more traffic on 58 Highway. There will be a lot of stress on the roads and at the grocery stores. Water runoff is the biggest concern, with soil erosion and foundation cracking currently happening, Mr. Chambers is worried it would get worse due to the construction of the apartment community. If there are a lot of families with children moving into the new apartments, the schools should make sure they have the capacity for that.

Filipe Jones, 402 Meadowlark Dr., Raymore MO 64083 asked if this will be a gated community? There has been a series of break-ins and stolen cars in the community, and a gated apartment community might help keep those kinds of activities away from the surrounding neighborhoods.

Chairman Wiggins opened the meeting to any individuals who are not City of Raymore residents to speak. No one came forward.

Mr. Linville responded to the resident concerns. The developer will be creating a trailhead that will serve as an access point to the trail. The developers still have to go through the preliminary plat and site plan approvals where the engineering will be worked out. Mr. Linville pointed out that currently, the site is a big hill and there is a crest in the middle of the property that pushes water east. To create a detention area to the east will catch the water and release it slowly, and the goal is to improve the detention standards. The parking areas are graded to allow all of the water to be caught and drained to the stormwater system. Mr. Linville stated that the buffer the developers are suggesting is around 300ft to the east of the property, and the requirement is only 30ft. There will be landscaping around the pond and the building, and the buildings are positioned in a way that will block headlights from getting into the surrounding neighborhoods. The property has different elevation from the west to the east that will further block headlights from intruding. Based on the data from other properties owned by the developer, the data shows there are .07 minors per unit, including anyone under the age 18. School age children are 6-18 years of age, and for the proposed development, there are

an estimated 21 school age children. With every community, the developers decide if they will install a vehicular gate, and for the proposed project there hasn't been a need for a gate at this time. It is something that can be reconsidered if need be.

Mayor Turnbow asked Mr. Linville if the property would be monitored?

Mr. Linville responded that yes, there is 24hr security on-site.

Mr. Krass wanted to inform the Commission that there is a contract to construct a sidewalk along the new segment of Johnston Drive between Dean Avenue and Darrowby Street that will connect to the Foxhaven subdivision. Work should begin on that project later this summer. With regards to stormwater, what the residents have been describing is very similar to what was occurring before Lowe's was constructed. The detention area is very similar to what was done at Lowe's, there was a detention pond constructed on the southern portion of their site which reduced the amount of water running down the hill. This development will no doubt improve this situation as well.

Mr. Cadoret mentioned that the developers have given the Commission much more information than is often received with a rezoning application. Typically, there is a series of steps, and while it sounds like things are being put off until another meeting, it is a logical progression of steps where there is tremendous expense on the side of both the developer and the City Staff to review the application. Some of the specific questions will be addressed if the zoning gets approved before the developers make the next step.

City Attorney Jonathan Zerr mentioned that the Commission should look at this from a rezoning perspective, not necessarily what the detail will be on the property. For rezoning purposes, take into consideration that the property has not been developed in the 16 years it has been zoned C-3.

Chairman Wiggins closed the public hearing at 8:28pm, and opened the meeting for Commissioner comments or questions.

Commissioner Urquilla asked Mr. Cadoret if there have been other cities similar to Raymore that have had issues filling the commercially zoned 3rd tier properties, and what was built on the properties?

Mr. Cadoret responded that generally when it comes to 3rd tier commercial property, the big box stores and national retailers aren't going to be interested in property that far from the highway. The best that the City would hope for with the current trends would be an office layout. That was the initial plan, but it is very difficult to get tenants in office buildings. Storage facilities are a growing industry, although there weren't any applications for storage on this property.

Mayor Turnbow mentioned that there has been interest in the past to utilize the property for multi-family, but this potential project holds more attractiveness with regard to the use of the land and to the general population. The Staff doesn't bring projects to Raymore that bring any kind of media attention, and things are handled in-house.

Mr. Cadoret mentioned that yes, there have been other developers looking for multi-family on the property which gets lost by the community. The previous developers were not going to build Class-A homes, but with the location being close to Timber Trails, Foxhaven, and the commercial area, the City wanted a high-end Class A apartment community. It is not an easy decision to let go of commercial land, but this is not viable commercial land for the City.

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

Mayor Turnbow mentioned that he believes the product is good for this rezoning, and will be voting in favor of the rezoning.

Vote on Motion:

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

Motion passed 8-0-0.

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

Mr. Cadoret began the Staff Report, stating that on July 12, the City Council will consider the rezoning and preliminary plat for the Saddlebrook subdivision, which came before the Planning Commission a few weeks before. The annual review of the Unified Development Code that was scheduled for July 20 will be moved to the August meeting. For the July 20 Planning Commission meeting, there is a public hearing for the Sendera subdivision, previously known as The Estates of the Good Ranch. Summit Custom Homes is looking to purchase the property, change the name to Sendera, and reclassify the zoning to a Planned Unit Development District. On July 26, the City Council will hear the Watermark recommendation made by the Planning Commission.

10. Public Comment

No public comments at this time.

11. Commission Member Comment

Commissioner Engert thanked staff, and mentioned that it is eye-opening to see the background work that goes into the projects that come before the Commission.

Commissioner Faulkner thanked the City staff, and found the public’s comments about Raymore looking a little too much like Liberty concerning, and the traffic issue is harder to fix later than it would have been to build proactively. The public comments are appreciated, and thanks to City Staff.

Commissioner Fizer thinks the Watermark apartments will be a great project, and wishes the public would have stuck around. She mentioned that it is really important for people to give their thoughts and opinions, and some of the points they bring up are really valid. The City wouldn't want to bring in new projects to the detriment of the people who already live here.

Commissioner Mansur agreed with the Mayor, the applicants understand the expectations that the Commission has. The City Staff has shown tremendous diligence with this case, and he stated that he believes this is the best use for the property, and hopefully it will make the existing Commercial zones more attractive to developers. Thanks to the public, and the applicant who seems to be willing to work with feedback from the Commission and the City Staff to create something that really fits the community of Raymore.

Commissioner Petermann mentioned that he didn't realize there was a traffic issue in the City. It was a very educational meeting, thank you to Staff for the hard work on this one, and it is a pretty big deal to take land that is non-useable and bring in something big for the City.

Commissioner Urquilla mentioned that he hopes that by approving the project and increasing traffic to 58 Highway, there will be more need and pressure for renovations to accommodate. The apartments fit into what the Commission is trying to do for the City.

Mayor Turnbow stated that this Commission has a diverse look at every project that comes before them, and has never "rubber-stamped" anything. There is a lot of pre-studying and work from the City Staff that goes into the projects before they come to the Commission. He mentioned that he appreciates the work of the members of the Commission and City Staff.

Chairman Wiggins thanked Staff for all of the hard work. The Commission represents all Wards of the community, it is a diverse group of people on the Commission, the applications are taken seriously, and are evaluated in the best interest of Raymore.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Engert, to adjourn the July 6, 2021 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The July 6, 2021 meeting adjourned at 8:51 p.m.

Respectfully submitted,

Emily Jordan