

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 20, 2021**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, ERIC BOWIE, WILLIAM FAULKNER, KELLY FIZER, TOM ENGERT, JIM PETERMANN, MAYOR KRIS TURNBOW, MARIO URQUILLA, AND JEREMY MANSUR. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, 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 July 6, 2021 meeting.**

**Motion by Mayor Turnbow, Seconded by Commissioner Urquilla, to approve the consent agenda.**

**Vote on Motion:**

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

**Motion passed 8-0-1.**

**6. Unfinished Business - None**

**7. New Business -**

- a. **Case # 21017: Sendera - Rezoning and Preliminary Plat (*public hearing*)**

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

Commissioner Mansur asked Development Services Director Jim Cadoret to confirm that the current case is # 21017, not # 21016 as stated in the Staff Report.

Mr. Cadoret noted that yes, that is correct, it is case # 21017.

Kyle Jones and Tiffany Ford of Summit Custom Homes came before the Commission to request rezoning and approval of the preliminary plat for the Sendera Subdivision. Mr. Jones highlighted that Hubach Hill is to the north of the property, and Brook Parkway runs along the

west side of the development. There is undeveloped land to the south and east. The development is being proposed to have 430 lots on 135 acres, and there is currently an approved preliminary plat for the land, which is zoned R-1P. Mr. Jones stated that the rezoning request is to move the property from R-1P to PUD to allow for the three different product types that will be built on the property. On the east portion of the property, Product A will be built on 70ft wide lots, and there will be 160 of these lots available. Product B will be built in the southwest corner of the property on 40ft wide lots, of which there are 160. Product C will be built in the northwest section of the property on 48ft wide lots, where there are 110 lots available. There is a density of 3.2 units per acre, and in comparison, the current R-1P zoning allows a density of 5.2 units per acre. Hubach Hill Road was recently reconstructed, and was done so with the development of this acreage in mind, with a density of 4 units per acre. The road infrastructure is able to accommodate the traffic that may be generated by this development, since it was designed for a higher density per acre development than the current proposal. Stormwater will drain north to south and will drain into the creek on the southeast corner of the property. There are detention ponds on the east side of the property, and there is an easement on the southwest side of the property for a detention pond that is shown in the previously approved preliminary plat. The amenities are centrally located, including a pool, playing fields, and sport courts over a span of three acres. Next to Hubach Hill Road, there is a 40ft landscape buffer that will hold landscaping and berming to hide the homes from the road. This will also ensure headlights will not bleed into the neighborhood once it has been developed. Tiffany Ford of Summit Homes came to the podium to give an overview of the products that would be built in the Sendera community should this case be approved. The developers want this community to be unique, and will build the community in a modern desert neighborhood feel. The elevations will be modified to incorporate the desired look and feel. The three product lines are designed for different residents at different stages of life and income brackets, and all three product types will be built during the first phase along with the amenity area. Ms. Ford gave the highlights of the different products and amenities the developers are proposing to build in the Sendera development.

Development Services Director Jim Cadoret began the staff report by stating that the request is to rezone the existing R-1P to PUD zoning of approximately 135 acres. The surrounding areas are zoned R-1P to the north and west, unincorporated Cass County to the north, east, and south, and agricultural to the south. The Growth Management Plan designates this property as appropriate for Low Density Residential, up to 4 units per acre. The Major Thoroughfare Plan Map classifies Hubach Hill Road as a Minor Arterial and Brook Parkway as a Minor Collector. Mr. Cadoret read 6 items into record, including any additional exhibits as presented during the hearing. The request to go to Planned Unit Development District (PUD) was intentional because the zoning designation is flexible when it comes to lot sizing, lot width, setbacks, lot coverage areas, and a mix of home types. Mr. Cadoret stated that this property is currently known as The Estates of the Good Ranch, and was rezoned to the current R-1P in 2006. In 2007 the preliminary plat was established and approved and remains a valid preliminary plat. There were two distinct areas with one side being smaller lots for villas, and on the east side were larger standard R-1 sized lots. The property was included in the Hubach Hill and North Cass Parkway Community Improvement District (CID). The subject property is part of the Good Ranch Master Planned Community and has been planned for residential development since 1994. Any modifications to the preliminary plan would have to come back before the Planning Commission and the City Council. The PUD district being proposed allows for single-family detached homes. There is a reduction of lot size and width being requested, as well as a reduction of setbacks. The property is located within the area of the Cass County Public Water District #10, and the Raymore-Peculiar school district indicated they were aware of the new development. The preliminary plan was submitted to the South Metro Fire Protection District, and there will be two access roads to the development. The conceptual plan that was shared at the Good Neighbor meeting proposed 428 lots, but has since been modified to incorporate the teardrop cul-de-sac design on most of the cul-de-sacs and adding a street connection, which allowed an increase in the lot count from 428 to 430. Because the proposed subdivision is located within the Hubach Hill and North Cass Parkway CID, there will be a property

tax assessment on all lots in this subdivision and The Prairie subdivision to the west that will help to reimburse the costs associated with the 2010 construction and improvement of Hubach Hill Road. The Estates of the Good Ranch Master Development Agreement establishes the requirements for stream buffer protection and stormwater management for any development on the subject property, which the proposed preliminary plan complies with. There is a 137-acre tract of land to the southwest of the subdivision that is reserved for open space and a future park. A total of 36.74 acres, or 27% of the property, is provided as common open space to be maintained by the Homeowner's Association.

Commissioner Bowie asked if the number of lots has changed?

Mr. Cadoret stated that the current preliminary plat for the Estates of The Good Ranch has 343 lots, which is still a valid preliminary plat. The applicant's proposal for the new subdivision, Sendera, is 430 lots.

Chairman Wiggins asked Raymore residents to come to the podium if they have any questions or comments.

Linda Benson, 1043 S Sunset Lane, Raymore MO 64083, came to the podium to comment that there are 3-acre lots to the north of Hubach Hill. Ms. Benson stated she is concerned about the 40ft wide lots which are narrower than most of the homes in Dutchman acres. She also mentioned that she is worried about Hubach Hill Road becoming damaged due to the traffic increase, and would like there to be larger lots on the south side of Hubach Hill. If this does not happen, Ms. Benson would like to see more landscape buffers in place to shield the subdivision from the road.

David Otis, representing the Good Ranch, stated that Good-Otis has the development to the west of this property, The Prairie of the Good Ranch. The lots in this subdivision are considerably larger than the lots being proposed for the Sendera development, although along the east side of the property near Brook Parkway, there is a heavy landscape buffer planned. Mr. Otis would like the landscape buffer being proposed by the developers of Sendera to be similar to the buffers being built by the developers of The Prairie along the west side.

Chairman Wiggins opened the meeting for non-Raymore residents to come to the podium for comments.

City Attorney Zerr clarified that Ms. Benson on S. Sunset Lane is technically outside of Raymore city limits.

Kathy Graves stated that they are the owners of the first home being built in Prairie View. There were several lots in the Prairie subdivision that were not large enough at 68' wide to accommodate the home they chose to have built. The developer was able to redraw the lots to 80' widths to be able to accommodate the home. The 40' wide lots in the Sendera subdivision are a concern, and the homeowners with the larger homes and lots in Sendera could not be happy to look down the street and find small lots in the same neighborhood. There should be larger lots to the south of Hubach Hill, but there should be wider lots to the west alongside the Prairie subdivision. Ms. Graves mentioned that she agrees with Mr. Otis, and mentioned that there should be very good landscaping along Brook Parkway.

Chairman Wiggins closed the public hearing at 7:43pm and asked if the applicant or City had any further comments on what the public brought up.

Mr. Jones mentioned that the developers do feel comfortable with installing a landscape buffer along the west side along Brook Parkway, and there is a 30' wide tract of land to allow more landscaping between the developments. All of the product types that will be built will be visible

from Hubach Hill Road. To put only one product in the southwest corner would limit visibility and marketability of those homes.

Mayor Turnbow asked why is there a cul-de-sac planned for the southern end of the property instead of a stub for potential roadway access?

Director of Public Works Mike Krass responded that the reasoning for that is if the roadway on the south (North Cass Parkway) is to be extended, it will be a limited access roadway. Brook Parkway would be the access point to North Cass Parkway. There would be no other access points until School Road to the east. By the access standards, the cul-de-sac would not be allowed to access the road, because as a limited access road, it would be considered a major arterial and access points are only allowed at ½ mile intervals.

Commissioner Faulkner began by outlining the differences between City Staff, Planning & Zoning Commission, and the City Council. He then proposed that when the recommendations City Staff have made are denied by the Planning Commission, the City Council should prioritize the Planning Commission decision, not Staff's recommendations.

Chairman Wiggins asked Commissioner Faulkner if this pertains to the case at hand?

Commissioner Faulkner assured that it does, and continued. He stated that the Planning Commission is at a disadvantage when there is disagreement on a case since the City Staff has been working with the applicant for some time beforehand to prepare the case, and the applicant has spent significant money on engineering and plans. One reason zoning exists is to promote compatibility between new developments and adjacent properties, and to protect neighborhoods and quality of life. Commissioner Faulkner stated that he does not feel that the new developments, Sendera and Saddlebrook, are compatible with the existing development. Several of the reductions of requirements, especially in lot size, lot width, and side setbacks, take the minimum considerations down to just over half of an "R-1" zoned lot. The concern is that there will be problems with parking, traffic, and long term property values in the community, as well as the concern that these new developments do not benefit the existing residents of Raymore. Looking at page 12 of the Staff Report, a few of the reasons Commissioner Faulkner believes Morningview works well as a community are due to the age restrictions and provided maintenance. Commissioner Faulkner feels that Eastbrook at Creekmoor may have set a bad precedent that is being used to justify reductions in requirements for new developments coming to the city, and will be voting to deny this application.

Mayor Turnbow objected, and stated that Commissioner Faulkner is moving into an area where motion and second would permit further discussion, and may be a more appropriate opportunity for Commissioner Faulkner to discuss his displeasure with the developments.

Commissioner Faulkner stated that he believes his comments will be important to the decision made by the Commission on the case, and asked Mr. Zerr to clarify.

Chairman Wiggins commented that currently, time is best used to ask questions to City Staff or the applicant, and the discussion Commissioner Faulkner brought up is more appropriate after a motion has been made.

Commissioner Faulkner feels that after watching the City Council meeting covering the Saddlebrook rezoning and preliminary plat, his point did not make it across clearly, and is attempting to make a better argument against Sendera.

Mr. Zerr stated that there has not been a motion and second to consider, but the Staff Report and Public Hearing have both been provided. The most appropriate time for Commissioner Member

comments would be after a motion and second have been made, and reminded the Commission of the specific task at hand, being the rezoning and preliminary plat.

Commissioner Faulkner stated that he will finish his comments after there has been a motion and second made.

Chairman Wiggins asked City Staff to clarify what the reasoning to allow the non-teardrop shaped cul-de-sacs is if the City is only allowing teardrop cul-de-sac in all new developments? Where do the measurements for the lot widths come from?

Mr. Krass responded that Hubach Hill Road has fixed access points, due to the access standards. The teardrop cul-de-sacs are considerably wider than the existing cul-de-sacs, which impacted the lots around the round cul-de-sacs. The City tries to work with developments that already have a preliminary plat in place, and can still meet the objectives of water treatment and snow removal without sacrificing the lot count of the subdivision by requiring all cul-de-sacs to be teardrop shaped.

Mr. Cadoret responded that the 40' lot width is measured at the front building setback line, cul-de-sac lots are narrower towards the street, but are measured for lot width at the 25' front yard building setback.

Commissioner Mansur asked if there will be landmarks at each entrance of the subdivision?

Ms. Ford responded that yes, the developers plan to put monuments at each entrance to identify the subdivision.

Commissioner Bowie asked Mr. Ford to address the density of the subdivision. Smaller lots are becoming more popular with new home buyers.

Ms. Ford responded that from the developer's standpoint, the goal is to provide options to people for different price points. The density is within the zoning that has been previously approved. Mr. Jones responded that density at 3.2 units per acre is very common in a family neighborhood. Ms. Ford stated that in communities like Lee's Summit and Overland Park, the developers have created similar developments that are very popular. Summit Custom Homes wants to be able to provide new home options for people with smaller budgets, and this gives them options that are not multi-family.

Mr. Zerr reminded the Commission that there are ten factors for consideration, and just asked them to keep in mind the breadth and scope of what is up for consideration.

Commissioner Bowie asked if what is in the MOU is set?

Mr. Cadoret responded that yes, it has not been executed yet, but it is what goes before the City Council.

Mr. Zerr clarified that critical terms will not be altered.

Commissioner Fizer asked if the developers have considered mixing the lot sizes together in the subdivision to create a more balanced feel to the neighborhood.

Ms. Ford answered that yes, it is something the developers are working on for other future developments.

Commissioner Urquilla asked what the density would be if there were the smaller lots on the east side instead of the larger lots?

Mr. Jones answered that there would have to be a reconfigured layout before he would know the density.

**Motion by Mayor Turnbow, Seconded by Commissioner Urquilla, to accept staff proposed findings of fact and approve case #21017, rezoning of the existing “R-1P” Single-Family Residential Planned District to “PUD” Planned Unit Development District for the approximately 135 acre property to be known as the Sendera subdivision, to City Council with a recommendation of approval.**

Commissioner Faulkner stated that he would like to finish his comments in opposition to the motion. He believes his comments are absolutely relevant because he feels Staff is using Eastbrook at Creekmoor as a precedent to justify requirement reductions in Saddlebrook and Sendera. There are also several details in the preliminary plat that Commissioner Faulkner objects to, including that both of the cul-de-sacs in the northeast area exceed the 600’ length maximum that is in place to promote safety in emergency conditions. There are no conditions in the subdivision that justify exception to this code, and cul-de-sac length is one of the main reasons for Commissioner Faulkner’s opposition to the Saddlebrook preliminary plat as well as Sendera. Stormwater best management practices are not shown on the plats, and he feels that all of the new high-density developments are destroying the character of Raymore.

Chairman Wiggins asked Mr. Krass to clarify why the cul-de-sac streets are allowed to be so long.

Mr. Krass responded that there is a provision to allow longer cul-de-sac streets in the code, and the Planning Commission is able to waive that requirement with the Engineering Department’s recommendation. This length of cul-de-sac exists in many places around the City. Stormwater quality is never shown on a preliminary plat, it is part of the final plat stormwater calculations with a detailed stormwater report given as part of the final infrastructure.

**Vote on Motion:**

Chairman Wiggins	Nay
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 to approve the case 5-4-0.**

Chairman Wiggins opened the floor for those members who voted Nay on the motion.

Commissioner Fizer mentioned that she is uncomfortable with the number of small lots.

Chairman Wiggins mentioned that this will be a wildly successful development, but Raymore shouldn’t continue down the path of small lots, and there is ability to control that to some degree.

## **8. City Council Report**

City Attorney Zerr gave an overview of the one City Council meeting that has occurred since the Planning & Zoning Commission last met. The Saddlebrook rezoning passed 7-1, overturning the recommendation of the Planning & Zoning Commission. The Saddlebrook preliminary plat was postponed and will come back before City Council during the second reading of the rezoning.

## **9. Staff Report**

Mr. Cadoret requested the Commission cancel the August 3, 2021 due to a scheduling conflict. There are no applications to consider, and there are two for the August 17th meeting that will include a public hearing.

## **10. Public Comment**

No public comments at this time.

## **11. Commission Member Comment**

Commissioner Engert thanked Staff, and is always pleased when the packets arrive before the meetings.

Commissioner Faulkner stated that he has more thoughts on the project, and stated that he does not like to be censored.

Commissioner Bowie stated that he feels similarly to the Mayor, and all of the hard work the City puts into the applications is appreciated.

Commissioner Fizer thanked Staff and mentioned that Saturday, July 24th is the Summer Scene at TB Hanna Park.

Commissioner Mansur thanked City Staff.

Commissioner Petermann thanked Staff and mentioned that it is interesting to participate in growing pains of the City of Raymore. He believes that Chairman Wiggins is proving that he is a good leader for the Commission.

Commissioner Urquilla thanked the Staff, and mentioned that he supported this request because affordable homes are becoming harder to come by in the community. Residents should have the ability to choose what lot size they would like to live on, and he is excited to see more diversity in lot sizes coming to Raymore.

Mayor Turnbow reminded the Commission that all comments are recorded and there is no censorship happening. A variety of housing options are important for our community, and these housing options are high quality establishments that do not denigrate the City.

Chairman Wiggins mentioned that he voted against this development purely based on the lot sizes. There is a need for less expensive housing, and believes this will be a high quality development, but the lots are too small. Everything that can be done to make Raymore a welcoming, all ages community is top of mind for the City Staff and the Commission.

**12. Adjournment**

**Motion by Commissioner Urquilla, Seconded by Commissioner Mayor Turnbow, to adjourn the July 20, 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 July 20, 2021 meeting adjourned at 8:27 p.m.

Respectfully submitted,

Emily Jordan