

# **RAYMORE PLANNING AND ZONING COMMISSION AGENDA**

**Tuesday, September 21, 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 September 7, 2021 meeting
  - b. Case #21027 - Alexander Creek 3rd Plat
6. Unfinished Business - None
7. New Business
  - a. Annual Review of the Unified Development Code
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. When the public comments portion of the public hearing is opened, the Chairman will first invite any individuals that live within the City limits of Raymore to speak. Upon conclusion of the comments from City residents, the Chairman will invite any individuals who do not live within the City limits of Raymore to speak.
3. 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.
4. Please turn off (or place on silent) any pagers or cellular phones.
5. Please do not talk on phones or with another person in the audience during the meeting.
6. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
7. 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.
2. Applicants 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 open the hearing and 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, SEPTEMBER 7, 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, JEREMY MANSUR, JIM PETERMANN, MAYOR KRIS TURNBOW (arrived at 7:02pm), AND MARIO URQUILLA. ABSENT WAS ERIC BOWIE. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY ATTORNEY JONATHAN ZERR, DIRECTOR OF PUBLIC WORKS MIKE KRASS, AND ASSISTANT DIRECTOR OF ENGINEERING TRENT SALSBURY.

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 August 17, 2021 meeting.**

**Motion by Commissioner Faulkner, Seconded by Mayor Turnbow, to approve the consent agenda as corrected.**

**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	Abstain
Mayor Turnbow	Aye

**Motion passed 7-0-1.**

**6. Unfinished Business - None**

**7. New Business -**

Chairman Wiggins stated that Item C will be moved to the October 5th, 2021 Planning & Zoning Commission meeting.

Commissioner Faulkner noted that he will be recusing from new business since he is a neighbor to Madison Valley.

- a. **Case # 21021: Rezoning R-1 to R-1.5 - Madison Valley Phase 2 (public hearing)**

Chairman Wiggins opened the public hearing at 7:04pm.

Bryan Rahn came to the podium on behalf of Tony Ward and the Blue Springs Safety Storage South, LLC located at 1120 NW Eagle Ridge Blvd., Grain Valley, MO 64029. The request before the Commission is to change the zoning from R-1 to R-1.5 to allow for more lots, making the project financially viable for the developers and creating affordable homes for residents. The average lot size will be 8,269 square feet, which are smaller from the lot sizes that are currently at 8,400 square feet. There will be a transition from the lots in the existing subdivision into the proposed addition that will have larger lots near the existing subdivision, and will transition into smaller lots heading to the southern portion of the property. The reason the lots are smaller to the south is due to the required landscape buffer, which decreases the available square footage for the lot sizes. In 2004, a plat was approved for the property that included 29 fewer lots than is being currently proposed. Robin Martinez came to the podium as legal counsel for Ward Development. Mr. Martinez mentioned that he would like the additional schematics that were distributed to the Commissioners entered as an exhibit. He also mentioned that there is a nationwide shortage of affordable homes, and the homes that are being proposed will help with that shortage in Raymore. The average lot size for this development is much larger than the minimum lot size requirement of 6,500 square feet for R-1.5 zoning.

Director of Development Services Jim Cadoret gave the staff report. He highlighted that the request is to rezone the west 46 acres of the Madison Valley subdivision from "R-1" Single Family District to "R-1.5" Single Family District. Surrounding zoning includes "R-1" Single Family District to the north, "R-1P" Single Family Residential Planned to the east, "R-1" & "PO" Professional Office to the south, and "R-1" & "PR" Parks & Recreation to the west. Reclassification of zoning requires a public hearing and six exhibits plus the handout regarding lot sizes are being entered into record. The property was rezoned "R-1" in 2001, and the Hawthorne Ridge Preliminary Plat was approved for the property in April 2001. The preliminary plat proposed 190 lots on 71 acres, but expired in April 2002 due to no final plat application ever being approved. There was a request to rezone a portion of the property from "R-1" to "R-3P" Multi-Family Planned District but was withdrawn by the property owner in 2004. The preliminary plat for Madison Valley subdivision was initially approved in September 2004 and contained 202 single family lots, but expired in October 2014. Madison Valley 1st Final Plat was approved in 2005 and was constructed with 75 lots, which are the currently built homes in the subdivision. An application was filed to reclassify the north half of the 1st plat area from "R-1" to "R-2" Single and Two-Family Residential District, but was withdrawn in 2009. In June 2013, the City approved the reclassification of zoning of 65 of the lots in the 1st Final Plat area from "R-1" to "R-1P" Single Family Residential Planned District in order to modify the side yard setbacks. There have been two Good Neighbor meetings, the first meeting was not properly notified but had 18 in attendance. The second meeting was held on August 18 and had 20 residents in attendance. The uses are identical between "R-1" and "R-1.5", and the difference between the two are the development standards they encompass. The City established Subdivision Adjacency Standards would apply in this scenario since the existing Madison Valley subdivision abuts this property that is more than 5 acres in size. The Engineering department has submitted a memorandum regarding adequate public facilities to serve the subdivision and the City recommends acceptance of this case.

Carl Kent, 503 N Park Drive, Raymore MO 64083, came to the podium to give comments. Mr. Kent stated that the two Good Neighbor meetings were both well attended, and mentioned that the developer, Tony Ward, did not attend either meeting. The City's Growth Management Plan designates Madison Valley as appropriate for low-density residential development. The neighborhoods surrounding the proposed development all have larger lots and would not gain any benefit from the development. The homes will be very similar to the homes already built in Madison Valley, as well as the other neighborhoods the developer has built. Reducing the lot sizes will allow for more cars and more traffic along North Park Drive and Appaloosa Drive. Mr. Kent asked if it is appropriate to change the zoning for the property, creating a higher density than was in the City's plans for the last 20 years, and is concerned about potential property

valuation decline and stagnation. Mr. Kent respectfully requests that the zoning be kept as "R-1", and the application is sent to City Council with a recommendation of denial.

Corey Hinrichs, 416 N Park Drive, Raymore MO 64083, came to the podium to give comments. Mr. Hinrichs stated that the areas surrounding the potential "R-1.5" rezoning are "R-1" lots, a park, and other areas being developed. There is no need to rezone to "R-1.5" since there is nothing that needs buffering with a landscape buffer. Lot sizes zoned "R-1" have been decreasing for a number of years, and this "R-1.5" zoning will reduce lot sizes even more in the middle of already established neighborhoods. Mr. Hinrichs mentioned that the preliminary plat shown at this meeting was different than the preliminary plats that were shown at the Good Neighbor meetings. 41% of the proposed homes are shown to be on lots that are large enough to be zoned "R-1", but the side yards and setbacks are smaller than the "R-1" designation would allow. Previous plats show access to Sunset Drive, but the new plat shown at this meeting does not have that connection made. This will increase traffic significantly on Appaloosa and North Park Drive. This rezoning is out of place and goes against the Growth Management Plan for the City and should be denied.

Julie Hanson, 414 N Park Drive, Raymore MO 64083, came to the podium to give comments. Ms. Hanson stated that North Park Drive is a quiet, idyllic street that has no sidewalks and no streetlights. The biggest issue is the safety of the street, which will likely become the major thoroughfare to the neighborhood for hundreds of cars. There is no traffic signal at the intersections on 58 Highway from the existing neighborhood, and the fire station sits on the south side of 58 Highway, creating more traffic concerns. In the MOU for the project, there is no mention of North Park Drive becoming a collector street for the subdivision, and using it as a collector will cause great safety and traffic problems.

Sheryl Dunham, 404 N Park Drive, Raymore MO 64083, came to the podium to give comments. Ms. Dunham has concerns that the developer has not been to any of the meetings, and while Blue Springs Safety Storage South is a subsidiary of Ward Homes, Ward Homes has not been listed as the owner of the development. The distance between the proposed homes is very small, only 7' between homes, and it will affect property value on North Park Drive. The developer has homes that are to be developed and have been listed as homes for sale, but nothing has actually been built by the developers. Ms. Dunham also mentioned that she is concerned about who will be taking care of the berm, as well as the traffic issues that have been previously mentioned.

Mayor Turnbow asked if the developers would like to respond to any of the concerns raised by the residents.

Mr. Rahn responded that throughout this project, the developers have worked with City Staff to determine the best plan for the roads and berms that are being shown on the Preliminary Plat. There have been four or five failed developments on the property as it's current designation of 'R-1' due to the traffic issues and lot sizes, and those issues have been taken into consideration to come up with the currently proposed rezoning and preliminary plat. Mr. Rahn stated that when the existing Madison Valley subdivision was not able to be finished, Ward Homes came in to finish building the development. The new phase will have an HOA, but they cannot issue an HOA on an existing subdivision. When the berms need to be maintained or other things need to be taken care of within the development, the developers will take care of it.

Mayor Turnbow mentioned that it was approved by the General Obligation Bond that was passed last year to extend North Sunset further north to connect to the park. Is there a timeline in place on when Heritage Drive would be connected to the extension of North Sunset Lane? This is also an opportunity for comments on the public hearing.

Jeremy Powell with Powell CWM, 3200 S State Route 291, Independence MO 64057, came to the podium to respond. City Staff has limited the developers to one connection which will be built in 2022. There is limited crossing of the stream, otherwise there will be Corps of Engineer permitting required, and disturbance of the stream buffer would occur if there is more than one stream crossing. If North Sunset Lane is constructed sooner than 2022, the phasing may change sewers on the west side of the stream, but the phasing of the development was established based on the road being completed in 2022. HOA will maintain the buffers along North Sunset and the south side of the property, as well as the four stormwater detention basins. The "R-1" does not increase the lots by 27% of the yield, there are only 29 lots being added. The North Sunset Lane road access is only being added because the City requires one access point. The homeowners along North Park Avenue did not want a sidewalk to be built along the street, but there will be sidewalks and connectivity in the new development. Regarding the side yard setbacks, there will be 7' on each side of the home on each lot, not 7' between two homes.

City Attorney Zerr reminded the Commissioners that the first case is regarding only the rezoning of the property, and to consider the highest and best use of the property in the vote on this case.

Chairman Wiggins closed the public hearing at 7:56pm, and opened the meeting for Commission Member comments and questions.

Mayor Turnbow asked Mr. Cadoret: when did the "R-1.5" zoning come into existence, and if the only difference between this application and the other rezoning requests is the "PUD", most "R-1.5" requests have come as part of a "PUD" plan?

Mr. Cadoret responded that it was formally adopted as part of the UDC in 2009. There have been other requests that have come in that have modified lot sizes similar to the "R-1.5", they just came under a "PUD" zoning rather than ask for the "R-1.5", but the "PUD" allows modifications as part of the zoning designation.

Commissioner Urquilla asked if there have been "PUD" requests that have come in with lot sizes smaller than the currently requested "R-1.5" rezoning.

Mr. Cadoret responded that yes, there is a table in the packet showing that.

Commissioner Mansur asked if the minimum lot size and width are the not the only two factors that separate the "R-1" and "R-1.5"? Could this property come in with a request for a rezoning to "R-1P"?

Mr. Cadoret replied that there is also a reduction for side yard setbacks and an increase in lot coverage. It could come in as an "R-1P" rezoning request, which is what has been requested in the past up until this application.

Chairman Wiggins asked if a developer would be able to come into the undeveloped property to the north, to the west of Madison Creek Drive, and rezone that property to a "PUD"? The concern is that the property would become stuck as "R-1" if the current rezoning proposal is passed. The property has the ability to be rezoned and it would no longer have an island effect.

Mr. Cadoret responded that the property to the northwest could be requested to be rezoned. The property owner has the ability to ask for any zoning designation.

Commissioner Urquilla asked if it were possible for the Commission to request that property be rezoned to eliminate the island effect. It doesn't just have to be the property owner that can rezone?

Mr. Cadoret mentioned that there is the Growth Management Plan which has both of the properties listed as Low Density Residential. The City can initiate a rezoning of a property.

**Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept staff proposed findings of fact and forward case #21021, reclassification of zoning of 46.26 acres from the existing "R-1" Single-Family Residential District to "R-1.5" Single-Family Residential District to City Council with a recommendation of approval.**

Mr. Zerr reminded the Commission that for the motion to pass, there needs to be a vote from the majority of the whole Commission, which is 5 members.

**Vote on Motion:**

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

**Motion passed to approve the case 5-2-0.**

Commissioner Fizer commented that the development of this property will be good, but feels that changing the zoning of a property to make it financially viable for the developer is not a viable reason for rezoning.

**b. Case # 21022: Preliminary Plat, Madison Valley Phase 2 (public hearing)**

Chairman Wiggins opened the public hearing at 8:07pm.

Bryan Rahn came back to the podium on behalf of Tony Ward and the Blue Springs Safety Storage South, LLC located at 1120 NW Eagle Ridge Blvd., Grain Valley, MO 64029 to present the Preliminary Plat for the Commission's consideration.

Mr. Cadoret began the staff report, stating that the request is for approval of the Preliminary Plat of what will be known as Madison Valley Phase 2, on the 46 acres west of the existing Madison Valley subdivision. The Preliminary Plat consists of 154 lots in 8 tracts. A Preliminary Plat requires a public hearing, and 8 items were entered into the record. The Good Neighbor meetings that were held were for both the rezoning and the Preliminary Plat for the property. The developer requested to provide no parkland dedication for the development, and instead to provide fee-in-lieu. The development would have had to provide 8.1312 acres of parkland, and was approved by the Parks and Recreation Board to do a fee-in-lieu instead. The Preliminary Plat is contingent upon the rezoning. If the rezoning does not get approved, the Preliminary Plat cannot be reviewed or approved. The "R-1.5" allows for more lots in the area. The 2004 initial Preliminary Plan showed around 125 in the general area, including a pool with

a parking lot, and a 4 acre park site. This Preliminary Plat has been submitted to the Raymore-Peculiar school district and has no specific comments for this plat. The plat was also submitted to the South Metro Fire District for review, and commented that North Park Drive and Mesa Ridge need to be connected, and would not allow development on Phase 3, or the area west of the creek until North Sunset Lane is constructed. The existing stream that passes through the property running north-south is classified as a first order stream, so the stream buffer ordinance does apply. It requires a 50' buffer measured from the top of the bank on each side of the stream which cannot be disturbed. There is no designated flood plain in the area. There is a freshwater pond on the property which will have to be investigated before modification or removal can be done. The Preliminary Plat shows the pond is to be removed. There is a sanitary sewer line that runs through the property, and is sized appropriately for this development. The project engineer identified four stormwater ponds that will provide water treatment and detention for the subdivision. There will be no homes constructed west of the stream until Heritage Drive can be constructed and connected across the stream to North Sunset Lane. The City Strategic Plan strives to create and maintain a well connected transportation network, and North Sunset Lane, Madison Street, and Heritage Drive are all Collector Roadways. City Staff only wants to limit direct lot access to the Collector roadways. North Park Drive is planned to continue to the north, as is Mesa Ridge, and since there is not an emergency turnaround or cul-de-sac-de-sac at the end of these roads, it is important that they connect to the subdivision. The Preliminary Plat shows the compliance of the adjacency standards, showing the 25' separation between the proposed subdivision and the subdivisions to the south. It will require a berm to be constructed in that 25' buffer with a minimum height of 4', including landscaping. 52 of the 154 lots are compliant with R-1 standards. A Memorandum of Understanding has been prepared that lists the responsibilities of the developer and the City.

Sheryl Dunham, 404 N Park Drive, Raymore MO 64083, came to the podium for comments. Ms. Dunham asked if the pond at the top of the hill is not able to be filled in, will the developers have to resubmit plans showing any changes?

Mr. Zerr reminded the Commissioners that the public hearing is currently open to public comments, and it is not a position for the public to be asking the Commission or Staff members questions.

Corey Hinrichs, 416 N Park Drive, Raymore MO 64083, came to the podium to give comments. Mr. Hinrichs stated that it makes no sense for the connection from the subdivision to North Sunset be at the north end of the subdivision. Residents that live south of the connection planned for W Heritage Drive will end up going south on North Park Drive to get to 58 Highway.

Terri Woods, 309 N Park Dr., Raymore MO 64083, came to the podium for comments. Ms. Woods mentioned that the connecting road to North Sunset Lane should be situated more south on the property for traffic and convenience.

Jeremy Powell, Powell CWM, stated that the developers have hired outside sources to determine the needs of the ponds and streams, and that will be taken into consideration moving forward.

Commissioner Urquilla asked why Lemon Mint Drive is stopped at a dead end on the Preliminary Plat.

Mr. Powell responded that it was requested by Staff to be done that way, for future development on that parcel.



Mr. Cadoret mentioned that the initial Preliminary Plat for Madison Valley had that connection, but Staff never required that connection. It was not requested, nor was it rejected.

Mayor Turnbow asked Mr. Cadoret if Lemon Mint Drive could turn into one of the elbows that is presently in the design.

Mr. Cadoret responded that Staff was not opposed to that.

Commissioner Urquilla asked if the contractor would be opposed to Lemon Mint Drive becoming an elbow?

Mr. Powell responded that the developers would be happy to turn that into an elbow, and it would give them more right of way for the stormwater detention.

Mayor Turnbow asked if turning that road into an elbow would make the lots in Tract G any larger or wider.

Mr. Powell responded that no, the layout would stay the same.

Mayor Turnbow asked Mr. Powell if changing Lemon Mint Drive into an elbow would affect lot 85, since the elbow would be dipping into that lot, and the storm basin would be larger.

Mr. Powell responded that the developers would have to take a closer look at that.

Chairman Wiggins closed the public hearing at 8:29pm, and opened the meeting for Commission Member comments or questions.

Commissioner Urquilla asked Mr. Cadoret when in 2022 North Sunset Lane might be constructed? And when do the contractors anticipate breaking ground on Phase 1?

Director of Public Works Mike Krass stated it is to be built in the summer of 2022.

Mr. Rahn responded that once there are approvals in place, groundbreaking will begin right away.

Commissioner Urquilla asked if North Sunset Drive was constructed, would the developer go ahead and construct the connecting road in Phase 1, or would that be during Phase 3?

Mr. Rahn responded that it would be a quick timeline, but they plan to make the connection to North Sunset Drive as soon as they can.

Mr. Zerr reminded the Commission that they may approve the currently provided Preliminary Plat as is, or they may approve the Preliminary Plat with the added condition of stubbing Lemon Mint Drive. There is also the option to deny the application if it does not comply with the requirements of the Code.

Commissioner Fizer asked if there is a possibility of getting rid of the North Park Drive access and changing it to Appaloosa.

Chairman Wiggins replied that it is a safety measure to not have that many dead ends, so that school buses and emergency vehicles have enough room in cul-de-sacs to turn around.

Mr. Rahn replied that the developers have worked with the City, and that the Preliminary Plat as currently presented has been vetted by the City and South Metro Fire Department to include all the necessary requirements.

Commissioner Engert asked if the residents of the new development would be able to use W Heritage Drive to go east and join 58 Highway from Madison.

Chairman Wiggins responded that yes, but the concern is about the services of 58 Highway.

Mr. Krass mentioned that there is the ability to create construction routes, where the developers would have to build a road for residents to use. The construction route could be West Heritage Drive. There isn't a need for a connection to North Park Drive until the construction is completed, and the construction route can be added as a condition.

**Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept staff proposed findings of fact and forward case # 21022 Madison Valley Phase 2 - Preliminary Plat to the City Council with a recommendation of approval, subject to the conditions outlined, as well as two other conditions added by the Commission.**

Conditions of the motion are:

1. The request to reclassify the zoning of the property from "R-1" Single-Family Residential District to "R-1.5" Single-Family Residential District must be approved by City Council prior to final consideration of the preliminary plat.
2. Lemon Mint Drive at its intersection with Buffalo Drive shall be stubbed at its southern end.
3. Heritage Drive to be designated as the construction road for the development.

Commissioner Mansur asked if it were possible to add another condition, or make an amendment to one of the added conditions regarding construction routes.

Mr. Zerr commented that yes, either can be done, but the applicant needs to agree to the conditions.

Mr. Rahn came to the podium and stated that he has no issues with the conditions or the potential amendment, and the developers will work with City Staff and South Metro Fire District to ensure that the requirements are all met.

Mr. Zerr mentioned that Staff would like to have a clear deadline of when the North Park Drive connection will be opening up.

Mr. Krass stated that North Park Drive should be open by the end of Phase 2.

**Motioned by Commissioner Mansur, Seconded by Mayor Turnbow to amend the previous motion, and to add a 4th condition that the Planning & Zoning Commission delay the connection of North Park Drive until the completion of Phase 2.**

**Vote on amended Motion:**

Chairman Wiggins	Aye
Commissioner Faulkner	Recused
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 amendment 7-0-0.**

**Vote on entire Motion as amended:**

Chairman Wiggins	Aye
Commissioner Faulkner	Recused
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 7-0-0.**

Commissioner Faulkner rejoined the Commission meeting.

**c. Case # 21026: FY 2022-2026 Capital Improvement Program (*public hearing*)**

This case was moved to the Planning & Zoning Commission meeting on October 5th, 2021 by request of the applicant.

**8. City Council Report**

City Attorney Jonathan Zerr gave an overview of the 2 City Council meetings that have happened since the Planning & Zoning Commission last met.

Mr. Krass stated that the repair of Ward Road will begin on Thursday, September 9th 2021, and will include closures of Ward Road. Work will start at 58 Highway and go north to the Alexander Creek subdivision.

**9. Staff Report**

Mr. Cadoret gave the staff report, highlighting the applications and topics for the next few Commission meetings. Mr. Cadoret also mentioned that there has been a new City Planner hired, Dylan Eppert, and he will be starting on September 20th.

**10. Public Comment**

No public comment.

**11. Commission Member Comment**

Commissioner Faulkner thanked Chairman Wiggins for the fine job he did presiding over the meeting.

Commissioner Mansur thanked staff, thanked Katie Jardieu for all of her work, and welcomed the new City Planner.

Commissioner Fizer thanked staff and the Commission members.

Commissioner Petermann thanked staff, and mentioned that it is good to have knowledgeable people around that can help.

Commissioner Engert thanked staff.

Commissioner Urquilla commented that he voted for this project since the developers are open to keeping some of the lots "R-1", and thanked staff.

Mayor Turnbow invited everyone to the 9/11 Memorial that was being held to honor the 20th anniversary.

Chairman Wiggins thanked staff, and commented that it is nice when the public comes out.

## 12. Adjournment

**Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the September 7, 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 September 7, 2021 meeting adjourned at 9:00 p.m.

Respectfully submitted,

Emily Jordan

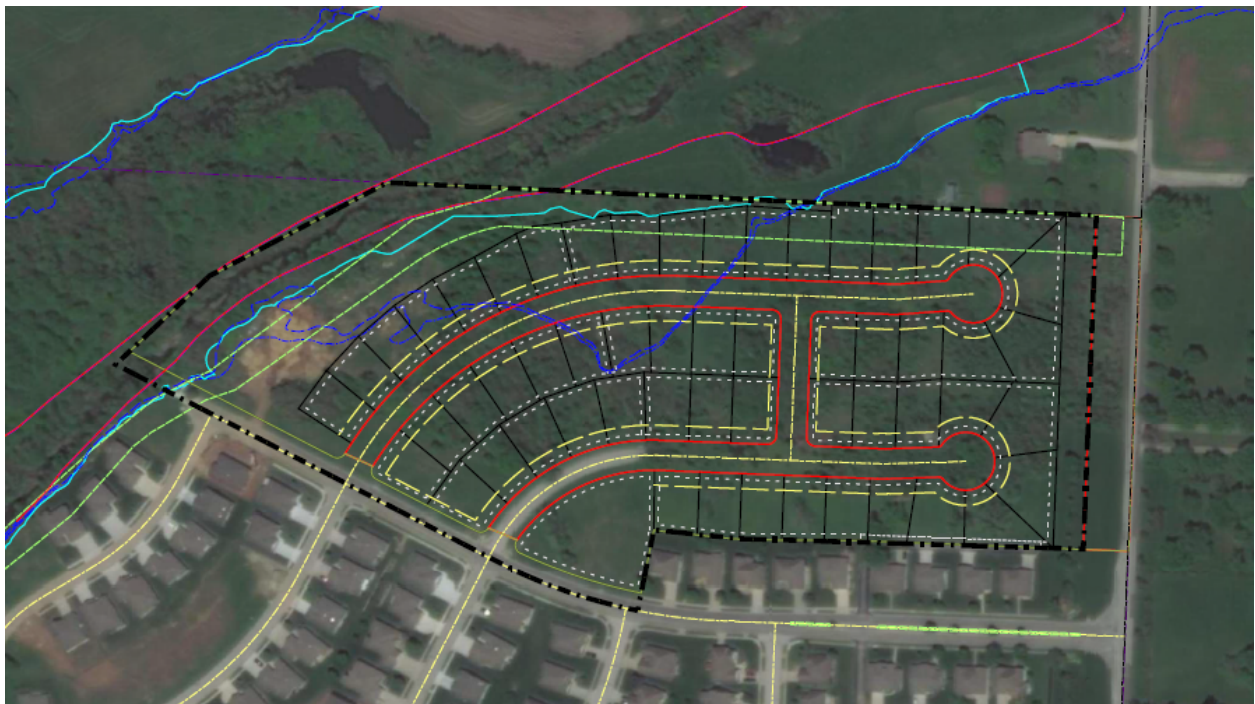


**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** September 21, 2021  
**Re:** Case #21027 - Alexander Creek 3rd Plat

### GENERAL INFORMATION

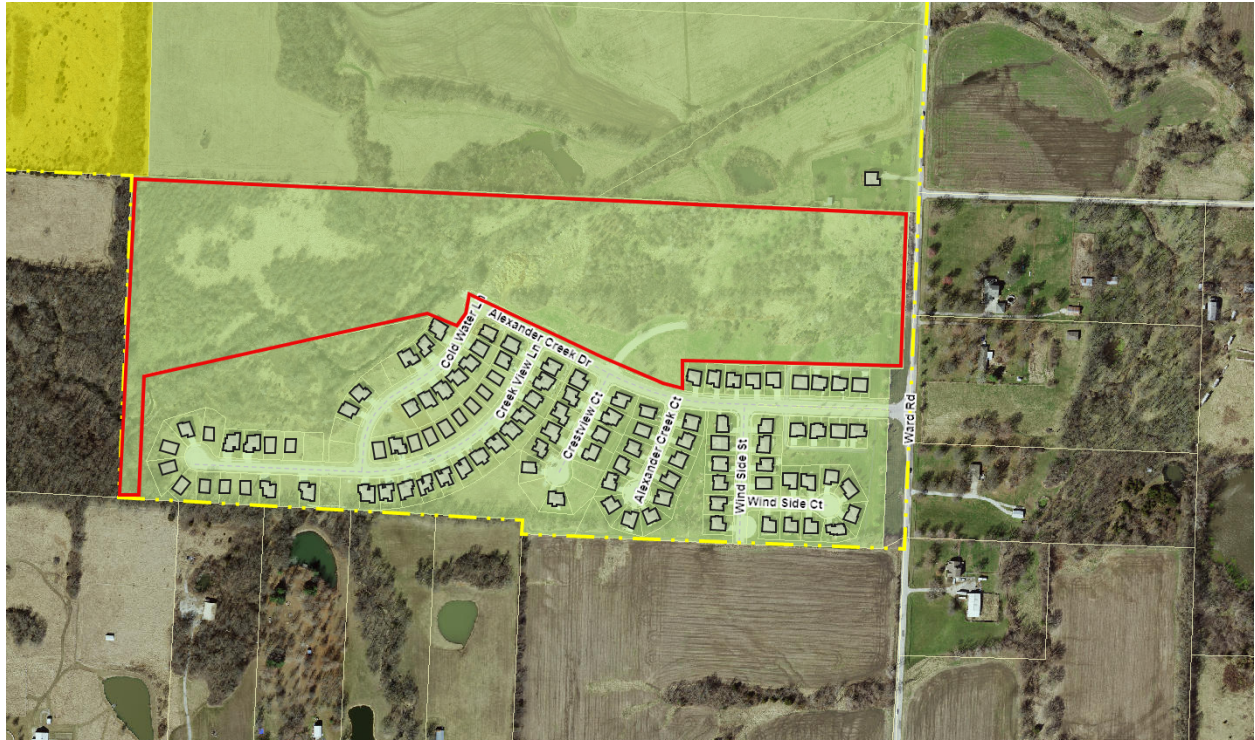
**Applicant/  
Property Owner:** Alexander Creek Holdings, LLC  
P.O. Box #6437  
Lee's Summit, MO 64064

**Property Location:** North of Alexander Creek Drive, west of Ward Road



**Existing Zoning:**

**PUD - Planned Unit Development District**



**Existing Surrounding Zoning:** North: **A - Agriculture District**  
 South: **PUD - Planned Unit Development District**  
**County Zoning**  
 East: **County Zoning**  
 West: **R1 - Single Family Residential**  
**County Zoning**

**Total Tract Size:** 18.797 acres

**Total Number of Lots:** 55 lots and 3 Tracts

**Legal Description:**

All that part of the Northeast Quarter of Section 13, Township 46 North, Range 32 West of the Fifth Principal Meridian in the City of Raymore, Cass County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Beginning at the Northeast Corner of said Northeast Quarter;thence South 02°13'32" West, along the East line of said Northeast Quarter, a distance of 552.30 feet to the Northeast corner of ALEXANDER CREEK 1<sup>ST</sup> PLAT, a subdivision in said City of Raymore, Cass County, Missouri;thence leaving said East line and along the North line of said ALEXANDER CREEK 1<sup>ST</sup> PLAT, North 87°46'19" West, a distance of 424.99 feet;thence North 86°38'52" West, continuing along said North line, a distance of 20.00 feet;thence North 89°40'52" West, continuing along said North line, a distance of 161.71 feet;thence North 87°35'41" West, continuing along said North line, a distance of 50.15 feet;thence North 83°52'38" West, continuing along said North line, a distance of 130.40 feet;thence South 11°16'21" West, continuing along said North line, a distance of 106.09 feet;thence continuing along said North line and along the North line of ALEXANDER CREEK 2<sup>ND</sup> PLAT, a subdivision in said City of Raymore, Cass County, Missouri, along a non-tangent curve to the right, having an initial tangent bearing of North 78°43'40" West, a radius of 870.00 feet, a central angle of 13°53'55", and an arc length of 211.04 feet to a point of compound curvature;thence continuing along

said North line of ALEXANDER CREEK 2<sup>ND</sup> PLAT, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 100°20'38", and an arc length of 26.27 feet;thence North 67°35'32" West, continuing along said North line, a distance of 51.13 feet;thence continuing along said North line, along a non-tangent curve to the right, having an initial tangent bearing of South 33°28'14" West, a radius of 15.00 feet, a central angle of 83°54'00", and an arc length of 21.96 feet;thence North 62°37'46" West, continuing along said North line, a distance of 187.32 feet;thence continuing along said North line, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 94°34'34", and an arc length of 24.76 feet;thence North 65°10'59" West, continuing along said North line, a distance of 50.36 feet;thence continuing along said North line, along a non-tangent curve to the right having an initial tangent bearing of South 31°22'06" West, a radius of 15.00 feet, a central angle of 86°00'08", and an arc length of 22.52 feet;thence North 62°37'46" West, continuing along said North line and its Westerly prolongation, a distance of 379.51 feet;thence North 46°40'34" East, a distance of 182.64 feet;thence North 62°18'08" East, a distance of 333.09 feet to a point on the North line of said Northeast Quarter;thence South 87°17'57" East, along said North line, a distance of 1,248.97 feet to the Point of Beginning, containing 818,777 square feet, or 18.797 acres, more or less.

**Growth Management Plan:** The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for low density residential.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Alexander Creek Drive as a local road. Ward Road is classified as a minor arterial road.

**Items of Record:**

- Exhibit 1. Unified Development Code**
- Exhibit 2. Application**
- Exhibit 3. Growth Management Plan**
- Exhibit 4. Staff Report**
- Exhibit 5. Final Plat**

## **PROPOSAL**

*Outline of Requested Action:* The applicant seeks to obtain Final Plat approval for Alexander Creek 3rd Plat.

*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 "PUD" Planned Unit Development zoning designation for Alexander Creek Subdivision was established on March 23, 2003.
2. The original preliminary plat was approved as part of the PUD rezoning in 2003.

3. The approved preliminary plat was modified in 2005 (boundary of development modified) and in 2007 (maximum building coverage allowed on a lot was increased to 38%).
4. Phases 1-3 of the subdivision follow the approved preliminary plat. The original preliminary plat for the remaining undeveloped land, including Phase 4, expired in 2019.
5. The 1st Phase of Alexander Creek was platted in March 2004.
6. The 2nd and 3rd Phase of Alexander Creek was platted in October 2005.
7. The reconstruction of Ward Road, approved as part of the 2020 voter approved General Obligation bond, is currently in the design phase.
8. The preliminary plat for Alexander Creek Phase 4 was approved on March 8, 2021.

**ENGINEERING DIVISION COMMENTS**

In its attached memorandum, 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. The current bulk and dimensional standards determined during the property rezoning are as follows:

PUD	
<b>Minimum Lot Area</b>	6,000
per lot	-
per dwelling unit	2,000 sq.ft.
<b>Minimum Lot Width (feet)</b>	60
<b>Minimum Lot Depth (feet)</b>	100
<b>Yards, Minimum (feet)</b>	
front	25
rear	20
side	5
side, abutting residential district	15
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	38

2. The proposed project was shared with the South Metropolitan Fire Protection District. All comments of the District have been met.



3. There is a 75-foot right-of-way provided for the expansion of Ward Road. The final plat provides the required right-of-way.
4. Final Plat approval and acceptance of the required public infrastructure will be required before the issuance of any building permits on the property.
5. The Raymore Parks and Recreation Board, on June 23, 2020, accepted the fee-in-lieu requirement that will be paid at the time the final plat is recorded.
6. The subdivision is served by Cass County Public Water Supply District #3. A water main exists along Ward Road to serve the new development. The district is aware of the proposed subdivision and indicated the new homes can be served by the district.
7. The proposed street names have been checked against the City and County databases and are compliant with the City addressing policy.
8. The developer is required to construct a shade structure with sidewalk connections on Tract A. This amenity is required to be completed with the public infrastructure prior to the construction of any homes in the final plat.
9. Five foot (5') sidewalks will be required to be installed on lots within this final plat.
10. There is an existing sanitary sewer easement crossing through lots 155-166 that was established prior to the development of the Alexander Creek Subdivision. The easement through these lots is no longer needed and will be vacated under a separate instrument.
11. A landscape buffer will be installed in Tract C along Ward Road. The landscaping must be installed prior to issuance of the first Certificate of Occupancy for a home in the final plat area.
12. Installation of public improvements for the 3rd Plat area commenced after approval was granted for the preliminary plat.

## **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 final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. 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 final plat 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 plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	September 21, 2021	September 27, 2021	October 11, 2021

## **STAFF RECOMMENDATION**

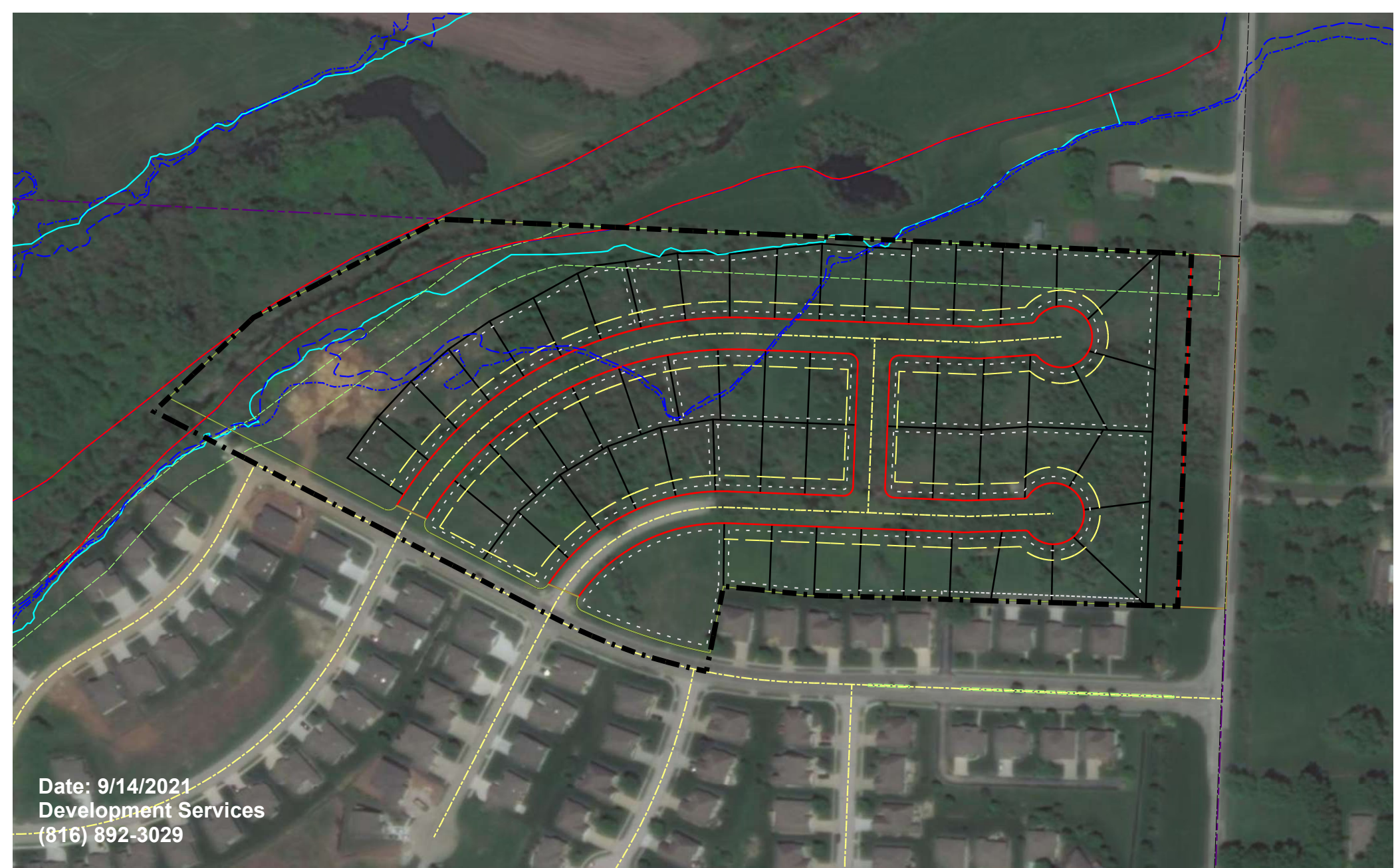
Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21027 Alexander Creek 3rd Plat to the City Council with a recommendation for approval.

## Memorandum

**TO:** Planning and Zoning Commission  
**FROM:** Michael Krass, Director of Public Works and Engineering  
**DATE:** September 14th, 2021  
**RE:** Alexander Creek 4th Final Plat

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The City of Raymore Public Works Engineering Division has reviewed the above reference application and determined that it meets the requirements and design standards of the City of Raymore with the exception of water service which will be provided by Cass County Public Water Supply District #3.



Date: 9/14/2021  
Development Services  
(816) 892-3029

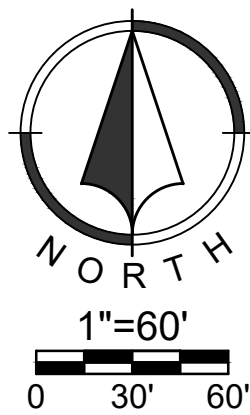
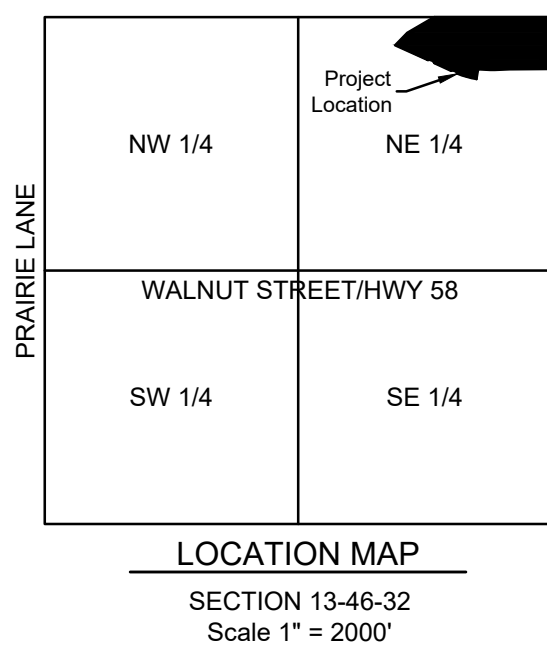


# Alexander Creek 3rd



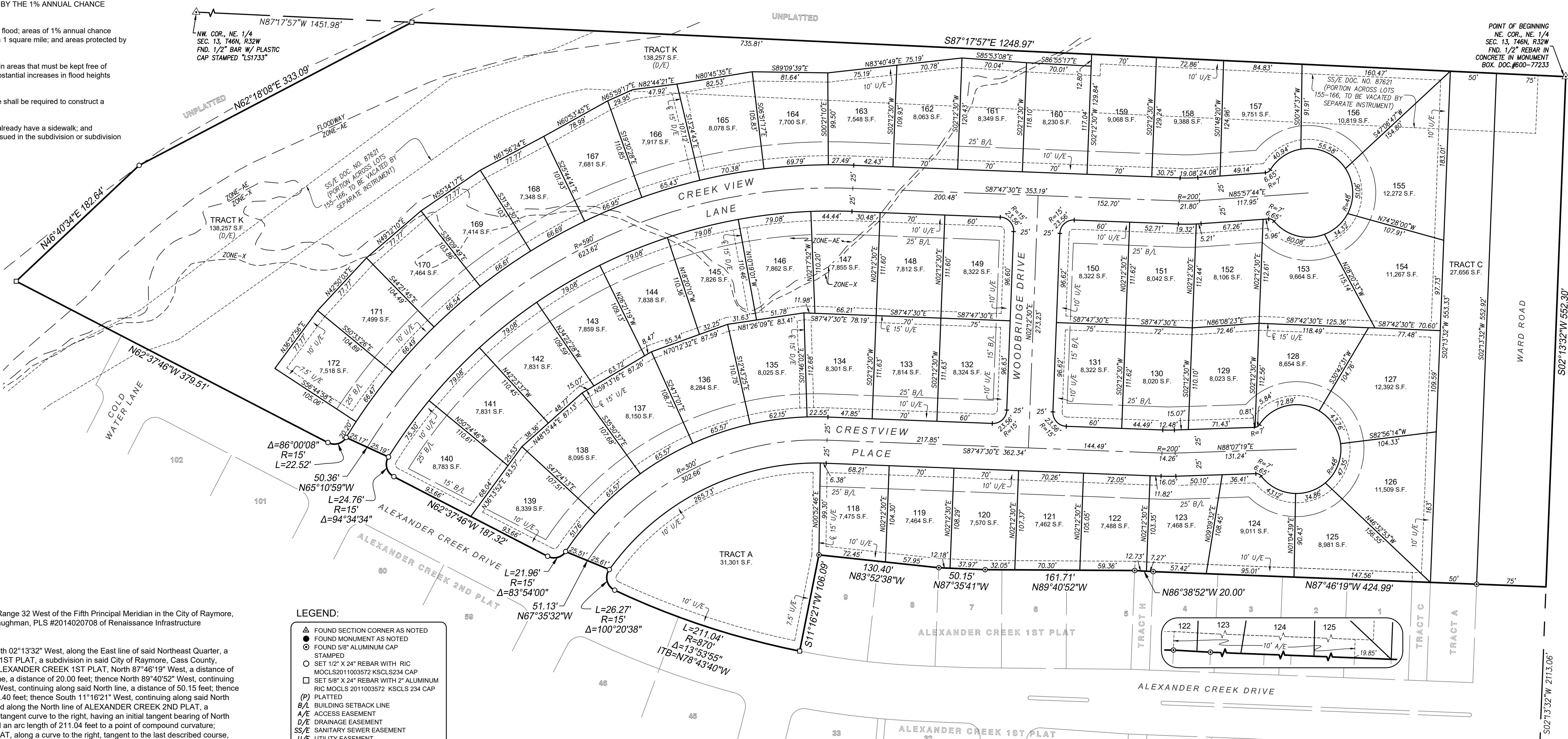
NOTES:

- 1. Basis of Bearings: South 02°13'32" West, along the East line of the NE. 1/4, Sec. 13, T46N, R32W, as determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83).
2. CLOSURE CALCULATIONS: Precision, 1 part in: 399581.919' Error distance: 0.010' Error direction: N74°30'16.72"W Perimeter: 4185.21'
3. All bearings and distances shown on this plat are platted and measured unless otherwise noted.
4. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29037C0042F and 29037C0042F, revised January 2, 2013, this tract graphically lies in: - OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain. - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined. - OTHER FLOOD AREAS, ZONE X, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. - FLOODWAY, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights
5. The owner of any undeveloped lot within the subdivision or subdivision phase shall be required to construct a sidewalk on that lot when: (a) 66% or more of the lots on the same side of the street in the same block already have a sidewalk; and (b) it has been 3 years from the date the first Certificate of Occupancy was issued in the subdivision or subdivision phase that contains the undeveloped lot.
6. Interior lot corners will be set at the completion of construction.



FINAL PLAT ALEXANDER CREEK, 3RD PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



DESCRIPTION All that part of the Northeast Quarter of Section 13, Township 46 North, Range 32 West of the Fifth Principal Meridian in the City of Raymore, Cass County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Beginning at the Northeast Corner of said Northeast Quarter; thence South 02°13'32" West, along the East line of said Northeast Quarter, a distance of 552.30 feet to the Northeast corner of ALEXANDER CREEK 1ST PLAT, a subdivision in said City of Raymore, Cass County, Missouri; thence leaving said East line and along the North line of said ALEXANDER CREEK 1ST PLAT, North 87°46'19" West, a distance of 424.99 feet; thence North 86°38'52" West, continuing along said North line, a distance of 20.00 feet; thence North 89°40'52" West, continuing along said North line, a distance of 161.71 feet; thence North 87°35'41" West, continuing along said North line, a distance of 50.15 feet; thence North 83°52'38" West, continuing along said North line, a distance of 130.40 feet; thence South 11°19'21" West, continuing along said North line, a distance of 106.09 feet; thence continuing along said North line and along the North line of ALEXANDER CREEK 2ND PLAT, a subdivision in said City of Raymore, Cass County, Missouri, along a non-tangent curve to the right, having an initial tangent bearing of North 78°43'40" West, a radius of 870.00 feet, a central angle of 13°53'55", and an arc length of 211.04 feet to a point of compound curvature; thence continuing along said North line of ALEXANDER CREEK 2ND PLAT, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 100°20'38", and an arc length of 26.27 feet; thence North 67°35'32" West, continuing along said North line, a distance of 51.13 feet; thence continuing along said North line, along a non-tangent curve to the right, having an initial tangent bearing of South 33°28'14" West, a radius of 15.00 feet, a central angle of 83°54'00", and an arc length of 21.96 feet; thence North 62°37'46" West, continuing along said North line, a distance of 187.32 feet; thence continuing along said North line, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 94°34'34", and an arc length of 24.76 feet; thence North 05°10'59" West, continuing along said North line, a distance of 50.36 feet; thence continuing along said North line, along a non-tangent curve to the right having an initial tangent bearing of South 31°22'06" West, a radius of 15.00 feet, a central angle of 86°00'08", and an arc length of 22.52 feet; thence North 62°37'46" West, continuing along said North line and its Westerly prolongation, a distance of 379.51 feet; thence North 46°40'34" East, a distance of 182.64 feet; thence North 62°18'08" East, a distance of 333.09 feet to a point on the North line of said Northeast Quarter; thence South 87°17'57" East, along said North line, a distance of 1,248.97 feet to the Point of Beginning, containing 818,777 square feet, or 18.797 acres, more or less.

DEDICATION The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"ALEXANDER CREEK, 3RD PLAT"

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Raymore, Cass County, Missouri with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, under and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Raymore, Cass County, Missouri. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement for the right of ingress/egress over, upon and across the portion of Lots 122, 123, 124, and 125 designated as "Access Easement" or "A/E", is hereby granted to the owners of Lots 1, 2, 3, and 4, and Tract "H", ALEXANDER CREEK 1ST PLAT and their invitees.

LEGEND:
- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 5/8" ALUMINUM CAP STAMPED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS 2011003572 KSCLS 234 CAP
- PLATTED
- B/L BUILDING SETBACK LINE
- A/E ACCESS EASEMENT
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT

EXECUTION IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_ day of \_\_\_ 20\_\_.

Alexander Creek Holdings, LLC
Tyler Sallee, President

STATE OF \_\_\_
COUNTY OF \_\_\_ SS

BE IT REMEMBERED, that on this \_\_\_ day of \_\_\_ 20\_\_, before me a Notary Public in and for said County and State, came Tyler Sallee, President of Alexander Creek Holdings, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: \_\_\_
Entered on transfer record this \_\_\_ day of \_\_\_ 20\_\_
Deputy County Recorder of Deeds

APPROVALS This plat of ALEXANDER CREEK, 3RD PLAT addition has been submitted to and approved by the Raymore Planning and Zoning Commission this \_\_\_ day of \_\_\_ 20\_\_.

Secretary

This plat of ALEXANDER CREEK, 3RD PLAT addition, including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. \_\_\_, duly passed and approved by the Mayor of Raymore, Missouri on the \_\_\_ day of \_\_\_ 20\_\_.

(SEAL)

Attest: City Clerk City Engineer

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during August 2020, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

Jed A.M. Baughman, Missouri PLS-2014020708
RIC MO CLS-2011003572
jbaughman@ric-consult.com

ALEXANDER CREEK, 3RD PLAT
Prepared For: Sallee Development, Tyler Sallee, 3730 NE Troon Drive, Lee's Summit, MO 64064
Date of Preparation: July 27, 2021 Revised: September 13, 2021
Renaissance Infrastructure Consulting
132 Abbie Avenue, Kansas City, Kansas 66103
913.317.9500 www.ric-consult.com



# **Unified Development Code Annual Review**

## **September 2021**

Report Prepared By:

Development Services Department

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## INTRODUCTION

### ***Why complete an annual review?***

The current Unified Development Code (UDC) for the City of Raymore, Missouri was adopted by the Raymore City Council by Ordinance 28117 on December 8, 2008. There have been thirty-three proposed amendments to the UDC, the most recent amendment approved on November 23, 2020.

In December of 2009 the Raymore City Council adopted a set of Goals for the City of Raymore that included the following goal:

“Evaluate current zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported”.

Completing an annual review of the UDC enables the Commission to ensure the code is an effective tool in achieving the Council goal that diversity in new developments is encouraged and that community goals and needs are supported. The UDC is one of the primary tools to ensure the goals of the City Growth Management Plan are achieved.

In 2012 the Planning and Zoning Commission commenced a program to complete an annual review of the UDC in June of each year. A report is prepared by City staff outlining activities affecting the UDC over the previous year and identifying any issues or concerns with any provision of the UDC.

The thirty-three proposed amendments to the UDC have been submitted in response to (1) a need to comply with state statute or case law, (2) a change to a general City code provision that impacted a provision of the UDC, or (3) a desire to provide clarification to a provision of the UDC. The 2021 annual review is the tenth attempt for the Commission to be proactive in reviewing the UDC as an entire document and determining if the UDC has been effective in creating a development that is meeting the goals of the Growth Management Plan and expectations of the residents of the City.

### ***What will happen with the annual review results?***

The Planning and Zoning Commission can decide if any amendments to the UDC should be proposed. The Commission can file an application to amend the text of the UDC. A public hearing would be held at a Commission meeting with the Commission then making a recommendation to the City Council for its consideration.



## ***Summary of Previous Amendments***

### **Amendment 1 – approved March 9, 2009**

Amendment 1 changed the composition of the membership of the Planning and Zoning Commission to be consistent with Missouri State Statute. Additionally, the amendment included provisions regarding what happens when a Commission member moves out of the Ward he/she represents and the process for appointing a Commission member.

### **Amendment 2 – approved July 27, 2009**

Amendment 2 included minor changes to several different chapters of the UDC, including clarification on when a 2<sup>nd</sup> driveway is permitted on a residential lot; clarifying that citizens are appointed to the Board of Adjustment by the Mayor with the advice and consent of the City Council; changing any reference of the City Administrator to City Manager; and adding a code provision regarding the expiration of applications that remain inactive for more than one year.

### **Amendment 3 – approved September 14, 2009**

Amendment 3 established the code provisions regarding renewable energy systems.

### **Amendment 4 – approved November 9, 2009**

Amendment 4 eliminated any listing of specific fees and charges and replaced the language with a reference to the adopted Schedule of Fees and Charges.

### **Amendment 5 – approved April 26, 2010**

Amendment 5 established the Original Town Overlay Zoning District.

### **Amendment 6 – approved June 14, 2010**

Amendment 6 included minor changes to several different chapters of the UDC, including clarifications on temporary uses; illumination of signs; inspection of public improvements in new subdivisions; and vacation of easements.

**Amendment 7 – approved August 9, 2010**

Amendment 7 clarified regulations pertaining to home occupations.

**Amendment 8 – approved February 28, 2011**

Amendment 8 included minor changes to several different chapters of the UDC, including clarification on the installation of sidewalks on residential lots; installation of street lights; posting of signs for required public hearings; and projection of structures into a required yard.

**Amendment 9 – approved April 11, 2011**

Amendment 9 included numerous changes to the sign chapter, including clarification of commercial message signs and non-commercial message signs; temporary signs; and sign definitions.

**Amendment 10 – approved April 25, 2011**

Amendment 10 added a definition of bar and definition of free standing fast food restaurant to the UDC and added 3 uses to the list of prohibited uses in the City Center Overlay Zoning District.

**Amendment 11 – approved August 8, 2011**

Amendment 11 included minor changes to several different chapters of the UDC, including projections into required setback areas; parking of recreational vehicles; and concrete mix utilized on residential driveways and public sidewalks.

**Amendment 12 – approved June 25, 2012**

Amendment 12 included minor changes to the requirements regarding installation of sidewalks on undeveloped lots. Code language was modified to reflect that sidewalks are required on undeveloped lots when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 5 years from the effective date of the UDC.

**Amendment 13 – approved September 24, 2012**

Amendment 13 included several miscellaneous changes that were recommended as part of the 2012 UDC Annual Review and Report. Code provisions that were modified included: parking of vehicles; sign maintenance; accessible parking; residential fences; variances; and building setback along 58 Highway.

**Amendment 14 – approved October 22, 2012**

Amendment 14 adopted the new Flood Insurance Rate Maps for the City of Raymore.

**Amendment 15 – approved February 11, 2013**

Amendment 15 included changes to the requirements pertaining to temporary uses, including adding language regarding mobile vendors.

**Amendment 16 – approved August 26, 2013**

Amendment 16 included miscellaneous changes recommended from the 2013 UDC annual review completed by the Planning and Zoning Commission at its June 4, 2013 meeting. The changes included (1) allowing an electronic sign along Arterial Streets in the Original Town Overlay District; (2) allowing accessory uses and structures on property zoned Agricultural without the necessity of having a principal structure on the property; (3) stating that no residential driveway may be constructed within a sight triangle; (4) allowing privacy fences to be within ten feet of the front corner of a house; (5) clarifying when the Community Development Director can determine if an application is inactive; and (6) clarifying what happens when a motion by the Commission on an application fails.

**Amendment 17 – approved February 10, 2014**

Amendment 17 included miscellaneous changes to the UDC. The changes included (1) requiring canopy lights to be recessed so the lens cover is flush with the bottom of the canopy; (2) clarifying that when a sidewalk is required to be constructed on an undeveloped corner lot that the sidewalk is installed along both street frontages; and (3) allowing the Commission to have final approval authority on inflatable sign permit applications.

**Amendment 18 – approved February 10, 2014**

Amendment 18 included changes that allow an accessory dwelling unit upon property that is zoned Agricultural, Rural Estate or Rural Residential.

**Amendment 19 - approved September 8, 2014**

Amendment 19 updated the stream buffer provisions contained within the UDC.

**Amendment 20 - approved September 8, 2014**

Amendment 20 established a new Stormwater Treatment section in the UDC. This code provision applies to all new land development activities within the City.

**Amendment 21 - approved January 26, 2015**

Amendment 21 included miscellaneous changes recommended as part of the 2014 annual review of the UDC. The changes included (1) clarifying that no outdoor display of commodities, products or merchandise associated with a home occupation is allowed; (2) clarified side and rear yard setbacks for an accessory structure; (3) clarified how sign height is measured for monument signs; (4) clarified that sign permit requests that are not in compliance with the UDC can be applied for as a conditional use permit; (5) included a prohibition of any portion of a non-residential platted lot to extend into floodplain area; and (6) included definitions of subject property and undeveloped lot.

**Amendment 22 - approved September 14, 2015**

Amendment 22 included miscellaneous changes recommended as part of the 2015 annual review of the UDC. The changes include 1) clarified all utilities in new subdivisions must be underground; 2) incorporated new cul-de-sac design; 3) clarified that sidewalk must be installed in common areas when adjacent lots are developed; 4) clarified stormwater treatment provisions; 5) Planning Commission can approve inflatable sign permits; 6) established specific findings of fact for a Conditional Use Permit for a sign; and 7) defined private utilities and public utilities.

**Amendment 23 - approved December 28, 2015**

Amendment 23 clarified that if any portion of a corner lot has frontage along a street that meets the threshold to require sidewalk to be installed (on an undeveloped lot), then sidewalk is required to be installed on all street frontages of the corner lot.

**Amendment 24 - approved February 13, 2017**

Amendment 24 included miscellaneous changes recommended as part of the 2016 annual review of the UDC. The changes include 1) clarify no building can be located in an easement; 2) eliminates requirement for developer to pay a fee for street lights; 3) clarifies corner lots require installation of an ADA ramp when sidewalk is installed; 4) modification to notification process for erosion control enforcement; 5) Replats can be approved by Community Development Director; 6) Replat procedures established; 7) terms unnecessary hardship and replat are defined; and 8) penalty section is modified.

**Amendment 25 - approved August 28, 2017**

Amendment 25 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes include 1) replaced term “mini-warehouse” with self-storage facility; (2) clarified the procedure to request a waiver to a design requirement in the Original Town zoning district; (3) clarified when outdoor patio dining areas are allowed; (4) added requirements for indoor self-storage facilities; (5) clarified applicable code sections for subdivision review; (6) clarified improvements required as part of subdivision development; (7) clarified enforcement procedures for removal of mud and debris deposited in the street; (8) clarified responsibility of subdivider for collector and arterial roads; (9) clarified subdivider responsibilities for construction of public improvements; (10) required street name changes to comply with the City Addressing Policy; and (11) clarified when park land is dedicated as part of a new subdivision.

**Amendment 26 - approved January 22, 2018**

Amendment 26 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes included clarification of code language related to the keeping of animals on residential lots and clarified language related to the installation of new solar energy systems.

**Amendment 27 - approved June 11, 2018**

Amendment 27 allows accessory dwelling units in all single-family residential districts.

**Amendment 28 - approved September 10, 2018**

Amendment 28 included miscellaneous changes recommended as part of the 2018 annual review of the UDC. The changes included increased right-of-way when street trees are proposed; requiring commercial recycling trash receptacles to be screened; and updating the definition of manufactured home.

**Amendment 29 - approved January 14, 2019**

Amendment 29 increased the minimum width of sidewalk in new residential developments to five feet.

**Amendment 30 - denied by City Council on June 24, 2019**

Amendment 30 proposed to allow the keeping of fowl on lots zoned RR, R-1A and R-1. At its May 21, 2019 meeting the Planning and Zoning Commission did not obtain the required number of votes for a binding recommendation. No majority vote of the entire Commission was obtained as the vote was 4-3 on a motion for a recommendation of approval. Five votes constitutes a majoring vote of the Commission. The amendment was forwarded to the City Council with no recommendation.

On June 24, 2019, on a motion to approve the amendment on 1st reading, the motion failed by a 2-6 vote. With the motion failing to get a majority vote, the amendment was not approved.

**Amendment 31 - approved July 22, 2019**

Amendment 31 established where a medical marijuana facility may be located in the City. A companion ordinance created a new Chapter 660 of City Code that establishes the local regulations regarding medical marijuana facilities.

**Amendment 32 - approved October 12, 2020**

Amendment 32 established the requirements for installation of small wireless communication facilities within the City.

**Amendment 33 - approved November 23, 2020**

Amendment 33 included miscellaneous changes recommended as part of the 2020 annual review of the UDC. The changes included minor language changes for clarification purposes to several code sections; established architectural design requirements for multi-family developments; and established standards for drive-through menu boards

### ***Declaratory Rulings Issued***

In accordance with Section 465.040B5 of the UDC the Community Development Director has the power and duty to render interpretations of the Unified Development Code. For purposes of consistency and documentation the Director issues all written interpretations in the form of a declaratory ruling. Each declaratory ruling is added to a Declaratory Ruling Book which is a compendium of all rulings issued since the adoption of the UDC. To date there have been ten (10) rulings issued. One of the rulings has been revoked due to a change in the UDC rendering the ruling obsolete.

#### **Declaratory Rulings issued between January 11, 2009 and June 1, 2011:**

- Ruling #1: What is the maximum size allowed for a subdivision entrance sign and how many signs are allowed per subdivision?
- Ruling #2: Are chickens allowed to be raised in the City?
- Ruling #3: Is a four (4) foot privacy fence allowed in a front yard setback area?
- Ruling #4: REVOKED. Is a kiosk for movie rental allowed to be installed or operated on the exterior of a building?
- Ruling #5: Does an adjustment to a lot line require a subdivision plat?
- Ruling #6: Can a fence be constructed in an easement?
- Ruling #7: Where is the midpoint of a residential structure in relation to where a fence can be located?

#### **Declaratory Rulings issued between June 1, 2011 and June 1, 2012**

- Ruling #8: How much of a property can be covered in buildings and other manmade structures?

#### **Declaratory Rulings issued between June 1, 2012 and June 1, 2013**

- Ruling #9: Is a mobile home allowed in the City of Raymore?
- Ruling #10: Can a business that is not licensed or approved as an adult business have adult media or sexually oriented toys or novelties available?

**There were no Declaratory Rulings issued between June 1, 2013 and June 1, 2017**

**Declaratory Rulings issued between June 1, 2017 and June 1, 2018**

Ruling #2 was updated to reflect code changes made as part of the 26th amendment to the UDC.

**There were no Declaratory Rulings issued between June 1, 2018 and June 1, 2021**

The Declaratory Ruling Book is available for review on the Raymore website at <http://www.raymore.com/home/showdocument?id=2204>.



## **Topics for consideration by the Planning and Zoning Commission**

Staff recommends the following provisions of the UDC be amended for the reasons provided with each proposed change. Proposed new text is **highlighted**; deleted text is crossed out.

1. Section 460.080 is repealed in its entirety and re-enacted as follows:

### **CHAPTER 460: Flood Protection**

#### **Section 460.080 Specific Standards**

- A. In all areas identified as numbered and unnumbered A zones and AE zones, where base flood elevation data have been provided as set forth in Section 460.070, the following provisions are required:

##### **1. Residential Construction**

- a. New construction or substantial improvement of any residential structure, including manufactured homes, must have the lowest floor, including basement, elevated to or one foot above base flood level and no platted lots may encroach in the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas.
- b. This subsection does not apply to any land development activity for which a preliminary plat or other phased development has been previously approved as of February 28, 2005 or to any land development activity which has been submitted for preliminary plat approval as of February 28, 2005.
- c. No platted lots may encroach in the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas.**

##### **2. Non-residential Construction** (*Amendment 21 – Ordinance 2015-005 1.26.15*)

- a. New construction or substantial improvement of any commercial, industrial or other non-residential structure, including manufactured homes, must have the lowest floor, including the basement, elevated to or one foot above the base flood level or, together with attendant utility and sanitary facilities, be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect must certify that the standards of this subsection are satisfied. Such certification must be provided to the Floodplain Administrator as set forth in Section 460.060.

- b. No platted lots may encroach in the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas.

2. Section 435.050 is repealed in its entirety and re-enacted as follows:

**Section 435.010 Sign Types Permitted** (Amendment 2 – Ordinance 29073 7.27.09) (Amendment 9 – Ordinance 2011-22 4.11.11)

Signs are permitted in each zoning district as follows:

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
A	Monument		1 per street frontage	64	12	direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, &D; 435.070
	Wall		3 per establishment	10% of facade area	n/a	direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	64	12	not permitted	
		Commercial Message	1 per street frontage				
RE, RR, R-3, R-3A, R-3B, PUD and PR	Monument		1 per street frontage	32	6	direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, &D; 435.070
	Wall		3 per establishment	10% of facade area	n/a	direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	32	6	not permitted	
		Commercial Message	1 per street frontage				

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
R-1A, R-1, R-1.5, and R-2	Monument		1 per street frontage	32	6	direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, &D; 435.070
	Wall		3 per establishment	10% of façade area	n/a	direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	16	6	not permitted	
		Commercial Message	1 per street frontage				
PO & C-1	Monument		1 per street frontage	32	6	direct or indirect	See Section 435.060D
	Wall		3 per establishment plus one under canopy	10% of facade area	n/a	direct or indirect	See Section 435.060 A,B,C
	Temporary Event	Noncommercial Message	1 per establishment per street frontage for each event, issue candidate or belief	32	6	not permitted	See Section 435.070
		Commercial Message	1 per establishment per street frontage				

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
C-2, C-3, BP, M-1 and M-2	Monument Sign	Individual building with 1 tenant	1 per street frontage	32	6	direct or indirect	See also Section 435.060D
		Individual building 2-4 tenants	1 per street frontage	48	6	direct or indirect	See also Section 435.060D
		Shopping center under 100,000 square feet	1 per street frontage	80	15	direct or indirect	See also Section 435.060D
		Shopping center 100,000 square feet or more	1 per street frontage	300	30	direct or indirect	See also Section 435.060D
	Monument or Ground	Billboard on lot under 2 ac	1 per street frontage	32	6	direct or indirect	See also Section 435.060D & E
		Billboard on lot 2-5 ac	1 per street frontage	48	6	direct or indirect	See also Section 435.060D & E
		Billboard on lot greater than 5 ac	1 per street frontage	80	15	direct or indirect	See also Section 435.060D & E
	Wall		3 per establishment plus 1 under canopy	10% of facade area	n/a	direct or indirect	See also Section 435.060A, B, C
	Temporary Event	Noncommercial Message	1 per establishment per street frontage for each event, issue, candidate or belief	32	6	not permitted	See Section 435.070
		Commercial Message	1 per establishment per street frontage				

## ***Topics for Discussion***

Staff has identified the following topics for discussion:

a. Planning Commission work sessions

Commissioner Petermann indicated his interest in exploring the possibility of the Planning and Zoning Commission holding work sessions, similar to City Council and Parks and Recreation Board work sessions.

b. Minor Plat review Process

Minor subdivisions of land located on existing streets require the same review process as does a new subdivision plat with new street extensions. Staff would like to explore an expedited review process for minor subdivisions without new public infrastructure.

## MONTHLY REPORT

### August 2021

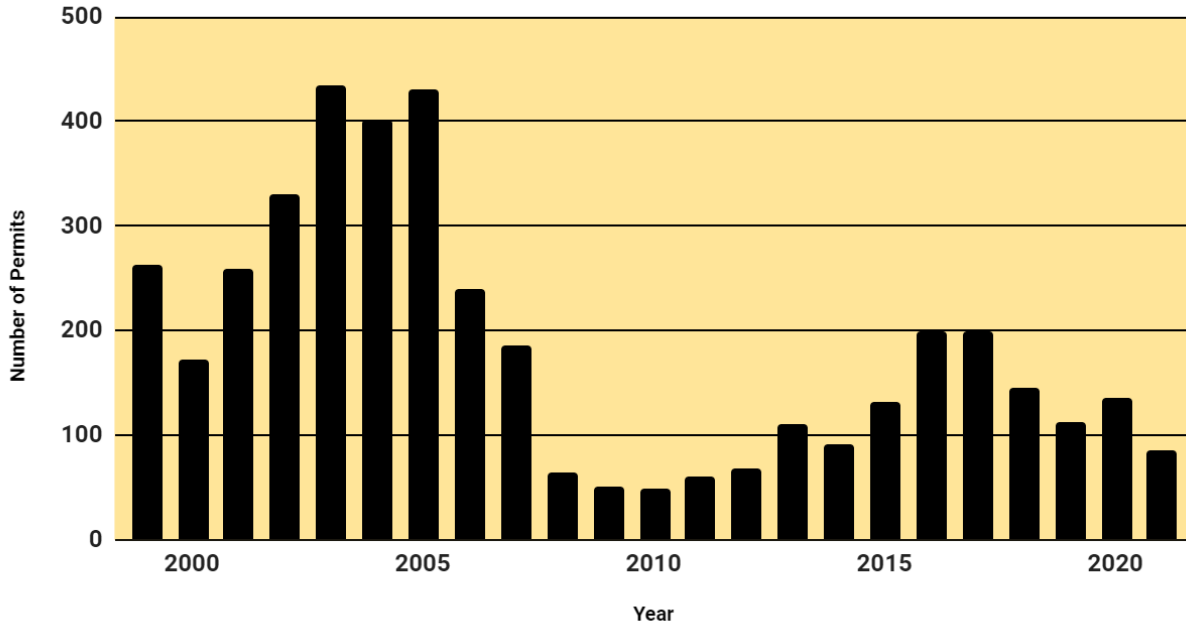
### Building Permit Activity

Type of Permit	Aug 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	5	85	68	136
Attached Single-Family Residential	0	0	14	22
Multi-Family Residential	0	0	396	396
Miscellaneous Residential (deck; roof)	49	448	904	1,240
Commercial - New, Additions, Alterations	3	23	10	13
Sign Permits	4	23	21	37
<b>Inspections</b>	<b>Aug 2021</b>	<b>2021 YTD</b>	<b>2020 YTD</b>	<b>2020 Total</b>
Total # of Inspections	420	2,725	3,145	4,447
<b>Valuation</b>	<b>Aug 2021</b>	<b>2021 YTD</b>	<b>2020 YTD</b>	<b>2020 Total</b>
Total Residential Permit Valuation	\$1,106,900	\$22,254,500	\$20,317,400	\$40,314,600
Total Commercial Permit Valuation	\$820,080	\$3,776,480	\$39,045,300	\$46,094,200

#### **Additional Building Activity:**

- Construction is completed for Community America Credit Union to locate a branch at 1400 W. Foxwood Drive in the Willowind Shopping Center
- Site work continues for The Venue of The Good Ranch townhome development.
- Tenant finish work continues for the Heartland Dental Office building in the Raymore Marketplace.
- Renovations continue for the re-use of the former Steak 'n Shake as a medical marijuana dispensary facility.
- Building construction continues on the South Town Storage facility, a covered parking area for RV's and similar vehicles
- Site work has commenced for Phase 4 of the Alexander Creek subdivision.
- Site work has commenced for Eeastbrook at Creekmoor 2nd Plat
- Site work continues on Oak Ridge Farms
- Building permit was issued for the South Metropolitan Fire Protection District administration building.

### Single Family Building Permits



## Code Enforcement Activity

Code Activity	Aug 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	68	280	442	565
<i>Notices Mailed</i>				
- Tall Grass/Weeds	16	64	88	96
- Inoperable Vehicles	23	124	130	185
- Junk/Trash/Debris in Yard	6	58	68	92
- Object placed in right-of-way	0	2	6	6
- Parking of vehicles in front yard	7	22	15	20
- Exterior home maintenance	5	31	40	43
- Other (trash at curb early; signs; etc)	0	4	4	6
Properties mowed by City Contractor	11	35	59	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	2	3
Signs in right-of-way removed	52	298	343	460
Violations abated by Code Officer	11	48	105	133

# Development Activity

## Current Projects

- Madison Valley Phase 2 Rezoning, R-1 to R-1.5
- Madison Valley Phase 2 Preliminary Plat
- Ridgeview Estates Rezoning, C-2 to PUD
- Alexander Creek 3rd Final Plat

	As of Aug 31, 2021	As of Aug 31, 2020	As of Aug 31, 2019
Homes currently under construction	541(396 units at Lofts of Foxridge)	529 (396 units at Lofts of Foxridge)	145
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	187	293	339
Total number of dwelling units in City	8,908	8,766	8,617

# Actions of Boards, Commission, and City Council

## City Council

### **August 9, 2021**

- Approved on 1st reading the rezoning for Watermark apartment community
- Approved on 1st reading the preliminary plat for Sendera subdivision

### **August 23, 2021**

- Approved on 2nd reading the rezoning for Watermark apartment community
- Approved on 2nd reading the preliminary plat for Sendera subdivision
- Approved on 1st reading the Chapter 100 request for Watermark apartment community
- Approved amendments to the Schedule of Fees

## Planning and Zoning Commission

### **August 3, 2021**

- Meeting cancelled

### **August 17, 2021**

- Recommended approval of the rezoning for Ridgeview Estates subdivision
- Approved the site plan for Whataburger

## Board of Adjustment

### **August 17, 2021**

- Approved a variance to allow the creation of two lots without direct street frontage at 1403 N. Madison Street



# Upcoming Meetings – September & October

## **September 7, 2021 Planning and Zoning Commission**

- Rezoning 46 acres from R-1 to R-1.5 for the proposed 2nd phase of Madison Valley (public hearing)
- Preliminary Plat for 2nd phase of Madison Valley (public hearing)
- 2022-2026 Capital Improvement Plan (public hearing)

## **September 13, 2021 City Council**

- 1st reading - Ridgeview Estates Rezoning (public hearing)
- 2nd reading - Watermark Chapter 100 request

## **September 21, 2021 Planning and Zoning Commission**

- Annual review of the Unified Development Code
- Alexander Creek 3rd Final Plat

## **September 27, 2021 City Council**

- 2nd reading - Ridgeview Estates Rezoning
- 1st reading - Madison Valley Rezoning (public hearing)
- Madison Valley Preliminary Plat (public hearing)
- Sidewalk on Undeveloped Lots (public hearings)
- 1st reading - Alexander Creek 3rd Final Plat
- 1st reading - Revocation of existing MOU and reimbursement agreement with Park Side LLC - establishing new MOU and reimbursement agreement with Triangle 2 LLC & Triangle 4 LLC for Park Side Subdivision and Sunset Lane design

## **October 5, 2021 Planning and Zoning Commission**

- Hawk Ridge West site plan
- FY 2022-2026 Capital Improvement Program (public hearing continued)

## **October 11, 2021 City Council**

- 2nd reading - Madison Valley Rezoning R-1 to R-1.5
- Resolution - Madison Valley Phase 2 preliminary plat
- 2nd reading - Alexander Creek 3rd Final Plat
- Confirmation of City to install sidewalk on undeveloped lots
- 2nd reading - Revocation of existing MOU and reimbursement agreement with Park Side LLC - establishing new MOU and reimbursement agreement with Triangle 2 LLC & Triangle 4 LLC for Park Side Subdivision and Sunset Lane design

## **October 19, 2021 Planning and Zoning Commission**

- No applications currently pending

## **October 25, 2021 City Council**

- No development applications currently pending

## Department Activities

- A Good Neighbor meeting was held to discuss the proposed second phase of [Madison Valley](#) Subdivision.
- A Certificate of Occupancy was issued for the second apartment building at The Lofts of Foxridge.
- Final plat and construction plans were filed for the third phase of the [Timber Trails](#) Subdivision. The third phase, consisting of 42 single-family lots, completes the portion of the subdivision located on the east side of Dean Avenue. The Planning and Zoning Commission will consider the final plat on Sept. 7.
- Director Jim Cadoret, Building Official Jon Woerner, and South Metro Fire District Fire Marshall Brett Palmer met with the contractor who will be completing the tenant finish for the recently completed industrial building on Lot 1 in the Raymore Commerce Center on Dean Avenue.
- Economic Development Director David Gress and members of the City's Internal Economic Development Team, in addition to the City Council, toured the [Element by Watermark](#) project, developed by Watermark Residential, who have also proposed a similar project in Raymore - [Watermark at Raymore](#).
- Tenant finish plans were filed to locate a Wingstop restaurant in the former Freezing Moo location at 1941 W. Foxwood Drive in the Raymore Marketplace.
- Economic Development Director David Gress attended the Raymore Chamber of Commerce Monthly Morning Coffee, hosted by the Lofts at Foxridge.
- Economic Development Director David Gress and members of the economic development team held a kick-off meeting for a regional labor study, which will help in the business attraction efforts for the City.
- Tenant finish plans were approved for the Raymore Salon to locate in the former Dave's Bike Shop location at 319 Municipal Circle.
- The U.S. Census Bureau released the official population count for Raymore as of April 1, 2020 as 22,941, a 19.4% increase over the 2010 population count. Raymore's population has increased by 3,735 residents since 2010.
- GIS Coordinator Heather Eisenbarth participated in the virtual KC Metro GIS Committee meeting.
- Economic Development Director David Gress and Mayor Kristofer Turnbow participated in the Raymore Chamber of Commerce Annual Golf Tournament, hosted at Creekmoor.
- A Good Neighbor meeting was held for the proposed Phase 2 of [Madison Valley](#) Subdivision. The rezoning request from R-1 to R-1.5 and the Preliminary Plat will be considered by the Planning and Zoning Commission on Sept. 7.
- Director Jim Cadoret and Administrative Assistant Emily Jordan participated in a demonstration of the use of Camino's Permit Guide on-line application, a possible

tool to enhance information shared with residents and builders on the permit process in Raymore.

- Director Jim Cadoret, Assistant City Manager Mike Ekey and Human Resources Manager Shawn Aulger participated in interviews for the City Planner position.
- Economic Development Director David Gress and Development Services Director Jim Cadoret participated in the annual meetings for the various Community Improvement Districts (CID) and Transportation Development Districts (TDD) within the City.

## GIS Activities

- Workstation migration
- US Census 2020 data development
- Redistricting operations
- Addressing Operations
- Web Mapping Operations
- Client support for desktops
- Client support for Pubworks
- Printing for Facilities
- Conversion of application data for mapping
- Updates to base mapping from external sources