



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 19, 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 October 5, 2021 meeting
 - b. Case #21033 - Stegmaier Acres Lot 2 replat
 - c. Case #21034 - Eastbrooke at Creekmoor 3rd Plat
6. Unfinished Business - None
7. New Business
 - a. Case #21028: Hawk Ridge Park West Site Plan
 - b. Case #21032: Creekmoor 7th amendment to the Memorandum of Understanding (public hearing)
 - c. Case #21031: Unified Development Code 34th Amendment (public hearing)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission; or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered; or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. 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, OCTOBER 5, 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, ERIC BOWIE, AND MARIO URQUILLA. ALSO PRESENT WAS CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER MIKE EKEY, CITY ATTORNEY JONATHAN ZERR, CITY PLANNER DYLAN EPPERT, 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 Minutes from September 21, 2021 meeting**

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

Vote on Motion:

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

Motion passed 9-0-0.

6. **Unfinished Business - None**

7. **New Business -**

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

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

City Manager Jim Feuerborn mentioned that Director of Development Services Jim Cadoret will not be at the meeting due to illness, and asked Assistant City Manager Mike Ekey to give the report for the Capital Improvement Program (CIP) 2022-2026.

Mr. Mike Ekey began the presentation of the FY 2022-2026 Capital Improvement Program (CIP). Mr. Ekey highlighted that there are 27 recommended projects in the project fund to be completed, totalling approximately \$9,226,000.00, which will be divided among the building and grounds department, parks and recreation, sewer, stormwater, transportation, as well as

funding for the Transportation GO Bond and water projects. Mr. Ekey thanked City Staff for helping gather the information for the presentation. Starting in Buildings and Grounds departments, the first project will be a facility use and space analysis when looking at the expansion of the Police Department. There are possible plans to build a separate Police Department building, and there is a need to hire more Public Works and Parks & Recreation employees. The facility analysis will take into account the staffing study to ensure there will be enough space for the new employees that will be hired over the next 5-10 years. If the Police Department were to move out of the basement of City Hall, the goal would be to use the space in the best way possible. The Public Works lobby security enhancement is the second project, which does not have secure doors to keep the employees there safe. This would allow the Public Works department to get two secure doors, as well as security enhancements for the safety of the employees that work in that building. Garage door repair and replacement is also recommended for the Public Works department, as well as the salt dome and two garage doors at Raymore City Hall. Approval of this would allow maintenance or replacement of all garage doors, and added security measures. The last project in the Building & Equipment Replacement Fund is the south parking lot lighting at Raymore City Hall, which could use an enhancement since the plaza area has been recently redeveloped. Mr. Ekey highlighted that in the Transportation Fund, there are several projects that are being recommended, including the Annual Curb Replacement Project and Annual Street Preservation Program. These are key programs for the infrastructure of the City. The Curb Replacement Program comes out of two funds, \$400,000 from the Transportation fund and \$200,000 from the Stormwater Sales Tax fund, for a \$600,000 total investment. The Annual Street Preservation Project is represented out of the Transportation Fund at \$800,000, and in the Excise Tax fund is the Maintenance of Thoroughfare Routes. Both of these projects focus on building and overlay of current roadways in the city. This represents a \$1 million investment for the City of Raymore. Also in the Transportation fund is the Right of Way Infrastructure Repairs Program, which prioritizes repair of sidewalks, curbs, and culverts as the repairs become necessary, as well as the Roadside Trail Maintenance project.

Commissioner Faulkner commented that in the Planning & Zoning portion of the CIP, it states Commissioner Faulkner is the Chair, when it should be Chairman Wiggins.

Mr. Feuerborn commented that it has been noted along with some other small changes, and those changes will be made.

Commissioner Urquilla noted that on page 10 under the Transportation GO Bond Fund, the interstate is incorrectly stated as I-39.

Mr. Ekey confirmed that this was in his notes to update as well.

Mr. Ekey highlighted that the GO Bond projects approved by voters are Kurzweil Road and I-49/58 Highway expansion project, as well as the GO Bond streetlight projects. The I-49 Expansion project is a Federal Department of Transportation grant project. This will be the second time the grant is being applied for and results should be coming shortly. In the Excise fund, recommendations are for the maintenance of thoroughfare routes as well as the North Cass Parkway and South Dean Avenue street signal improvement. This is a major intersection and will be growing with the Van Trust project, and will need traffic signals installed and new turn lanes. The Capital Improvement Fund includes the curb/ramp repair and replacement has been investigated and documented by the interns and Assistant City Engineer over the summer of 2021. This has allowed the City to be able to determine which ramps are in need of immediate, secondary, or minor attention and repair. This is budgeted at \$50,000 and will be rolled over into a yearly maintenance project. Operation Green Light Traffic Signal Upgrade will replace 6 new controllers to the Operation, as well as 3 cameras to the signaled intersections on 58 Highway. The Sidewalk Gap program is designed to fill in gaps in sidewalks where there is a section of missing sidewalk. A Lucy Webb Lighted Pedestrian

Beacon is proposed at the north side of the park and the trail on the south side of Lucy Webb Road. The last project in the Capital Improvement Fund is the Centerview Video Equipment upgrade. This is a Parks program, but is in response to a security issue with the equipment. The Stormwater Sales Tax fund is where the Country Lane stormwater sewer repair is budgeted to come from. The stormwater sewer pipe has become disconnected and would be a simple repair. The Bridge Culvert Cleaning and Repair is designed to clean five bridges and culverts, which will include minor repair items. The Park Sales Tax Fund is recommended to include the Recreation Park Playground replacement. The playground is 20 years old and is planned to be replaced by sensory friendly, as well as new matting to replace the wood chips. The Park Sales Tax Fund will also be replacing the skate park. The park is 16 years old and should be replaced with metal decking and framing which would extend the life of the park and be safer. The Sewer Connection Fund is budgeted to fund the Creekmoor Odor & Corrosion Control project. This project is designed to install an activated charcoal scrubber in the area of Bridgeshire and Creekmoor Drive. The need for this installation is due to a low flow area in the sewer system, in which not all of the sewer contents leave the pipe, creating odor and pipe corrosion. The Enterprise Capital Maintenance Fund is recommending three projects, the first being Sanitary Sewer Inflow and Infiltration Reduction project. This project includes the lining of pipes and repairing of manhole covers to make sure stormwater does not flow into the sewer system. The Hydrant Replacement program is also under the Enterprise Capital Maintenance Fund. This project is needed to replace 15 hydrants in need of repairs throughout the City. The final project is the Mazuma Force Main Replacement, which is to replace 350 feet of 24" sewer pipe at Mazuma. During a regular pipe screening, it was found that the pipe was in need of repair and replacement.

Commissioner Bowie asked how the priorities were assigned within the GMP? One is higher priority and 5 is lower priority?

Mr. Ekey responded that yes, and the first thing taken into consideration is whether or not it is required by the State or Federal Government. Safety is also taken into account, as well as the Strategic Plan and Community Conversation.

Commissioner Faulkner asked for clarification on page 41 if a playground or a pavilion is being built?

Mr. Ekey responded that with the expansion of the Raymore Activity Center, they will be both built.

Commissioner Faulkner asked if the amount of traffic on Kurzweil is known? Is it heavily traveled, and it is listed as the highest level of priority? This was specifically listed as an item in the GO Bond?

Mr. Ekey responded that as a north/south route, it is heavily traveled. It was a proposed GO Bond approved by voters. Mr. Feuerborn responded that yes, it was actually listed in the ballot language. Unless the City cannot afford the repairs, it is mandatory.

Commissioner Faulkner asked about what are missing street lights? Why are they missing?

Mr. Feuerborn replied that the City is behind on the number of street lights that are required. It will take years to get up to the current standard of street lights that are necessary. When the builders and developers built the neighborhoods, they did not follow the standards that we have then or today.

Commissioner Faulkner asked if the Van Trust development could have funded the improvements to the Dean Avenue and North Cass Parkway intersection, or are they not the only ones generating more traffic to the area?

Mr. Ekey replied that the improvements to be made to the intersection are coming out of the Excise Tax fund. This is because of the fees the builders paid for the building permits. As other developments come to the area, they will be paying for the improvements needed to the road infrastructure.

Commissioner Faulkner responded that it makes sense that way, so as not to have the city residents pay for traffic and a new intersection that is being developed by one development.

Commissioner Faulkner said that he would like to ask more questions in regards to development funded improvements, but the projects are categorized as unfunded.

Mr. Ekey stated that the unfunded projects act as bookmarks for the future. The projects remain a priority, but they don't have a spot as a funded project just yet.

Mr. Feuerborn mentioned that the reason the unfunded projects are still listed is because there is anticipation that in some manner, development will have to pay for the improvements required. They are unfunded because there is no intention for the financial burden to be on the taxpayers.

Commissioner Urquilla asked if there is a way to track the street light and sidewalk projects online? Has the City looked at the areas where there are no sidewalks at all?

Mr. Ekey replied that yes, the GO Bond has a page for updates on those projects, street lights and sidewalks are posted after they have been bidded out. The areas where there are no sidewalks are a part of the sidewalk project as well.

Commissioner Bowie asked about the new starts for residential, and whether the pandemic has affected that in any way. Are there any new starts anticipated on the commercial side that will affect the revenue?

Mr. Ekey responded that there has not been any slow down in the construction of new homes, and future building has not slowed down either. Mr. Feuerborn replied that there has been a little bit of a lag since the city is so built out already. In the next 10 years, a 10-20% increase in single-family lots is anticipated. If new commercial buildings are not currently being built out, conservative budgeting does not allow the permit revenue to be included for the City. For instance, the new Van Trust building cannot be budgeted for this year because it has not been started and no permits have been pulled for it yet. It also cannot be included in next year, because something may happen that stops the project from being built next year. It is also not a recurring revenue. It is a one-time revenue, and the City Council uses it as such.

Chairman Wiggins closed the public hearing at 7:38pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to forward the FY 2022-2026 Capital Improvement Program to the City Council with a recommendation of approval with corrections as stated.

Vote on Motion:

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

Motion passed to approve the case 9-0-0.

b. Case #21028: Hawk Ridge Park West Site Plan

Mr. Feuerborn requested Case B be moved to a future meeting, as the applicant is unable to be at the meeting due to illness.

Commissioner Wiggins agreed, and is planning on hearing Case B on October 19, 2021 unless otherwise noted.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the City Council meeting that took place since the Planning & Zoning Commission last met.

9. Staff Report

City Planner Dylan Eppert stated that due to his illness, Mr. Cadoret was unable to compile the Staff Report for this meeting. The information will be given at the next Planning & Zoning Commission meeting on October 19.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Faulkner thanked Staff and wished everyone good health.

Commissioner Mansur thanked Staff.

Commissioner Fizer thanked Staff and wished everyone stayed in good health, and mentioned that it's nice to see what is coming to the City.

Commissioner Petermann thanked Staff, Mr. Ekey, and is sending thoughts and prayers to Mr. Cadoret.

Commissioner Engert thanked Staff.

Commissioner Bowie thanked Staff.

Commissioner Urquilla wished Mr. Cadoret a speedy recovery, and thanked Mr. Feuerborn and Mr. Ekey.

Mayor Turnbow had no comment for the evening.

Chairman Wiggins thanked Staff, and wished everyone keeps well, and hoped Mr. Cadoret gets well soon.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the September 21, 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 October 5, 2021 meeting adjourned at 7:47 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission
From: City Staff
Date: October 19, 2021
Re: Case #21033 - Stegmaier Acres Replat Lot 2 - Minor Plat

GENERAL INFORMATION

Applicant: William and Pam Hatcher

Property Owner: 1403 N. Madison Street, Raymore, MO 64083

Property Location: 1403 N. Madison Street - Stegmaier Acres Lot 2

2021 Aerial Photograph:



Site Photographs:



View looking east from Madison at proposed driveway location



View looking east - proposed driveway location south of house



View looking east at proposed driveway south of existing solar panels



View looking north at proposed easement area for driveway to front of lots



View looking northwest at area for proposed lots

Existing Zoning: “RE” Rural Estate District

Existing Surrounding Uses: **North:** Residential
 South: Residential/Agricultural
 East: Agricultural
 West: Residential

Total Tract Size: 32 acres

Total Number of Lots: 3

Growth Management Plan: The Future Land Use Plan Map contained within the 2013 Growth Management Plan designates this property as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan has Madison Street classified as a Major Collector.

Advertisement: City Ordinance does not require a public hearing for Minor Plats.

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

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain final plat approval for Stegmaier Acres Lots 3-5.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of this 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.

ENGINEERING DIVISION COMMENTS

The Engineering Department has reviewed the application and recommends approval of the proposed plat.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The property is legally described as Lot 2 of Stegmaier Acres, a subdivision that was approved on October 28, 1985.
2. The zoning of the property was reclassified from "A" Agricultural District to "RE" Rural Estate District on October 27, 2009.
3. A variance was approved by the Board of Adjustments on August 17th, 2021 regarding the lot frontage requirements on a public street. Approval of the variance allows the two proposed 3-acre lots to have access provided by an easement located on the southern property line and allows for single family homes to be constructed.

STAFF COMMENTS

1. The proposed final plat application would be an eligible candidate for the 34th amendment regarding minor platting. This replat would be a candidate for an administrative review if the 34th amendment is approved.
2. The proposed lots comply with the development standards of the existing "RE" Rural Estate zoning designation of the property.

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 a final plat if it finds that the Final Plat:

1. Is substantially the same as the approved preliminary plat

A Minor Plat does not require a preliminary plat.

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.

There is no preliminary plat on file for this subject property.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	October 19th, 2021	October 25th, 2021	November 8th, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve case #21033 as requested.

**MINOR SUBDIVISION
STEGMAIER ACRES
LOTS 3 - 5**

THIS IS A RE-PLAT OF ALL OF LOT 2, STEGMAIER ACRES, CONTAINING 1.394377 SQUARE FEET OR 0.00089 ACRES, IN THE SW 1/4 OF SECTION 3, RANGE 32, TOWNSHIP 35 N, RANGE 32, RAYMORE, CASS COUNTY, MISSOURI

PROPERTY DESCRIPTION:
CONTAINING 1.394377 SQUARE FEET OR 0.00089 ACRES, ALL OF LOT 2, STEGMAIER ACRES, A SUBDIVISION, IN RAYMORE, CASS COUNTY, MISSOURI.

DEDICATION:
THE SURVEYORS OF THE TRACT OF LANDS DESCRIBED IN THIS INSTRUMENT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS STEGMAIER ACRES - LOTS 3 - 5

STREETS, ALL THROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.
ALL OTHER RIGHTS AND EASEMENTS ARE GRANTED BY THIS PLAT.
ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, SEWER, AND TELEPHONE LINES ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS "U" - NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

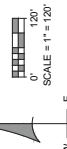
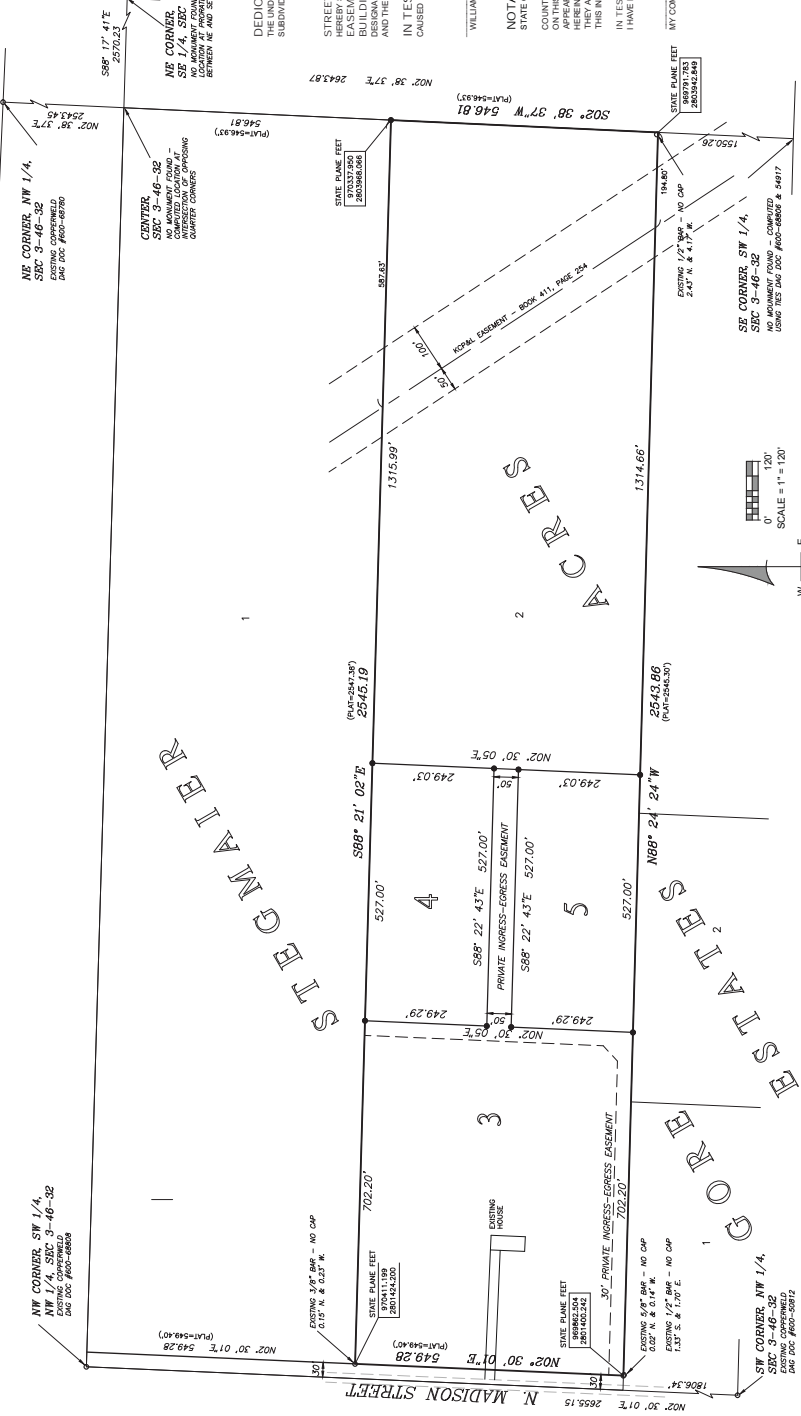
IN TESTIMONY WHEREOF, WILLIAM AND PAMELA HATCHER FAMILY TRUST DATED JANUARY 15, 2021, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021.

WILLIAM HATCHER, TRUSTEE _____ PAMELA HATCHER, TRUSTEE _____

NOTARY CERTIFICATION:
STATE OF MISSOURI, 85 _____
COUNTY OF JACKSON, MO _____
I, _____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM HATCHER AND PAMELA HATCHER BOTH BEING KNOWN BY ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SHOWN BY ME TO KNOW AND UNDERSTAND THE CONTENTS OF SAID INSTRUMENT AND BEING DULY ADVISED OF THE DATE AND EFFECT OF SAID INSTRUMENT, THIS INSTRUMENT WAS EXECUTED AS THE FREE ACT AND DEED OF SAID TRUST.

IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC _____



SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THIS PLAT ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS PROGRAM.

SURVEY NOTES:
1. SEMI-PERMANENT MONUMENTATION: SET 1/2" BARS WITH CAP STAMPED: "S" ON PLATS 15-1487 AT CORNERS MARKED "S".
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. BY GPS OBSERVATIONS USING THE MGOOT GPS NETWORK, GRID FACTOR EQUALS 0.999999.
3. THE SOURCE OF THE DESCRIPTION LISTED FOR THIS PLAT WAS DERIVED FROM THE PLATS OF STEGMAIER ACRES.
4. THE EASEMENT SHOWN HEREON IS FROM THE PLAT AND A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE OTHER EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD THERE BE ANY EASEMENTS UPON THE SUBJECT PROPERTY THAT AFFECT THE USABILITY OF THIS PROPERTY.
5. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEY.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 2007 F 0029 F HAVING AN EFFECTIVE DATE OF JANUARY 02, 2013. LANDS LOCATED IN ZONE "X" ARE THOSE AREAS DETERMINED TO BE SUBJECT TO MINIMAL FLOODING.
7. THE "CERTIFICATION" STATEMENT USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DATE: 9/27/21



CITY OF RAYMORE APPROVALS:
THIS PLAT OF STEGMAIER ACRES - LOTS 3 - 5, A RE-PLAT OF LOT 2 STEGMAIER ACRES HAS BEEN SUBMITTED AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THE _____ DAY OF _____, 2021.

DEPUTY COUNTY RECORDER OF DEEDS _____

SECRETARY _____ DATE _____

CITY OF RAYMORE APPROVALS:
THIS PLAT OF STEGMAIER ACRES - LOTS 3 - 5, A RE-PLAT OF LOT 2 STEGMAIER ACRES INCLUDING EASEMENTS AND RIGHTS OF WAY ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THIS _____ DAY OF _____, 2021.

MAYOR _____ DATE _____

CITY CLERK _____

CITY ENGINEER _____

GARD HORIZON LLC
1403 N. MADISON STREET
RAYMORE, MISSOURI 64083
Phone: 816-335-3961
Fax: 816-335-3962
www.gardhorizon.com
E: GARD

WILLIAM AND PAMELA HATCHER FAMILY TRUST DATED JANUARY 15, 2021

OWNER: WILLIAM AND PAMELA HATCHER FAMILY TRUST
PREPARED BY: WILLIAM W. GAUD, LICENSE NO. 15-5-1410
DATE: 9/27/21
SHEET 1 OF 1

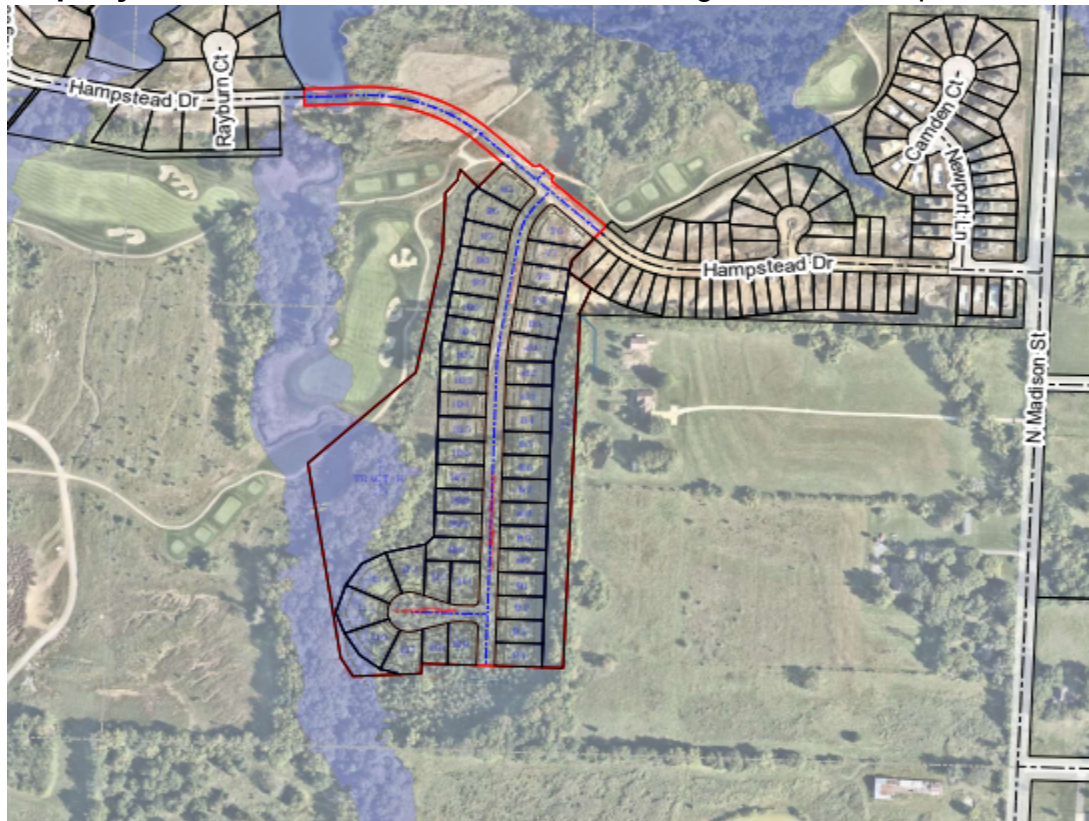


To: Planning and Zoning Commission
From: City Staff
Date: October 19, 2021
Re: Case #21034: Eastbrooke at Creekmoor - Third Plat - Lots 76-119 and Tracts G and H

GENERAL INFORMATION

Applicant/ Cooper Land Development
Property Owner: % Ernie Deaton
903 N. 47th Street, Ste 101
Rogers, AR 72756

Property Location: W of N. Madison Street along South of Hampstead Drive



Existing Zoning: PUD Planned Unit Development District

Existing Surrounding Zoning: **North: PUD** - Planned Unit Development District
South: PUD- Planned Unit Development District
East: RE - Rural Estate District
West: PUD - Planned Unit Development District

Existing Surrounding Uses: **North:** Creekmoor PUD
South: Creekmoor PUD
East: Residential
West: Creekmoor PUD

Total Tract Size: 19.457 acres

Total Number of Lots: 44 Lots and 2 Tracts

Density – units per Acre: 4

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

Major Street Plan: The Major Thoroughfare Plan Map classifies N. Madison Street as a major collector road. Hampstead Drive is classified as a minor collector road.

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

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

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for *Eastbrooke at Creekmoor, Third Final Plat - Lots 76-119 and Tracts G and H*

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 property was rezoned to PUD Planned Unit Development District in January 2004. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).
2. The Eastbrooke at Creekmoor - First Final Plat to the east was recorded August, 18, 2020.
3. The Eastbrooke at Creekmoor- Second Final Plat to the northeast was approved on May 24, 2021.

ENGINEERING DIVISION COMMENTS

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

STAFF COMMENTS

1. The current bulk and dimensional standards for this phase of the “PUD” Planned Unit Development zoning district, was established by the 3rd amendment to the Creekmoor MOU, approved on July 23, 2007, are as follows:

Minimum Lot Area	
per lot	Interior: 5,500 sq. ft Exterior: 6,050 sq. ft
per dwelling unit	Interior: 5,500 sq.ft Exterior: 6,050 sq. ft
Minimum Lot Width (feet)	Interior Lot: 50 ft Exterior Lot: 55 ft
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	25
side corner	15

side	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

2. The lot sizes within Eastbrooke Third are increased over the existing lots within the First and Second phase of Eastbrooke. The lot sizes in Eastbrooke Third are comparable to the lot sizes within the seven phases of Edgewater at Creekmoor..
3. An amendment to the Creekmoor Memorandum of Understanding has been filed coincident with the Eastbrooke Third Final Plat. The proposed Third plat is compliant with or without the MOU amendment approval.

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 proposed final plat is substantially the same as the approved preliminary plan.

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 1st</u>	<u>City Council 2nd</u>
Review	October 19, 2021	October 25, 2021	November 8, 2021

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21034 Eastbrooke at Creekmoor - Third Final Plat to the City Council with a recommendation of approval subject to the following condition:

1. Prior to submitting the final plat drawing for City signatures for recording purposes, Camden Court shall be renamed as this street name already exists in the City limits.
2. The final public Infrastructure plans for the subdivision shall reflect a relocation of the fire hydrant to be on Lot 115.



To: Planning and Zoning Commission
From: City Staff
Date: October 5, 2021
Re: Case #21028 - Hawk Ridge Park West Site Plan

GENERAL INFORMATION

**Applicant/
Property Owner:** City of Raymore
Requested Action: Site plan approval for Hawk Ridge Park West
Property Location: Northern terminus of Laurus Dr.



Aerial Photograph:



Property Photographs:



(View from Laurus Dr. looking east)



(View from Laurus Dr. looking West)



(View from Laurus Dr. looking North)

Existing Zoning:

“PR” Parks, Recreation and Public Use District



Existing Surrounding Uses:

North: Undeveloped
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

Total Tract Size: 79 Acres

Subdivision Plat: This area is located on an unplatted tract of land.

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for parks, and/or open space.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has Johnston Parkway classified as a minor collector. Sunset Lane, which will be extended in the future, is also classified as a minor collector.

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

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

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for Hawk Ridge Park West improvements. A parking lot; portable restroom facilities with roof enclosure; walking trails, and a one-way access road (from the existing Hawk Ridge Park parking lot off Johnston Drive flowing west to Laurus Drive) with two attached parking areas are proposed in the site plan.

SITE PLAN REQUIREMENTS AND STANDARDS

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

Section 470.160 Site Plan Review

A. Purpose

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

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

B. Applicability

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

C. Application

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

D. Procedure

1. Development Services Director Action

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

2. Planning and Zoning Commission Action

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

3. Conditions of Approval

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

E. Findings of Fact

1. In order to be approved, the Development Services Director or Planning and Zoning Commission must find that the following conditions are met:
 - a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;

- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

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

G. Appeals

1. The applicant may appeal the decision of the Development Services Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Development Services Director of their intent to appeal within 10 days of the date of decision from the Development Services Director.
 - b. The Development Services Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.

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

PREVIOUS ACTIONS ON THE PROPERTY

1. In 2008, the City purchased the 79 acre tract of land with the intention of developing it into a public park.
2. In 2009, as part of the City initiated zoning map amendment process, the property was rezoned from 'R-1' Single Family Residential District to 'PR' Parks, Recreation and Public use District.
3. The initial site plan for Hawk Ridge Park was approved on December 19, 2017.

ENGINEERING DIVISION COMMENTS

See attached engineering memorandum.

STAFF COMMENTS

1. Development Standards:

The development standards applicable to the property are as follows:

Dimensional Requirements

- a. Minimum Lot Size: None
- b. Minimum Lot Width: 70 feet.
- c. All buildings and structures must be at least 30 feet from any property line.
- d. Building shall not exceed 35 feet in height. The Planning and Zoning Commission may allow a maximum building height of 45 feet when necessary to accommodate special recreation needs and when the following criteria are met:
 - That substantial architectural relief is provided to relieve the feeling of mass; and

- The additional height allowance provides a recreational amenity that is unique and desired in the City of Raymore, and is supported in the Growth Management Plan.

2. Special Use Conditions:

There are no use-specific standards or conditions for this use.

3. Parking:

The required number of parking spaces for a public, parks and recreation use is determined as follows:

Use	Minimum Parking Spaces Required
PUBLIC AND CIVIC USES	
Parks and Recreation	To be determined by the Development Services Director

The proposed site plan includes 46 parking spaces in the parking lot and 26 parking spaces along the access road. For special events held in the park, including the annual Mud Run, there are two access points off the access road (identified on the site plan as Grass Parking Entrance and Exit) that will be improved to provide access to a grass parking area located east of the soccer fields.

The proposed site plan is determined to be in compliance with the parking standards for the City of Raymore by providing the 72 parking spaces. The site plan also provides the required number of accessible parking spaces.

A total of 3 accessible spaces are required and 3 spaces are provided.

4. Landscaping

Landscaping is required in the islands in the parking lot area.

No screening of adjacent residential land uses is required. There is an existing tree row to the west of the soccer fields and along the north side of the soccer fields that will be preserved. The access road is designed to wind north of an existing tree area that is north of residential lots in the Remington subdivision.

5. Building Design:

The proposed Site Plan of Hawk Ridge Park West would not be applicable in this application.

6. Pedestrian Access:

Pedestrian Access to the proposed building (portable restroom enclosure) and proposed soccer fields will be provided. A ten foot (10') walking trail will connect to the existing sidewalk at Laurus Dr., continuing north to the proposed soccer field where the walking trail will surround the soccer fields. A trail will also be on the north side of the access road and continue to run east to complete the connection to Hawk Ridge Park/Johnston Lake.

7. Signage:

A master signage plan was not submitted with the application. Signage is not approved as part of the site plan. A sign permit is required prior to installation of any sign.

8. Fire District Review:

Due to the access road being only one-way flow with a narrower width than a standard City street, the Fire District requested that no parking signs be posted along the access road.

9. Stormwater Management:

Stormwater will sheet flow into the expansive grassed areas of the park (south of the access road and east of the soccer fields).

10. Site Lighting:

One security light pole will be installed within the landscape island in the parking lot. A photometric plan has been submitted that is compliant with the UDC lighting requirements.

11. Trash Enclosure:

A trash enclosure is not included as part of this site plan. Smaller individual trash receptacles will be placed within the restroom facility, and along the trails. These receptacles are not required to be screened.

12. Screening of Mechanical Equipment:

There is no mechanical equipment included as part of the site plan.

13. Site Access:

Access to the site will be provided off of Laurus Dr. Johnston Parkway will be an alternative access point as the road will connect Hawk Ridge Park to Hawk Ridge Park West.

STAFF PROPOSED FINDINGS OF FACT

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

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

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

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

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

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

A public park is an allowable use in the 'PR' Parks, Recreation and Public Use District

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

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of Laurus Dr and Johnston Parkway.

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

The site plan does provide for safe, efficient and convenient movement of pedestrians. A ten foot (10') walking trail is provided to allow pedestrians to access the amenities of both Hawk Ridge Park West and Hawk Ridge Park from Laurus Dr. and Johnston Parkway.

f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and

minimizes potential adverse impacts on existing or planned municipal infrastructure and services;

The placement of the restroom facility and soccer fields do allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

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

The amenities of the proposed park are arranged in such a way that compliment Hawk Ridge Park to the east.

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

There are minor alterations to the existing topography that will be made for this project. There are existing trees throughout the park that will need to be removed as part of the site work. Existing trees along the west, north and south property lines will be preserved.

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

Parking for the use meets the minimum requirement and is provided in a logical manner. Connecting Hawk Ridge Park to the proposed Hawk Ridge Park West will provide optimal parking and circulation.

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

There is no screening required as part of this project.

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

There will be a light pole in the landscape island in the parking lot area to provide security lighting. The photometric plan submitted is compliant with the UDC.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
October 5, 2021

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #21028 Hawk Ridge Park West Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

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

Prior to issuance of a Building Permit

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

Prior to issuance of a Certificate of Occupancy:

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

Perpetual Conditions:

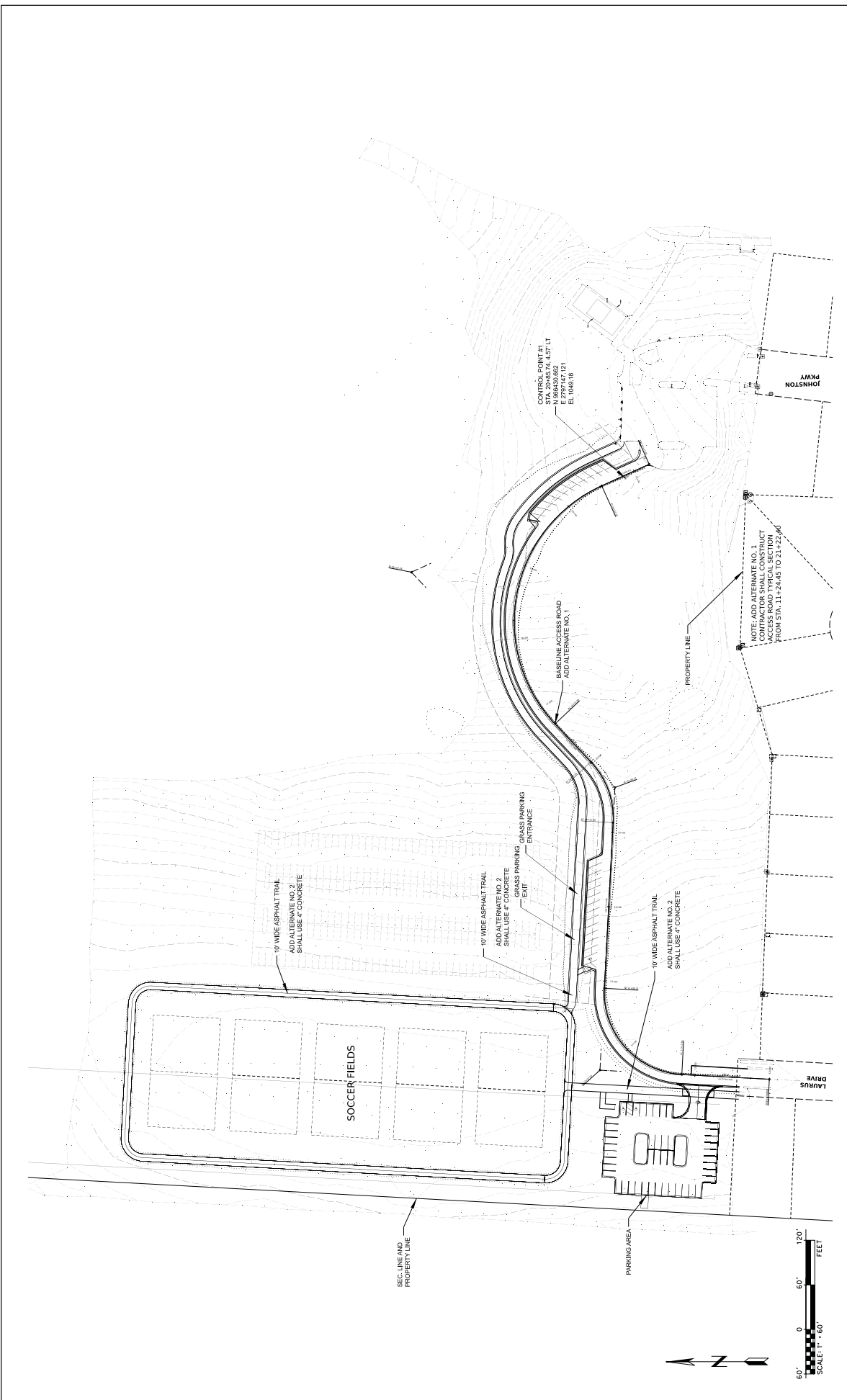
8. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.

9. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
10. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Memorandum

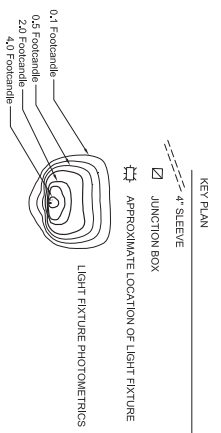
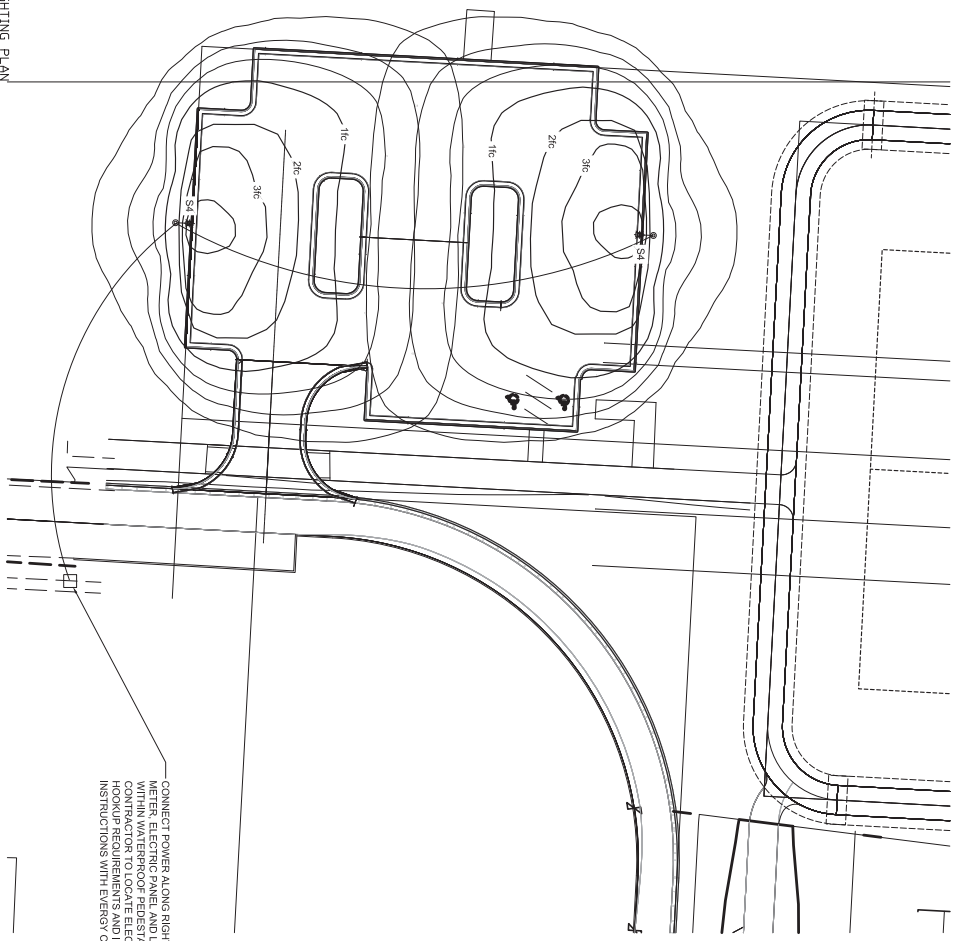
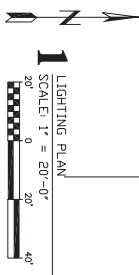
TO: Dylan Eppert, City Planner
FROM: Mike Krass, Director of Public Works & Engineering
DATE: September 29, 2021
RE: Hawk Ridge Park West Improvements

The Engineering Division of Public Works has reviewed the proposed Hawk Ridge West Improvements and find that they meet the requirements of the City of Raymore.



Engineer Seal	Sheet Revisions		211082
	Date:	Comments	
Init.	CITY OF RAYMORE RAYMORE MISSOURI		Sheet Number 03 of 15
	SUNSET LANE & HAWK RIDGE PARK RAYMORE, MISSOURI		

CFS ENGINEERS
 cfe.com
 1421 E. 104th Street, Ste. 100 KC MO 64131
 P 816-333-4477 F 816-333-6688



CONNECT POWER ALONG RIGHT OF WAY WITH METER, ELECTRIC PANEL AND LIGHT SENSOR WITHIN WATERPROOF PEDESTAL. ELECTRICAL HOODUP REQUIREMENTS AND INSTALLATION INSTRUCTIONS WITH ENERGY COMPANY.

LIGHTING GENERAL NOTES

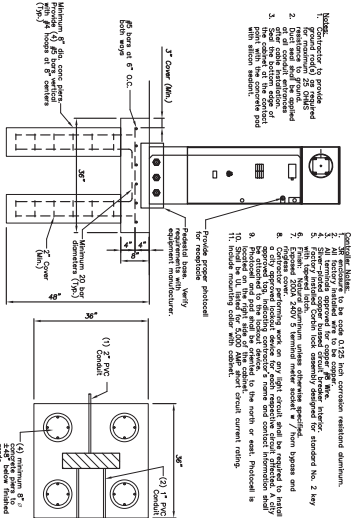
- A. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL POWER AND COMMUNICATION CIRCUITS PRIOR TO CONSTRUCTION. POWERS MOST LIKELY 200 AMP SERVICE.

ELECTRICAL NOTES

- 1) ROUTE POWER FROM ADJACENT POWER POLE TO ELECTRIC METER LOCATION, INSTALL ELECTRICAL POWER IN 1-INCH CONDUIT UNDER SIDEWALK, ROADWAY AND UNDER DRIVEWAYS.
- 2) ALL ELECTRICAL SUPPLIES SHALL BE INSTALLED TO MATCH POWER SUPPLY.
- 3) THE ENTIRE CIRCUIT SHOULD BE (2) #8 WIRE AND (1) #10 GROUND WIRE.
- 4) INSTALL A LIGHT SENSOR NEAR ELECTRIC METER AND NEW WATERPROOF ELECTRICAL PANEL. COORDINATE LOCATION OF ALL ELECTRICAL CONDUIT WITH THE CONTRACTOR. LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LOCATIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY UTILITY CONFLICTS TO THE OWNER'S REPRESENTATIVE. ANY DAMAGE TO UTILITIES OR OTHER SITE CONDITIONS CAUSED BY THE CONTRACTOR WILL BE REPAIRED AT NO COST TO THE CONTRACTOR.
- 5) ALL POLE FOUNDATIONS SHALL BE BRULLED AND GROUNDING. ALL CONDUIT SHALL BE INSTALLED TO MATCH POWER SUPPLY.
- 6) ALL CONDUIT SHALL BE INSTALLED TO CONDUIT WITH LONGSHEP BENDS AT THE JUNCTIONS AND POLE BASES.
- 7) ALL COORDINATION WITH ENERGY INCLUDING FEES, PERMITS, MATERIALS AND FIELD SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 8) THE CONTRACTOR SHALL SUBMIT A WIRING AND CONDUIT PLAN, SIGNED AND SEALED BY AN ELECTRICAL ENGINEER REGISTERED IN THE STATE OF KANSAS SHOWING THE PROPOSED WIRING AND FIELD LOCATION TO THE ENGINEER AND OWNER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

2 LIGHTING NOTES

SCALE: NTS



3 ELECTRICAL PEDESTAL

SCALE: NTS

LIGHTING SCHEDULE

TYPE	MFRS	OUTPUT LUMENS	VOLTS/ MAX WATTAGE	QTY	DESCRIPTION
S1	EATON	19,500 LUMENS	240 V LED / 170 W	0	GLEON-AF-Q3-LED-E-H3M, DOUBLE HEAD - TYPE V SPREAD, 20\"/>
S4	EATON	17,650 LUMENS	240 V LED / 170 W	2	GLEON-AF-Q3-LED-E-H3L4, SINGLE HEAD - TYPE IV SPILL CONTROL, 20\"/>
POLES				2	20\"/>

Mark	Description	Date	Appr.



Designed by: JES
 Date: 9/30/2021
 Checked by: MM
 Submitted by: JES
 Plot scale: 1" = 20'-0"
 File name: _____
 Plot date: _____

HAWK RIDGE PARK
 WEST PARKING AREA
 JOHNSTON PARKWAY
 RAYMORE, MISSOURI

LIGHTING PLAN

Sheet reference number: E100



To: Planning and Zoning Commission
From: City Staff
Date: October 19, 2021
Re: Case #21032 - 7th Amendment to Creekmoor MOU

GENERAL INFORMATION

Applicant: Cooper Land Development
903 North 47th Street
Rogers, AR 72756

Requested Action: 7th Amendment to the Creekmoor Memorandum of Understanding

Advertisement: September 30, 2021 **Journal** newspaper

Public Hearing: October 19, 2021 Planning and Zoning Commission

Items of Record: **Exhibit 1. Notice of Publication in The Journal**
Exhibit 2. Unified Development Code
Exhibit 3. Growth Management Plan
Exhibit 4. Staff Report
Exhibit 5. Proposed 7th Amendment to MOU

Additional exhibits as presented during hearing

PROPOSAL

Outline of Requested Action: The applicant seeks to amend the approved Memorandum of Understanding (MOU) for the Creekmoor Subdivision. This amendment seeks to modify the approved preliminary plan by removing a 30-acre area proposed for two-family dwelling units and replacing it with single-family dwelling units. The area is located west of North Madison Street, and north/south of Hampstead Drive.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must first meet the requirements contained in **Section 470.050** of the Unified Development Code. This section outlines the requirements to guide the Planning and Zoning Commission and City Council in their actions in considering any amendment to the Preliminary Plan, including amendments to the Memorandum of Understanding.

STAFF COMMENTS

1. The Preliminary Development Plan and Memorandum of Understanding (MOU) for the Creekmoor Subdivision were approved by the Raymore City Council on January 26, 2004. The approved preliminary plan and MOU have guided all developments in Creekmoor to date, subject to the six amendments to the MOU described below.
2. Any amendment to the approved preliminary plan, including the MOU, requires a public hearing before the Planning and Zoning Commission and City Council with final approval from the City Council.
3. The 1st amendment to the MOU was approved on June 26, 2006. The 1st amendment changed the land use in the area now known as “The Village of Southern Hills” from multi-family residential to single-family residential.
4. The 2nd amendment to the MOU was approved on July 24, 2006. The 2nd amendment changed the land use in the areas to the east and west of the clubhouse on 163rd street (subject property area) from two-family residential to single-family residential.
5. The 3rd amendment to the MOU was approved on July 23, 2007. The 3rd amendment increased the maximum building coverage from 30% to 40% for all lots contained in the Edgewater at Creekmoor subdivision phases and for all future “patio” and “duplex” zoned dwelling units.
6. The 4th amendment to the MOU only applies to the lots contained

within Westbrook at Creekmoor Eleventh Plat. The development standards for this subdivision phase were modified by the amendment.

7. The 5th amendment to the MOU adjusted how the City interprets the common area requirement and modified maintenance responsibilities of the low pressure sanitary sewer system.
8. The 6th amendment to the MOU modified the Preliminary Development Plan dated 6/2/2006 by removing the two-family dwelling unit land use designation for 17.5 acres located on the west side of Madison Street, south of the maintenance building for Creekmoor, and replacing it with a single-family dwelling unit land use designation. The amendment also modified the proposed land use summary table for Creekmoor allowing the creation of the Eastbrooke at Creekmoor subdivision phase.
9. The 7th amendment to the MOU proposes to modify the Preliminary Development Plan by removing the last remaining area of proposed two-family dwellings and replacing it with proposed single-family development.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code the Planning and Zoning Commission shall submit a recommendation to the City Council to approve, approve with modifications or disapprove the proposed preliminary plan. The Commission must make findings of fact taking into consideration the following:

1. **The preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City of Raymore; and**

The proposed revision to the preliminary plan is consistent with the Growth Management Plan and all other adopted plans of the City.

2. **The preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose; and**

The preliminary plan remains consistent with the PUD standards of Section 415.060. The proposed amendment to the MOU provides for additional PUD standards that will be applicable to a new lot design.

3. The nature and extent of common open space in the PUD; and

The overall common area to be provided in the Creekmoor PUD remains at 54%. The proposed 7th amendment does not modify the amount of common area being provided.

4. The reliability of the proposals for maintenance and conservation of common open space; and

All of the common areas in Creekmoor are currently maintained by the Property Owner's Association. The proposed 7th amendment will not modify the maintenance of any of the common areas.

5. The adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan; and

The requirement to provide 54% of the land area in Creekmoor in open space is not proposed to be modified by the 7th amendment. Common area is included in each proposed subdivision phase when said phase obtains final plat approval. The 54% open space remains adequate. Overall density in the subdivision has been reduced since the initial 2004 preliminary plan was approved.

6. Whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment; and

The amended preliminary plan does make adequate provision for public services. The proposed 7th amendment does not modify any of the plans to provide public services.

7. Whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area; and

The revised preliminary plan eliminates approved two-family dwelling units and establishes the area for single-family homes, which is similar to surrounding land uses.

8. Whether potential adverse impacts have been mitigated to the maximum practical extent; and

There are no potential adverse impacts created by the 7th amendment.

9. Whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the use of (non-PUD) conventional Unified Development Code; and

The preliminary development plan approved for the Creekmoor development could not have been accomplished without the use of PUD zoning. The Creekmoor development is unique in many ways, reflected by the diversity of housing and lots allowed within the subdivision.

10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

The Creekmoor MOU and development agreements established with each phase of development serve to protect the interest of the public and residents of Creekmoor. Amending the preliminary development plan and the MOU to allow for removal of two-family dwelling units and replacing the land use with single-family dwelling units furthers the original intent of the Creekmoor PUD.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Public Hearing	October 19, 2021	November 8, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21032, 7th amendment to the Creekmoor Memorandum of Understanding, to the City Council with a recommendation for approval.



**7th Amendment to the
Memorandum of Understanding
for
Creekmoor Subdivision**

Initially approved January 26, 2004
1st Amendment approved June 26, 2006
2nd Amendment approved July 24, 2006
3rd Amendment approved July 23, 2007
4th Amendment approved July 27, 2015
5th Amendment approved June 13, 2016
6th Amendment approved November 25, 2019

MEMORANDUM OF UNDERSTANDING

THIS 7th AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF CREEKMOOR SUBDIVISION (“CREEKMOOR”) is made and entered into this 25th day of October, 2021, by and between Cooper Land Development, Inc., a Corporation organized and existing under the laws of the State of Arkansas, (“CLD”), and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“City”).

WHEREAS, CLD seeks to obtain approval from the City for an amendment to the Preliminary Plan and Memorandum of Understanding for Creekmoor to eliminate the remaining proposed two-family land use within the Creekmoor Subdivision; and,

WHEREAS, that CLD, herein defined, agrees to assume all subdivision development obligations of the City as described in this amendment, the 1st, 2nd, 3rd, 4th, 5th and 6th amendments, and the original MOU agreement; and,

WHEREAS, the City desires to ensure that CLD will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, CLD and the City hereby agree that the Creekmoor Memorandum of Understanding, as approved on January 26, 2004, with the 1st amendment approved on June 26, 2006, the 2nd amendment approved on July 24, 2006, the 3rd amendment approved on July 23, 2007, the 4th amendment approved on July 27, 2015, the 5th amendment approved on June 13, 2016, and the 6th amendment approved on November 25, 2019 is hereby amended as follows:

1. Section 2B Preliminary Development Plan Proposed Land Use Summary is replaced with the following:

Category	Acres	%	Estimated Units	Maximum Units
Residential Single Family	327	33.35	883.950	1021
Residential Patio Homes	89	9	343	343.278
Residential Two Family	190	20	1200	2010
Common Areas	535.5	54		
School Site	20.5	2		
Totals	991		1346.1283	1565

- 1) Common Areas include the land area that comprises Creekmoor Lake, Creekmoor Golf Course, Creekmoor Clubhouse, and the common area tracts identified on each final plat approved by the City.
2. Exhibit B, Creekmoor Preliminary Development Plan, dated 11/25/19, is replaced by the new plan dated 09/15/21.
3. Section 4. Public Improvements and Infrastructure, subsection B. iii: 163rd Street, is amended by the addition of the following:

163rd Street, from its intersection with Sunset Lane east to the east property line of Creekmoor, shall be constructed by CLD at the earliest of the following triggering events:

- a. Any development that occurs east of the existing 20' sanitary sewer line running parallel to the stream to the east of Westbrook at Creekmoor 14th plat, with the exception of Eastbrooke at Creekmoor 3rd Plat; or
- b. If the segment of 163rd Street is required to provide access to any lots within the Park Side Subdivision that is currently contemplated for development east of Sunset Lane; or
- c. If 36-months have passed since the acceptance of the public infrastructure by the City Council for Eastbrooke at Creekmoor 3rd Plat; or
- d. If 163rd Street is constructed from Madison Street to the east property line of the Creekmoor development.

CLD hereby agrees to provide an irrevocable letter of credit issued by Arvest Bank and made payable to the City upon presentment, by written demand, in the amount of \$1,500,000 for the construction of 163rd Street. The irrevocable letter of credit shall be submitted to the City prior to issuance of any building permit for the Eastbrooke at Creekmoor 3rd Plat. The irrevocable letter of credit may be presented for payment upon failure of CLD to comply with the requirements for the completion of construction of 163rd Street within twelve (12) months of any of the above identified triggering events (a-d). The irrevocable letter of credit shall be returned to CLD upon acceptance by the City Council of the completed section of 163rd Street by CLD, as contemplated herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

Kristofer P. Turnbow, Mayor

Cooper Land Development

ATTEST:

ATTEST:

Erica Hill, City Clerk

CREEKMOOR PRELIMINARY DEVELOPMENT PLAN

EXHIBIT B

PROPOSED AMENDMENT #6
11/19/19



SCALE: 1" = 300 FEET
0 150 300 600
CONTOUR INTERVAL 2 FEET

KEY

	SINGLE FAMILY AND PATIO LOTS
	MULTI FAMILY
	TWO FAMILY
	LAKE COMMON AREA
	COMMON AREA
	SCHOOL SITE
	100 YEAR FLOOD LINE
	TREE CLUSTERS

RAYMORE LAND USE

CATEGORY	ACRES	ESTIMATED LIVING UNITS	MAXIMUM LIVING UNITS
RESIDENTIAL SINGLE FAMILY	327	883	1021
RESIDENTIAL PATIO HOMES	89	343	343
RESIDENTIAL TWO FAMILY	19	120	201
RESIDENTIAL MULTI FAMILY	0	0	0
COMMON AREAS	535.5		
SCHOOL SITE	20.5		
TOTALS	991	1346	1565

NOTE: 1. COMMON AREAS REPRESENT 54% OF TOTAL AREA.
2. MAXIMUM LIVING UNITS REPRESENTED IN EACH PHASED PARCEL EXCEPT PATIO HOMES ARE 20% MORE THAN THE ESTIMATED LIVING UNITS

CREEKMOOR PRELIMINARY DEVELOPMENT PLAN

EXHIBIT B

09/15/21



KEY

	SINGLE FAMILY AND PATIO LOTS
	MULTI FAMILY
	TWO FAMILY
	LAKE COMMON AREA
	COMMON AREA
	SCHOOL SITE
	100 YEAR FLOOD LINE
	TREE CLUSTERS

RAYMORE LAND USE

CATEGORY	ACRES	%	ESTIMATED UNITS	MAXIMUM UNITS
RESIDENTIAL SINGLE FAMILY	327	35	950	1021
RESIDENTIAL PATIO HOMES	89	9	343	278
RESIDENTIAL TWO FAMILY				
COMMON AREAS	535.5	54		
SCHOOL SITE	20.5	2		
TOTALS	991		1293	1565

NOTE: 1. COMMON AREAS REPRESENT 54% OF TOTAL AREA.
 2. MAXIMUM LIVING UNITS REPRESENTED IN EACH PHASED PARCEL EXCEPT PATIO HOMES ARE 20 PERCENT MORE THAN THE ESTIMATED LIVING UNITS.





To: Planning and Zoning Commission
From: City Staff
Date: October 19, 2021
Re: Case #21031: 34th Amendment to the UDC – Misc. Items

GENERAL INFORMATION

Applicant: City of Raymore

Requested Action: 34th Amendment to the Unified Development Code – Misc. Items from Annual Review of the UDC

Advertisement: September 30, 2021 Journal Newspaper

Public Hearing: October 19, 2021 Planning and Zoning Commission

Items of Record:

Exhibit 1.	Growth Management Plan
Exhibit 2.	Unified Development Code
Exhibit 3.	Notice of Publication
Exhibit 4.	Staff Report

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

“In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:”

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.
2. whether the proposed text amendment corrects an error or inconsistency in the code;
3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

STAFF COMMENTS

1. The 34th Amendment to the Unified Development Code (UDC) is the result of discussions held by the Planning and Zoning Commission after completing its 2021 annual review of the UDC. At its September 21, 2021 meeting the Commission discussed the results of research completed by City staff on several topics and directed staff to submit the UDC revisions proposed in the 34th amendment.
2. The 34th amendment consists of three (3) separate revisions proposed to the UDC. The amendments are listed in the proposed ordinance as follows:
 - Section 1: Incorporates into the Flood Protection standards that no platted lots may encroach in the FEMA floodplain.
 - Section 2. Clarifies in the Sign Chapter that 1 monument sign is permitted per street frontage for a property.
 - Section 3. Modifies the provisions regarding minor plats, allowing the Development Services Director to approve a minor plat under specific circumstances.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

1. **whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;**

Each of the proposed amendments are consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

2. **whether the proposed text amendment corrects an error or inconsistency in the code;**

The proposed sections of the ordinance do not correct an error or inconsistency.

3. **the areas which are most likely to be directly affected by such change and in what way they will be affected;**

The changes would affect properties throughout the City.

4. **whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and**

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The amendments are proposed to clarify language in the code.

5. **whether the proposed text amendment is in the best interests of the City as a whole.**

The proposed amendments are intended to better clarify language in the code which would be in the best interests of the City as a whole..

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	October 19, 2021	November 8, 2021	November 22, 2021

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21031, 34th amendment to the UDC, to the City Council with a recommendation of approval.

BILL XXXX

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE UNIFIED DEVELOPMENT CODE”

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 34th Amendment to the Unified Development Code on October 19, 2021, and is forwarding the amendment to the Council with a recommendation of xxxxxxxxxxxx; and

WHEREAS, the Council held a public hearing on the proposed 34th Amendment to the Unified Development Code on November 8, 2021 and accepted the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 460.080A1 of the Unified Development Code is hereby amended 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.

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

CHAPTER 435: Signs

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 façade 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				

Section 3. Section 470.100 is is repealed in its entirety and re-enacted as follows:

Section 470.100 Minor Subdivisions

A. Applicability

A subdivision may qualify as a “minor subdivision” if:

1. the proposed plat of subdivision or resubdivision will create no more than five lots, tracts or parcels of land; ~~or~~
2. no public street or easement of access is sought to be dedicated, or is projected, through (as opposed to adjacent to) the lot, tract or parcel proposed to be subdivided or re-subdivided; and
3. the proposed plat of subdivision is in compliance with all requirements of the Unified Development Code.

B. Applications

1. An application for a minor subdivision may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Development Services Director.
2. No preliminary plat is required for a minor subdivision.

C. Contents of the Minor Subdivision Plat

The contents of the minor subdivision plat must include all the data, information and certifications required on final plats as specified in Section 470.130.

D. Procedure

1. ~~Development Services Director Review~~ ~~Planning and Zoning Commission Recommendation~~

- a. All proposed minor subdivision plats ~~first~~ will be submitted to the ~~Development Services Director~~ ~~Planning and Zoning Commission~~ for review. ~~and recommendation.~~ If a proposed minor subdivision complies with the applicable requirements of the Unified Development Code, then the ~~Development Services Director may approve the minor subdivision plat.~~ ~~Planning and Zoning Commission may recommend approval, approval with conditions or disapproval.~~
- b. A subdivision plat submitted that does not qualify as a minor subdivision plat shall be reviewed in accordance with Section 470.130: Final Plat.

2. ~~City Council Action~~

~~Following review and recommendation by the Planning and Zoning Commission, the final plat will be transmitted to the City Council for final action. The City Council will either approve, approve with conditions or disapprove the minor subdivision plat. If the final plat is disapproved, the subdivider will be notified of the reasons for such disapproval.~~

E. ~~Findings of Fact~~

~~The Planning and Zoning Commission will recommend approval, and the City Council will approve the minor subdivision plat if it finds the minor subdivision plat:~~

- ~~1. complies with the Unified Development Code, RSMo Chapter 445, and all other applicable standards;~~

- ~~2. there are sufficient public safety, transportation, and utility facilities and services exist to serve the subject property, while maintaining sufficient levels of service to existing development;~~
~~and~~
- ~~3. will not have a significant adverse impact on the environment.~~

FE. Recording; Effect of Approval

Upon approval of the minor subdivision plat by the **Development Services Director** City Council, the subdivider will be responsible for recording the plat with the Cass County Recorder of Deeds and returning the required copies of the plat to the Development Services Director in accordance with Section 470.130F.

Section 4. This Ordinance shall be known as the 34th Amendment to the Unified Development Code.

Section 5. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 8TH DAY OF NOVEMBER, 2021.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF NOVEMBER, 2021, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Townsend
Councilmember Wills-Scherzer

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

MONTHLY REPORT September 2021

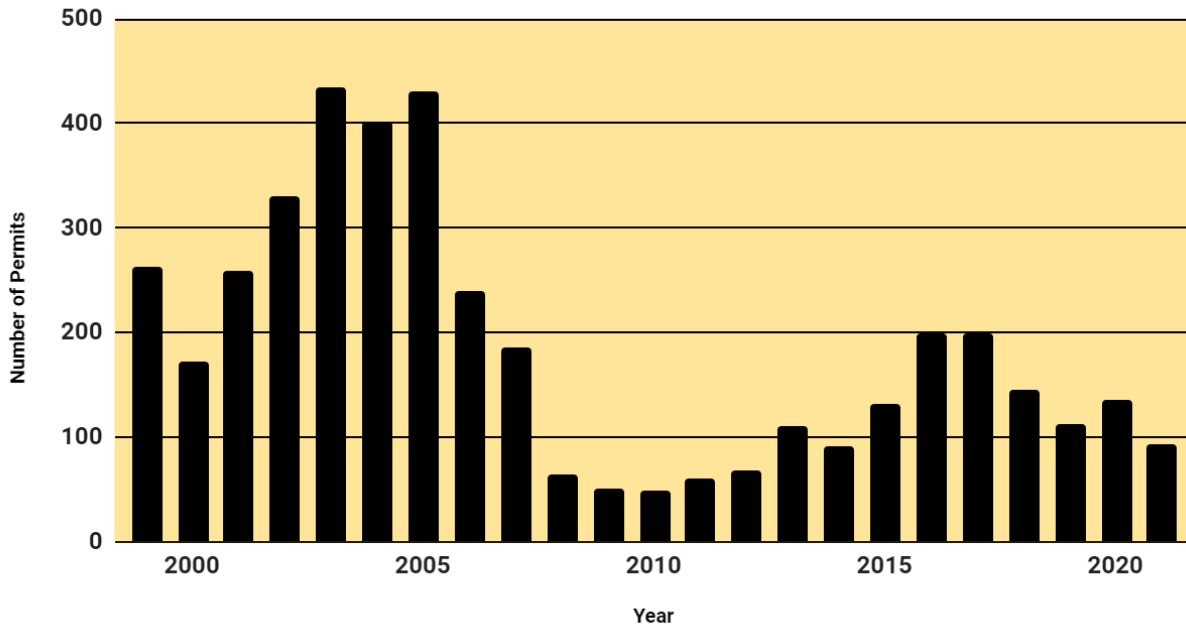
Building Permit Activity

Type of Permit	Sept 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	8	93	89	136
Attached Single-Family Residential	31	31	14	22
Multi-Family Residential	0	0	396	396
Miscellaneous Residential (deck; roof)	51	499	1,005	1,240
Commercial - New, Additions, Alterations	6	29	10	13
Sign Permits	1	24	23	37
Inspections	Sept 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections		2,725	3,473	4,447
Valuation	Sept 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$8,060,100	\$30,314,600	\$26,900,900	\$40,314,600
Total Commercial Permit Valuation	\$34,531,700	\$38,308,180	\$39,045,300	\$46,094,200

Additional Building Activity:

- 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.
- A Certificate of Occupancy was issued 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 Eastbrooke at Creekmoor 2nd Plat
- Site work continues on Oak Ridge Farms
- Building permit was issued for the South Metropolitan Fire Protection District administration building.
- Construction has commenced on the townhome units in Sunset Plaza, located east of Sunset Lane and south of 58 Highway
- Construction has commenced on Building 3 in the Raymore Commerce Center

Single Family Building Permits



Code Enforcement Activity

Code Activity	Sept 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	65	345	488	565
<i>Notices Mailed</i>				
-Tall Grass/Weeds	20	84	93	96
- Inoperable Vehicles	11	135	146	185
- Junk/Trash/Debris in Yard	9	67	76	92
- Object placed in right-of-way	2	4	6	6
- Parking of vehicles in front yard	8	30	18	20
- Exterior home maintenance	6	37	42	43
- Other (trash at curb early; signs; etc)	0	4	4	6
Properties mowed by City Contractor	4	39	70	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	2	3
Signs in right-of-way removed	58	356	390	460
Violations abated by Code Officer	9	57	119	133

Development Activity

Current Projects

- Madison Valley Phase 2 Preliminary Plat
- Alexander Creek 3rd Final Plat
- Stegmaier Acres Replat Lot 2
- Eastbrooke at Creekmoor 3rd Final Plat
- Hawk Ridge Park West site plan
- Knoll Creek Preliminary Plat
- Sendera First and Second Final Plat

	As of Sept 30, 2021	As of Sept. 30 2020	As of Sept. 30, 2019
Homes currently under construction	580 (396 units at Lofts of Foxridge)	542 (396 units at Lofts of Foxridge)	150
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	186	272	330
Total number of dwelling units in City	8,908	8,774	8,630

Actions of Boards, Commission, and City Council

City Council

September 13, 2021

- Approved on 1st reading the rezoning for Ridgeview Estates
- Approved on 1st reading the termination of the Park Side MOU with Park Side LLC
- Approved on 1st reading a new Park Side MOU with Triangle 2 LLC
- Approved on 1st reading the termination of the reimbursement agreement for design of Sunset Lane with Park Side LLC
- Approved on 1st reading a new reimbursement agreement for design of Sunset Lane with Triangle 2 LLC

September 27, 2021

- Approved on 2nd reading the rezoning for Ridgeview Estates
- Approved on 2nd reading the termination of the Park Side MOU with Park Side LLC
- Approved on 2nd reading a new Park Side MOU with Triangle 2 LLC
- Approved on 2nd reading the termination of the reimbursement agreement for design of Sunset Lane with Park Side LLC
- Approved on 2nd reading a new reimbursement agreement for design of Sunset Lane with Triangle 2 LLC
- Approved on 1st reading the rezoning of Madison Valley Phase 2
- Approved on 1st reading the Alexander Creek 3rd Final Plat
- Held public hearing on 4 lots under the sidewalk on undevelopment lots program

Planning and Zoning Commission

September 7, 2021

- Recommended approval of the rezoning for Madison Valley Phase 2
- Recommended approval of the Madison Valley Phase 2 preliminary plat

September 21, 2021

- Recommended approval of the Alexander Creek 3rd Final Plat
- Considered the annual review of the Unified Development Code

Upcoming Meetings – October & November

October 5, 2021 Planning and Zoning Commission

- 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

October 19, 2021 Board of Adjustment

- 415 S. Adams Street, Matt Meiron, variance to side yard setback (public hearing)

October 19, 2021 Planning and Zoning Commission

- Hawk Ridge Park West site plan
- 34th amendment to the Unified Development Code (public hearing)
- 7th amendment to the Creekmoor Memorandum of Understanding (public hearing)
- Eastbrooke at Creekmoor 3rd Final Plat
- Stegmaier Acres Replat Lot 2

October 25, 2021 City Council

- 1st reading - Stegmaier Acres Lot 2 Replat
- 1st reading - Eastbrooke at Creekmoor 3rd Plat
- Resolution - 7th amendment to the Creekmoor MOU (public hearing)

November 2, 2021 Planning and Zoning Commission

- Meeting Cancelled

November 8, 2021 City Council

- 1st reading - 34th amendment to the Unified Development Code (public hearing)
- 2nd reading - Stegmaier Acres Lot 2 Replat
- 2nd reading - Eastbrooke at Creekmoor 3rd final plat

November 16, 2021 Board of Adjustment

- 513 Regina Court - variance to rear yard setback (public hearing)

November 16, 2021 Planning and Zoning Commission

- Knoll Creek Preliminary Plat (public hearing)
- Sendera First and Second Final Plat

November 22, 2021 City Council

- 2nd reading - 34th amendment to the Unified Development Code
- 1st reading - Sendera First and Second Final Plat

Department Activities

- Economic Development Director David Gress participated in the Supply Chain Virtual Connect webinar, hosted by UPS Supply Chain Solutions, which provides insight into the latest trends and strategies in current global supply chains.
- Economic Development Director David Gress attended the Raymore Chamber of Commerce Monthly Morning Coffee hosted by [Noe's Jewelry](#).
- Economic Development Director David Gress and Mayor Kristofer Turnbow attended the Ribbon Cutting Ceremony for [Lutfi's Fried Fish](#), located at 1242 W. Foxwood Drive in the Willowind Shopping Center.
- Construction has commenced on the [administration building](#) for the South Metropolitan Fire Protection District.
- Building permits have been issued for the first three buildings in the [Sunset Plaza](#) townhome development.
- Director Jim Cadoret participated in the virtual Planner's Roundtable meeting hosted by the Mid-America Regional Council.
- Economic Development Director David Gress participated in the monthly meeting of the MARC Solid Waste Management District Board.
- The department welcomed Dylan Eppert as the new City Planner. Dylan is a graduate of Raymore-Peculiar High School and obtained a Bachelor of Science in Urban Planning degree from Arizona State University. Dylan previously worked for Lee's Summit and Peculiar.
- Matt Meiron, 415 S. Adams Street, filed a variance application to extend an accessory building closer to the side property line than code allows. The Board of Adjustments will consider the request on Oct. 19.
- A Certificate of Occupancy was issued for the Community America Credit Union building located at 1292 W. Foxwood Drive.
- The [What's Happening in Raymore](#) mapping application has been updated with new aerial photography that was flown on Sept. 17.
- Building tenant finish plans were approved for WingStop to locate at 1941 W. Foxwood Drive.
- Economic Development Director David Gress attended the Monthly Board Meeting of the Raymore Chamber of Commerce.
- GIS Coordinator Heather Eisenbarth participated in the KC Metro GIS committee meeting.

- Application was filed by Cooper Land Development for the [Eastbrooke at Creekmoor 3rd Final Plat](#). The Planning and Zoning Commission will consider the application on Oct. 19.
- Application was filed by Pam Hatcher to [replat](#) her property at 1403 N. Madison Street. The Planning and Zoning Commission will consider the application on Oct. 19.
- Staff prepared the [34th amendment](#) to the Unified Development Code for the Planning and Zoning Commission to consider on Oct. 19.
- Cooper Land Development filed a request for the [7th amendment](#) to the Creekmoor Memorandum of Understanding in order to change the proposed land use from two-family residential to single-family residential for land west of the Eastbrooke phase of Creekmoor subdivision. The Planning and Zoning Commission will consider the request on Oct. 19.
- Economic Development Director David Gress and City Planner Dylan Eppert attended the monthly membership luncheon hosted by the Raymore Chamber of Commerce.
- Building construction has commenced on the 1 million+ sq. foot industrial building on Lot 3 in the Raymore Commerce Center.

GIS Activities

- Routines for monthly & quarterly updates
- Database tuning in support of web mapping services
- Built apps for viewing 2020 US Census counts and aggregated data
- Software maintenance & monitoring operations (log scripting)
- JS for containing custom geoprocessing task, as requested
- Horizontal accuracy improvement of features
- QA/QC feature datasets and attribution
- Products for department operations
- Survey of applied geostatistical interpolation methods