

RAYMORE BOARD OF ADJUSTMENT AGENDA

Tuesday, November 16, 2021 - 6:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from October 19, 2021 meeting
6. Unfinished Business - None
7. New Business
 - a. Election of Officers
 - b. 2022 Meeting Calendar
 - c. Case #21035 - Allen & Mary Blanton, 513 Regina Court - Rear Yard setback variance
(public hearing)
8. Staff Comments
9. Board Member Comment
10. Adjournment

Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, OCTOBER 19, 2021** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, SUSAN DOOLEY, PAM HATCHER, AND AARON HARRISON. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR. ABSENT WAS JERRY MARTIN.

1. Call to Order – Chairman Hatcher called the meeting to order at 6:04 p.m.

2. Roll Call – Roll was taken and Chairman Hatcher declared a quorum present to conduct business.

3. Pledge of Allegiance

4. Personal Appearances – None

5. Consent Agenda –

a. Approval of Minutes of August 17, 2021 meeting

Motion by Board Member Woods, Seconded by Board Member Harrison, to accept the minutes of the August 17, 2021 meeting.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Harrison	Aye
Board Member Dooley	Aye

Motion passed 5-0-0

6. Unfinished Business – None

7. New Business

a. Case #21030 - Matt Meiron, 415 S Adams Street - Side Yard setback variance (public hearing)

Matt Meiron, 415 S Adams Street, Raymore MO 64083, came to the podium to request a variance. Mr. Meiron stated that he is a long time resident of Raymore, and plans to continue living and working in Raymore. Mr. Meiron asked the Board if there were any questions about the variance being requested, and asked City Planner Dylan Eppert to expand on why the City denied the original application.

Mr. Eppert explained to the Board that Staff denied the original application for two

reasons. The first reason is the side yard setback and the second being the percentage of lot coverage for accessory structures.

City Attorney Jonathan Zerr suggested that the applicant should cover what he plans on doing with the new addition, and explain what he plans to build. A Staff Report will be given that will explain why the original application was denied.

Chairman Hatcher seconded Mr. Zerr's comment, and explained that the time is used best to describe the scope of work and why the variance is needed.

Mr. Meiron distributed an additional handout for the Board's consideration. What is being proposed is a 10'x30' addition to the shed in the rear portion of the yard. The new addition will be two feet from the property line, and this is why the variance is being requested. The concrete slab that has been poured was done so for erosion control, since water would come from around back of the currently existing garage and rush between the garage and fence line. There is an alley behind the property. The addition will be used as a working space for projects. The variance would be requesting a change in side yard setbacks for the property, going from the required 5' setback to a 2' setback. Mr. Meiron stated that there was a concern regarding the neighbor to the north, if they wanted to install a shed 2' from their property line as well, there would not be enough room for them to do so. In the Code, there is leniency for 10% of the distance for the variance, so if both sheds are 2' from the property line, the 10% leniency would cover the distance. Mr. Meiron is also requesting a variance for the size of the proposed building. The placement of the proposed building and concrete pad already in place are measures to help with erosion control, and putting the building on the concrete pad is essential for that erosion control measure to be effective.

Mr. Eppert gave the Staff Report, highlighting that the property is currently zoned R-1 with the Old Town overlay. Surrounding areas are zoned as residential, and the total lot size is .276 acres. The applicant is seeking a variance for the side setbacks and the 8% lot coverage requirement. Current standards for side yard setbacks are 5', and Mr. Meiron is asking for a 3' variance. Mr. Meiron is also seeking a variance for total gross area of the buildings. The total lot size is 12,023 square feet, and 8 % of the lot size would allow for 962 square feet. The current accessory building on the property is 900 square feet, which would allow for a 62 square foot building to be constructed per Code standards. The building that is being proposed is nearly 300 square feet. The detached garage was built in 2003. Notice of the variance application was sent out to 16 adjoining property owners within 185ft, and no objections or concerns were received about the application. An email was received from Ronald & Deborah Reed in support of the project, who reside at 107 W Plum Street. If the application is denied, the concrete pad that is currently in place will be allowed to remain, but the rest of the building materials will need to be removed.

Chairman Hatcher opened and closed the public hearing at 6:17pm as no public came forward to speak.

Chairman Hatcher asked regarding the 8% lot coverage in the current UDC, 8% of the property would be 962 square feet. The current accessory structure is 900 square feet, and the addition is 300 square feet, bringing the total square footage to 1200. There is concern about the 5' to 2' variance, but the square footage of the accessory buildings is more pressing.

Mr. Eppert confirmed that is correct. This application is unique due to the fact Mr. Meiron is asking for two variances at one time.

Board Member Bailey asked Staff where the 8% lot coverage requirement in the UDC came from?

Director of Development Services Jim Cadoret responded. The Staff looked at smaller lots in the early 2000's, typically around 8400 square feet. Looking at lot coverage of existing buildings, Staff determined that around 50% of the lot should remain open and free from buildings, and that accessory structures should not supersede the size of the main home, and that 8% allows for a good sized accessory building on the smaller subdivision lots. For larger lots, 8% could be very large, and it is in the Code as well that an accessory building should not be larger than the main home on the property. Mr. Meiron's lot is 40'x150', but the right of ways for the property are 72' and 66' where it is normally 50'.

Board Member Dooley asked if the proposed project would change the footprint of what is currently there, including the concrete pad. After driving by the property earlier, it looks very well maintained.

Mr. Meiron responded that no, it will not be changing the footprint of the current structure, and the proposed accessory building will further enhance the erosion control aspect.

Mr. Zerr asked Mr. Meiron to clarify if he will be pouring more concrete or if the structure will be built on top of the existing concrete pad.

Mr. Meiron replied that the structure will be built on the existing concrete pad.

Mr. Zerr entered six exhibits into the record, and the materials Mr. Meiron supplied will go on record as exhibit seven.

Motion by Board Member Dooley, Seconded by Board Member Woods, to accept staff proposed findings of fact on Case #21030 - Matt Meiron, 415 S Adams Street - Side Yard Setback Variance to pass and approve the case.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Nay
Board Member Harrison	Aye
Board Member Dooley	Aye

Motion passed 4-1-0

8. Staff Comments -

Mr. Cadoret stated that there will be a meeting on November 16th, several of the Board Members terms are up. Council is set to make a decision on terms at their November 8th meeting.

9. Board Member Comment –

The Board Members welcomed Dylan Eppert to the City and the new position as City Planner.

10. Adjournment

Motion by Board Member Woods, Seconded by Board Member Harrison to adjourn.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairperson Hatcher	Aye
Board Member Harrison	Aye
Board Member Dooley	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for October 19, 2021 adjourned at 6:28 p.m.

Respectfully submitted,
Emily Jordan

**Raymore Board of Adjustment
2022 Meetings and Deadlines**

Meeting 3rd Tuesday of Month	Submission Deadline	Public Hearing	
		Sent to Publish	Neighbor Notice
18-Jan	17-Dec	24-Dec	31-Dec
15-Feb	14-Jan	21-Jan	28-Jan
15-Mar	11-Feb	18-Feb	25-Feb
19-Apr	18-Mar	25-Mar	1-Apr
17-May	15-Apr	22-Apr	29-Apr
21-Jun	20-May	27-May	3-Jun
19-Jul	17-Jun	24-Jun	1-Jul
16-Aug	15-Jul	22-Jul	29-Jul
20-Sep	19-Aug	26-Aug	2-Sep
18-Oct	16-Sep	23-Sep	30-Sep
15-Nov	14-Oct	21-Oct	28-Oct
20-Dec	18-Nov	25-Nov	2-Dec
17-Jan	16-Dec	23-Dec	30-Dec

*** A public hearing is required for all variance requests**

* Meetings start at 6:00p.m. in City Council Chambers

~ All applications must be complete upon submittal

~ A complete submission checklist and application instructions are available through the Development Services Department.

~ Incomplete applications will not be accepted or scheduled until such time as they are complete.

~ The applicant is ultimately responsible for communicating with their architects, engineers, planners, contractors and consultants.



To: Board of Adjustment

From: City Staff

Date: November 16, 2021

Re: Case #21035: 513 Regina Ct. Rear-Yard Setback.

GENERAL INFORMATION

Applicant/ Allen and Mary Blanton
Property Owner: 513 Regina Ct. Raymore, MO 64083

Requested Action: Variance to reduce Rear-Yard setback in "R-2" Single and Two-Family Residential District

Property Location: 513 Regina Ct.- Remington Village 1st Plat Lot 4A

2021 Aerial Photograph:



Site Photographs:



View looking east from Regina Court



View looking West



View looking South



View Looking North



Neighbor to the South with unpermitted uncovered deck

Existing Zoning: "R-2" Single and Two-Family Residential District

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

Total Lot Size: 0.115 Acres

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies Regina Ct and Granada Dr as local roads, and N Foxridge Dr is classified as a Major collector Street.

Advertisement: October 28, 2021 **Journal Newspaper**

Public Hearing: November 16, 2021 Board of Adjustment meeting

Items of Record: Exhibit 1. Mailed Notices to Adjoining Property Owners

Exhibit 2. Notice of Publication

Exhibit 3. Unified Development Code

Exhibit 4. Application

Exhibit 5. Growth Management Plan

Exhibit 6. Staff Report

PROPOSAL

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) *Section 405.030 Bulk and Dimensional Standards Table* to allow for the reduction of the minimum rear-yard setback from thirty feet (30') to twenty-one feet (21'). The request is to add a 10x10 sunroom to the back yard which would encroach in the rear-yard setback by nine (9) feet.

VARIANCE REQUIREMENTS AND STANDARDS

1. The following section of the Unified Development Code is applicable to this application:

Section 470.060 Zoning Variances

A. Authority and Applicability

The zoning variance procedures of this section authorize the Board of Adjustment to approve, in specific cases, variances from specific zoning standards of this Code that will not be contrary to public interest and where, owing to special conditions, a literal enforcement of zoning standards would result in unnecessary hardship. In approving variances where there are practical difficulties or unnecessary hardship, the Board may vary or modify the application of any provisions of such ordinance relating to construction or alteration of use of land if it determines the public safety and welfare will be secured and substantial justice will be done.

B. Prohibited Variances

The Board of Adjustment may grant variances from all requirements of this Code except:

- 1.** Any provision in Chapter 435: Signs;
- 2.** The requirements for public improvements contained within Chapter 445; **3.** any provision in Chapter 460, Flood Protection; and
- 4.** any provision in Chapter 455, Natural Resource Protection. **C.**

Applications

An application for a variance 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 so that a public hearing date can be established in accordance with Section 470.010E.

D. Procedure

1. Board of Adjustment Public Hearing

All proposed variance applications must be submitted to the Board of Adjustment. The Board of Adjustment will hold a public hearing on the application in accordance with Section 470.010E. The public hearing must be held at the next regular meeting of the Board of Adjustment for which the application may be scheduled given public notice deadlines, unless the applicant has consented to an extension of this time period. The Development Services Director or other appointed official as designated by the Planning and Zoning Commission must prepare a written summary of the proceedings, and give notice of the hearing as provided in Section 470.010E.

2. Board of Adjustment Action

Upon conclusion of the public hearing, the Board of Adjustment must approve, approve with conditions or disapprove the requested variance. A concurring vote of at least four members of the Board of Adjustment is required to approve any variance request.

E. Findings of Fact

A request for a variance may be granted upon a finding of the Board that all of the following conditions have been met. The Board will make a determination on each condition, and the findings will be entered into the record.

- 1.** The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner, applicant, or their agent, employee or contractor.
- 2.** The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.
- 3.** The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
- 4.** The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.
- 5.** Whether the requested variance is the minimum variance necessary to provide relief.
- 6.** The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
- 7.** The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

- 8.** The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

A request for variance of use may be granted upon a finding of the Board that all of the following conditions have been met. The Board will make a determination on each condition, and the finding will be entered into the record.

- i. The strict application of the provisions of the Unified Development Code would constitute an unnecessary hardship upon the applicant or landowner.
- ii. Relief is necessary because of the unique character of the property.
- iii. The variance will not destroy the preservation of the Growth Management Plan.
- iv. Granting the variance will result in substantial justice for all.

F. Conditions of Approval

- 1.** In making any decision varying or modifying any provisions of the Unified Development Code, the Board may impose such conditions, restrictions, terms, time limitations, landscaping, screening and other appropriate safeguards as needed to protect adjoining property.
- 2.** The Board may require a performance bond to guarantee the installation of improvements such as parking lot surfacing, landscaping, etc. The amount of the bond will be based on a general estimate of cost for the improvements as determined by the Board and will be enforceable by, or payable to, the City Council in the sum equal to the cost of constructing the required improvements.
- 3.** In lieu of the performance bond requirement, the Board may specify a time limit for the completion of such required improvements and in the event the improvements are not completed within the specified time, the Board may declare the granting of the application null and void after reconsideration.
- 4.** Gutters must be installed to direct storm water in a manner that will not cause a nuisance to the property or to any adjoining property owners.
- 5.** Height of the addition cannot exceed the primary structure height.

G. Appeal of Board's Decision

Any person or persons jointly or severally aggrieved by any decision of the Board, any neighborhood organization as defined in Section 32.105, RSMo. representing such person or persons, or any officer, department, board or bureau of the municipality may present to the Circuit Court of the County a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented to the Court within 30 days after the filing of the decision in the office of the Board.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The current R-2 zoning designation of the property was established on May 26, 1998.
2. The duplex was constructed in 2003.
3. A fence permit was issued for the property in 2017.

STAFF COMMENTS

1. Notices of the request were mailed to 22 adjoining property owners. No objections or concerns were received.
2. The question was raised from the applicant about the neighbor at 511 Regina Ct. having an uncovered deck and how they are able to have an uncovered deck but they are not able to have a sunroom. Porches and decks open on at least 3 sides, with no roof or cover, projecting a distance not more than 30% of the required yard dimension, are allowed to encroach into the rear yard setback area. The applicant is requesting to fully enclose and roof the sunroom, so the addition does not meet the code allowance for encroachment into the setback area. The sunroom is considered a full extension of the house, which must fully comply with the required setbacks.
3. No other residence on Regina Court has a covered deck or addition to the home that encroaches into the required setback area such as the one being proposed by the applicant.
4. On August 10, 2021 Building Official Jon Woerner reviewed a permit application for a 10x10 sunroom and denied the application due to the setback requirements as set forth by the Unified Development Code (UDC). Upon request of the property owner he was advised of the process for requesting a variance.

STAFF PROPOSED FINDINGS OF FACTS

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

- 1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.**

The requested variance does not result from a condition that is unique to the property. The property is similar in shape and size as all of the other non cul-de-sac lots in the neighborhood.

- 2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land. There does not appear to be a hardship that would necessitate a variance to be allowed.

- 3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Granting of the variance could adversely affect the rights of adjoining property owners as adjacent property owners would not be allowed to build a structure such as this without approval from the Board of Adjustments.

- 4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

Granting of the variance would result in advantages or special privileges to the applicant as no other property on Regina Court has a covered structure nor would be allowed to build one unless approval of a

variance from the Board of Adjustments is received.

5. Whether the requested variance is the minimum variance necessary to provide relief.

The requested variance is the minimum variance necessary to allow the property owner to provide relief from the existing setback standards. The applicant house is approximately one foot (1') from the rear setback line.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The requested variance does adversely affect the public. The setback requirements are established in order to ensure orderly and consistent development occurs on property. There are no unique features of the property that differentiate the property from adjacent or nearby property. Allowing a variance and an encroachment into the setback as a matter of convenience for the property owner will set a precedent and render the code provision unnecessary.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values through the regulation of density and mass of structures. The granting of the proposed variance will be opposed to said purposes and intents of the UDC.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

The requested variance is contrary to the purpose and intent of the Code and is not recommended as the public will receive no benefit to the allowance of a setback encroachment into the setback area for this property.

STAFF RECOMMENDATION

The property is located within the Remington Village subdivision. The subdivision was designed for orderly development of two-family structures

upon lots consistent and similar in shape and size. Most of the two-family dwellings were constructed to the rear yard setback requirement. Open decks are allowed by the UDC to encroach into the rear yard setback areas. Enclosed and roof covered structures must comply with the rear yard setback requirement. There is nothing unique about the property that would necessitate the need for the City to waive the setback requirements in this instance and grant a variance. Granting a variance would render the code provision unnecessary.

Staff recommends that the Board of Adjustment accept the staff proposed findings of fact and deny Case #21035: 513 Regina Ct. Rear-Yard Setback variance request.

S I T E P L A N

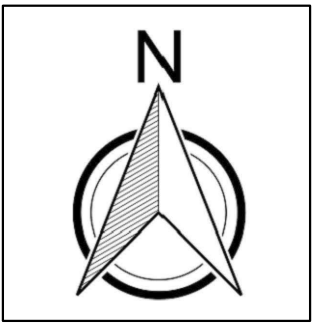
513 Regina Ct

Raymore, MO 64083

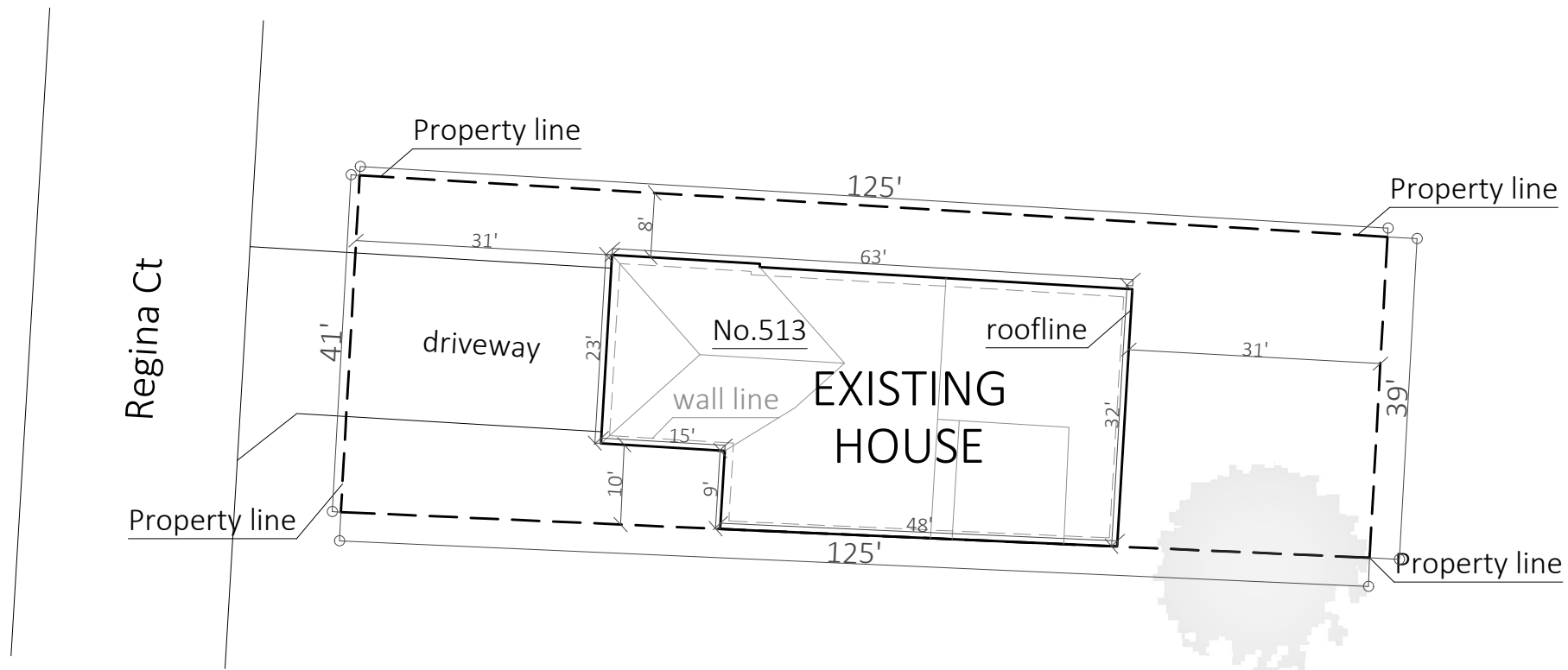
Parcel ID: 04-03-08-400-009-007.000

Lot area: 0.12 Acres

Plot Size: 11"x17"



scale 1"=20'



**EXISTING
SITE PLAN**

Created by:



SITE PLAN

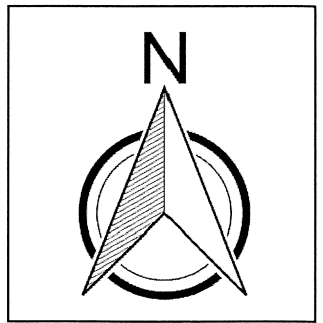
513 Regina Ct

Raymore, MO 64083

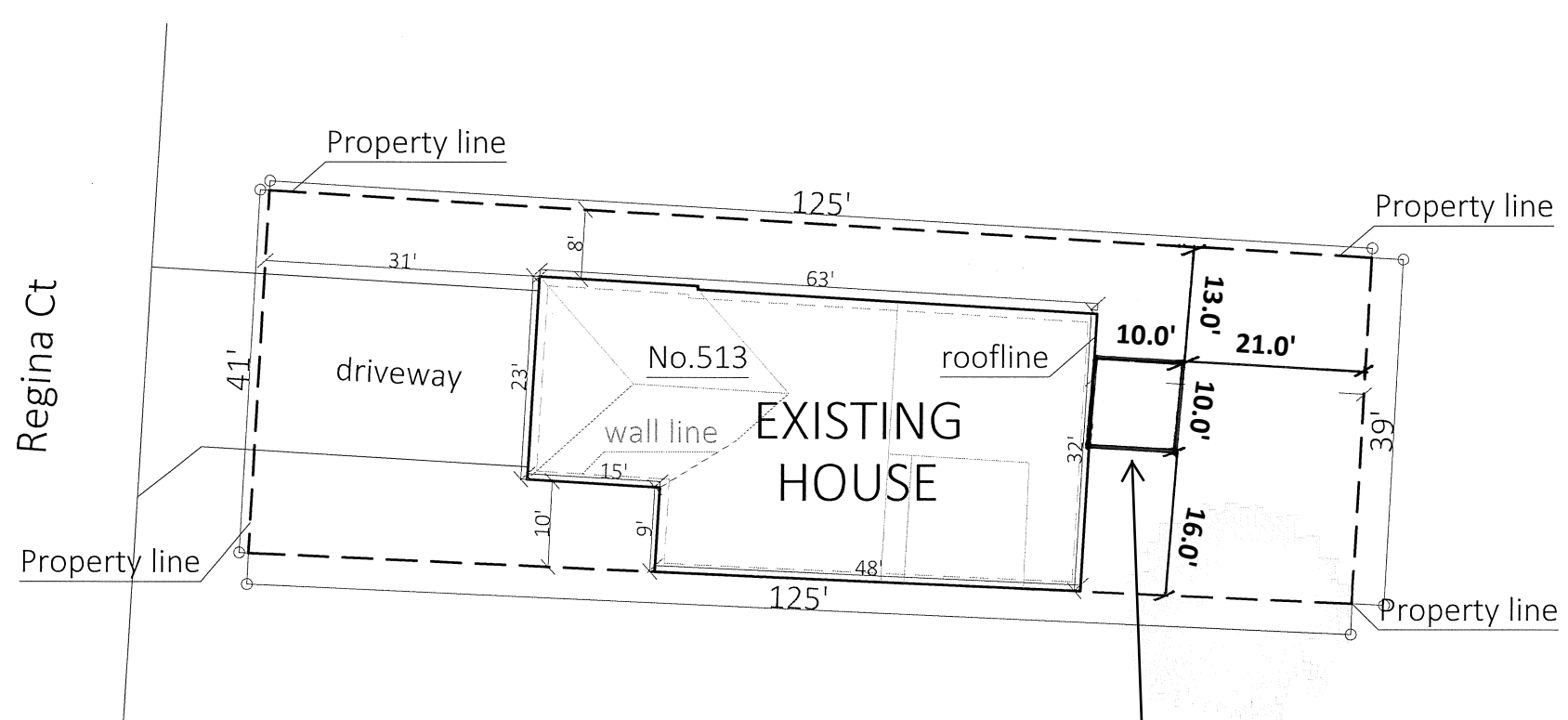
Parcel ID: 04-03-08-400-009-007.000

Lot area: 0.12 Acres

Plot Size: 11"x17"



scale 1"=20'



PROPOSED SITE PLAN

1 STORY
SUNROOM
10.0'Wx10.0'D

Created by:





**Please Run the Notice of Public Hearing Ad in the
Thursday October 28th, 2021 Journal Newspaper**

The Raymore Board of Adjustment will hold a public hearing in the City Council Chambers of City Hall, 100 Municipal Circle, Raymore, Missouri, on Tuesday, November 16th, 2021 at 6:00 p.m. on the following item:

An application has been filed by Allen and Mary Blanton requesting a variance to Unified Development Code section 405.030. to allow a sunroom to encroach into the required rear setback in an R-2 zoning district located at 513 Regina Ct.

The public is encouraged to attend the meeting. Additional information regarding the application, including legal description, plot plan, and staff report are available for public inspection in the office of the Development Services Department. For additional information please contact the department at 816-331-1803.



Public Meeting Notice City of Raymore, Missouri

Request: Variance to Rear Yard Setback

Date: November 16th, 2021

Time: 6:00 p.m.

Location: City Hall, 100 Municipal Circle, Raymore, MO

An application has been submitted for the property located at 513 Regina Ct. Because you own property within 185 feet of the property described above, you are being notified of the public hearing. The current zoning of the property is "R-2" Single and Two Family Residential District. The applicant is requesting to construct a 10x10 addition.

The Raymore Board of Adjustment will hold a public hearing on the application on November 16th, 2021 beginning at 6:00 p.m. in the Council Chambers of City Hall, 100 Municipal Circle, Raymore, Missouri.

1. An application has been filed by Allen and Mary Blanton requesting a variance to Unified Development Code section 405.030 (Bulk and Dimensional Standards Table). This property has a required 30' setback from the rear and the addition would encroach into the setback.

If you are unable to attend the meeting, but would like to share questions, comments or concerns about the proposed project, please contact the Development Services Department by phone at (816) 892-3016, or at deppert@raymore.com to submit written comments. More detailed information about the project is available at www.raymore.com/currentprojects.



Granada Dr

Johns Blvd

Peace Dr

Andy Paul Ct

Regina Ct

N Foxridge Dr

W Jenkins Blvd

MONTHLY REPORT

October 2021

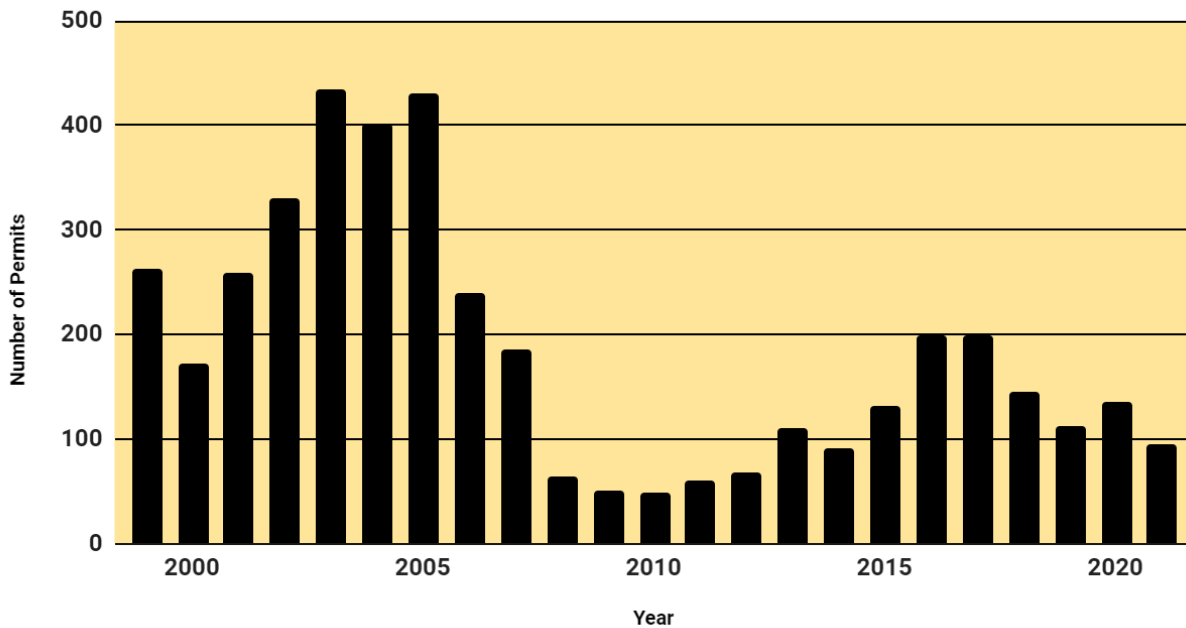
Building Permit Activity

Type of Permit	Oct 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	3	96	102	136
Attached Single-Family Residential	0	32	14	22
Multi-Family Residential	0	0	396	396
Miscellaneous Residential (deck; roof)	62	499	1,110	1,240
Commercial - New, Additions, Alterations	3	32	11	13
Sign Permits	1	25	26	37
Inspections	Oct 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections	301	3,373	3,817	4,447
Valuation	Oct 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$857,900	\$31,172,500	\$30,336,800	\$40,314,600
Total Commercial Permit Valuation	\$420,000	\$38,728,180	\$46,019,500	\$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.
- Building construction continues on the South Town Storage facility, a covered parking area for RV's and similar vehicles
- Site work has commenced for Alexander Creek Third Plat.
- Site work has commenced for Eastbrooke at Creekmoor 2nd and 3rd 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
- Tenant finish work commenced for Buff City Soap to locate at 2007 W. Foxwood Drive
- Tenant finish work commenced for Wing Stop to locate at 1941 W. Foxwood Drive
- Tenant finish work commenced for Salon 319 to locate at 319 Municipal Circle

Single Family Building Permits



Code Enforcement Activity

Code Activity	Octt 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	60	405	528	565
<i>Notices Mailed</i>				
-Tall Grass/Weeds	1	85	96	96
- Inoperable Vehicles	19	154	165	185
- Junk/Trash/Debris in Yard	12	79	82	92
- Object placed in right-of-way	1	5	6	6
- Parking of vehicles in front yard	6	36	18	20
- Exterior home maintenance	11	48	43	43
- Other (trash at curb early; signs; etc)	0	4	5	6
Properties mowed by City Contractor	3	42	72	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	2	3
Signs in right-of-way removed	66	422	429	460
Violations abated by Code Officer	10	67	129	133

Development Activity

Current Projects

- Madison Valley Phase 2 Preliminary Plat
- Stegmaier Acres Replat Lot 2
- Eastbrooke at Creekmoor 3rd Final Plat
- Knoll Creek Preliminary Plat
- Sendera First and Second Final Plat
- Timber Trails Mixed Use Development Preliminary Plan
- Brown Event Center Conditional Use Permit
- LeMor Estates Rezoning Lots 7 & 10, R-1 to R-2

	As of Oct. 31, 2021	As of Oct. 31, 2020	As of Oct. 31, 2019
Homes currently under construction	458 (252 units at Lofts of Foxridge)	546 (396 units at Lofts of Foxridge)	146
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	183	302	349
Total number of dwelling units in City	9,034	8,783	8,641

Actions of Boards, Commission, and City Council

City Council

October 11, 2021

- Approved on 2nd reading the rezoning for Madison Valley Phase 2
- Continued the Preliminary Plat for Madison Valley Phase 2
- Approved on 2nd reading the Alexander Creek Third Final Plat
- Confirmed that the City will install sidewalk upon 3 undeveloped lots

October 25, 2021

- Approved the 7th amendment to the Creekmoor MOU
- Approved on 1st reading the Eastbrooke at Creekmoor Third Final Plat
- Approved on 1st reading the Replat of Lot 2 of Stegmaier Acres
- Approved on 1st reading the establishment of new Ward Boundaries
- Approved the 2022-2026 Capital Improvement Program

Planning and Zoning Commission

October 5, 2021

- Recommended approval of the 2022-2026 Capital Improvement Program
- Continued the Hawk Ridge Park West Site Plan to Oct. 19

October 19, 2021

- Recommended approval of the Eastbrooke at Creekmoor 3rd Final Plat
- Recommended approval of the Replat of Stegmaier Acres Lot 2
- Approved the Hawk Ridge Park West Site Plan
- Recommended approval of the 7th amendment to the Creekmoor MOU
- Continued the 34th amendment to the UDC to Nov. 16

Board of Adjustment**October 19, 2021**

- Approved a variance to the side yard setback for 415 S. Adams Street

Upcoming Meetings – November & December**November 2, 2021 Planning and Zoning Commission**

- Meeting Cancelled

November 8, 2021 City Council

- 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)
- LeMor Estates Lots 7 & 10 Rezoning, R-1 to R-2 (public hearing)
- 34th Amendment to the UDC

November 22, 2021 City Council

- 1st reading - 34th amendment to the Unified Development Code (public hearing)
- 1st reading - LeMor Estates Rezoning (public hearing)
- Madison Valley Preliminary Plat

December 7, 2021 Planning and Zoning Commission

- Brown Event Center Conditional Use Permit, 16119 Kentucky Road (public hearing)
- Sendera First Final Plat
- Sendera Second Final Plat
- Watermark Site Plan

December 13, 2021 City Council

- 1st reading - Sendera First Final Plat
- 1st reading - Sendera Second Final Plat
- 2nd reading - 34th amendment to the UDC
- 2nd reading - LeMor Estates Rezoning
- Knoll Creek Preliminary Plat (public hearing)

December 20, 2021 City Council

- 2nd reading - Sendera First Final Plat
- 2nd reading - Sendera Second Final Plat
- 1st reading - Brown Event Center Conditional Use Permit (public hearing)

December 21, 2021 Planning and Zoning Commission

- No applications currently filed

Department Activities

- GIS Coordinator Heather Eisenbarth virtually attended Autodesk University sessions this week.
- City Planner Dylan Eppert attended International Code Council training.
- Economic Development Director David Gress and City Planner Dylan Eppert held a development meeting to discuss various mixed-use development opportunities within the City.
- Economic Development Director David Gress participated in a virtual webinar panel hosted by Mid-America Regional Council titled "Creating Great Places for All Ages" to showcase the City of Raymore's work in the [Community for All Ages program](#).
- Economic Development Director David Gress participated in the [grand opening ribbon cutting for the Community America Credit Union](#) facility located at 1400 W. Foxwood Dr.
- Tenant finish plans were approved for Buff City Soap to locate a store at 2007 W. Foxwood Drive, Suite E.
- A Good Neighbor meeting was held on Wednesday, Oct. 27 at 6:30 p.m. at City Hall for the proposed Phase 2 of the [Knoll Creek](#) Subdivision.
- Jake Loveless, representing Griffin Riley Property Group, LLC. filed a request to reclassify the zoning of 22 acres located at the northwest corner of Dean Avenue and Johnston Drive in the Timber Trails Subdivision from "R-3AP" Multiple-Family Residential Planned District to "PUD" Planned Unit Development to allow for a [mixed use development](#) including commercial and residential (apartment) uses. A Good Neighbor meeting is scheduled for Wednesday, Nov. 10 at 6:30 p.m. at City Hall.
- Keith Wehmeir, representing Harper Building LLC, filed a request to reclassify the zoning of Lot 7 and Lot 10 in the [LeMor Estates](#) subdivision from "R-1" Single-Family Residential District to "R-2" Single and Two-Family Residential District to allow for two-family structures to be built on the lots. The Planning and Zoning Commission will consider the request on Nov. 16.
- Clayton Properties Group Inc. filed final plat applications for the [Sendera](#) First and Second Plats. Sendera is a new subdivision to be located on the south

side of Hubach Hill Road, east of Brook Parkway. The Planning and Zoning Commission will consider the request on Nov. 16.

- Economic Development Director David Gress participated in a planning meeting for the [2021 Career Expo](#), hosted by Mid America Regional Council.
- City Planner, Dylan Eppert conducted a site visit located at 16119 Kentucky Rd. for a conditional use permit for an event center.
- City Planner, Dylan Eppert facilitated a good Neighbor meeting for The Estates at Knoll Creek.

GIS Activities

- Update of dashboards reporting fiscal year statistics
- Information as requested - elevation, etc
- Software maintenance & monitoring
- Processing of digital applications as requested
- Update of base mapping & regulatory features
- Addressing operations as required
- Improvement of data schema as required
- QA/QC of enterprise database operations, feature datasets and attribution
- SOC tuning in support of web mapping applications
- Printing of cartographic output