

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 19, 2022 - 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
 - a. Melissa Harmer, Communications Manager: Question P Informational Presentation
5. Consent Agenda
 - a. Approval of Minutes from the May 17, 2022 meeting
 - b. Case #22011 - Ridgeview Estates 1st Final Plat
 - c. Case # 22017 - Ascend at Raymore Final Plat
6. Unfinished Business - None
7. New Business -
 - a. Case #22010 - Ridgeview Estates Site Plan
 - b. Case #22017 - Ascend at Raymore Site Plan
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, MAY 17, 2022**, 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, JIM PETERMANN, TOM ENGERT (arrived at 7:06pm), MAYOR KRIS TURNBOW, JEREMY MANSUR, AND MARIO URQUILLA. ABSENT WAS ERIC BOWIE. ALSO PRESENT WAS DIRECTOR OF DEVELOPMENT SERVICES DAVID GRESS, CITY PLANNER DYLAN EPPERT, PUBLIC WORKS DIRECTOR MICHAEL KRASS, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - a. **Approval of Minutes from the April 19, 2022 meeting**
 - b. **Case #22013 - Raymore Commerce Center 2nd Final Plat**

Motion by Commissioner Faulkner, Seconded by Commissioner Petermann, to approve the Consent Agenda.

Vote on Motion:

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

Motion passed 6-0-1.

6. Unfinished Business - none

7. New Business -

- a. **Case #22012 - Raymore Commerce Center South PUD Rezoning (*public hearing*)**

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

Mr. Karl Ley, Kansas City MO 64112, representative for VanTrust Real Estate came to the podium to give an overview of the project and rezoning. Mr. Ley highlighted that the developers like the location of this property, in part due to the proximity to other large shipping cities around the Midwest. The project to the north of the proposed new location has had many interested parties, and the addition of the proposed buildings will bring more business to Raymore with the tenants. There is good frontage from 71 Highway, and the interchange at

North Cass Parkway and 71 Highway is also beneficial to the development being proposed. The direct access to the interstate is something potential tenants look for in these types of business parks. Trucks would have direct access to the park when heading south of Dean Avenue, and this direct access would help to keep truck traffic out of residential neighborhoods. The Southern Star high transmission gas line runs through the property of the proposed development, and it will not move. There will not be any significant grading done near the gas line, and it will be a priority to not expose the gas line. Due to the presence of the gas line, the layout of the proposed buildings was made to accommodate this. There are 5 buildings being proposed that add up to over 3 million square feet. There are five detention basins being proposed as well. All of the buildings are between 300-400 feet from the road. The buildings will not be screened, but the developers will plant trees along 195th Street to shield the views of the buildings.

City Planner Dylan Eppert gave the staff report, highlighting that the requested action is a reclassification of zoning designation from "BP" Business Park to "PUD" Planned Unit Development. The property is generally located south of 195th Street and east of I-49. The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for business park. The Major Thoroughfare Plan Map contained in the Growth Management Plan has identified 195th Street and Dean Avenue as being classified as Minor Arterial Roadways. The MOU and Master Land Use Plan for the Good Ranch was approved by the City of Raymore on March 16, 1994. The subject property was annexed into the City at the time the MOU and Land Use Plan were approved. The subject property is identified as Tracts 22, 23, and 24 on the Good Ranch Land Use plan. Tract 22 was originally identified as "C-M" Commercial/Manufacturing, and Tracts 23 and 24 were identified as Single Family. In 2010, the property owner amended the plan to change the designation of Tracts 22, 23, and 24 to "BP" Business Park Designation. The property was rezoned from "A" Agricultural to "BP" Business Park in January 2011. In 2013, the current owner of the property submitted a request to obtain a Conditional Use Permit to allow for Warehousing and Distribution for the entirety of the 260-acre site. The application also included a proposed site plan that showed 29 individual lots that would have been developed in the future. This application was denied in November 2013, with the main reason being that the request would have allowed a "blanket" CUP over all 29 individual lots as a whole, as opposed to addressing CUP requests on a case-by-case basis. A Good Neighbor meeting was held in April 2022, and 4 residents attended. The Business Park District is intended to accommodate office, research and development, and limited service, manufacturing and warehousing uses that are located within a campus-like setting. Site designs will include larger setbacks and increased landscaping and buffering from non-related uses and public rights-of-way. Staff believes the parking ratio provided by the developers is consistent with other similar developments. The reclassification of zoning to PUD requires a Memorandum of Understanding be prepared that outlines the expectations from the applicant, property owner and City regarding the project. The principal purpose of the reclassification of the zoning request is to allow the applicant flexibility in the development of the site. The proposed MOU will allow City staff flexibility in approving amendments to the approved site plan for the development. This enables the applicant to rearrange building location, adjust building sizes, and modify the site layout provided any change remains fully compliant with the requirements of the UDC and the approved Preliminary Development Plan. North Cass Parkway and Dean Avenue have all been designed and constructed to handle the traffic generated by development within the area. The developer is also proposing to extend Dean Avenue south to connect to 195th Street to provide access to this site. An assessment was completed that identified enhancements within the stream corridor that can be made to minimize any impact development may have on the stream. A request to reclassify the zoning of a property to a PUD designation includes the requirement that a preliminary plan be submitted. If the rezoning is approved, the preliminary plan is also approved and serves as the preliminary plat for the development. With PUD rezoning approval, the applicant can proceed with submitting a final plat application. Under the current "BP" zoning, the minimum design standards defined by Section 440.010 would apply for the property. This would include the use

of metal roofing. The proposed PUD offers flexibility, but also ties the proposed buildings to comply with the proposed elevations and designs that were submitted with the PUD request, which consists of tilt-wall construction. City Staff believe the subject property is an ideal location for the development of a business park, and has been planned as such, as part of the Good Ranch MOU and Land Use Plan. The proximity of I-49 provides excellent visibility of the property from the highway, as well as proximity to the North Cass Parkway interchange. The proposed Dean Avenue extension will provide the connection from 195th to North Cass Parkway and provide adequate and logical access and circulation to the property, with necessary improvements being made to the transportation and utility network. The subject property is appropriate for business park style development, and Staff feels the proposed PUD zoning is the best way to facilitate the proposed development. City Staff recommend the Planning & Zoning Commission accept the proposed findings of fact, and forward the case to City Council with a recommendation of approval.

Commissioner Mansur asked about the siding requirements for a PUD versus Business Park.

Mr. Eppert stated that the concrete tilt-wall was just one of the reasons for the PUD rezoning request. Mr. Gress noted that the use of metal siding is permitted for this development.

Kerry King, 909 Doe Dr., came to the podium for comments. Mr. King stated that he feels that the proposed development would destroy property value. The school is down the street, and Mr. King is concerned that the fire department is not prepared for a fire in a million square foot building if it coincides with a residential fire. Raymore is a bedroom community, and big square footage does not belong in Raymore.

Scott Von Behren, 917 Doe Dr., was a Belton resident for 15 years before moving to Raymore. The motto for Raymore is Come Home to More, but there is no need for more big buildings. There is a need for more housing. There is a need for large buildings like this across the metro, but traffic is a concern. Mr. Von Behren also feels that the big buildings are encroaching on neighborhoods.

Zubin Talib, 19126 S Ranch Rd., Belton MO 64012 came to the podium for comments. What is the benefit of PUD rezoning to the developer, the residents, and to the City. The developer mentioned including some trees in the landscaping, but what happens when the trees are small? Traffic is a concern with all of the industrial trucks, buses, and homeowners traffic that all travel on 195th Street. Signage is important, but the concern is that the signs are going to be offensive to the surrounding homeowners.

Gary Stupp, 918 Kodiak St., came to the podium with a question about the Dean Avenue extension. How is the intersection going to be addressed, stop sign, roundabout, etc. 195th Street is a minor arterial roadway, but with the fire department and school traffic, the intersection at 195th Street and Dean Avenue should be considered.

Jane Redmond, 1806 Archer Dr., came to the podium for comments. Buses and school traffic in the morning is already congesting 195th Street, what is the plan to stop the Commerce Center traffic from coming down 195th Street as well? The traffic is carrying elementary aged children, and the view from the deck will be ruined.

Zachary Trujillo, 911 Coyote Dr., came to the podium for comments. While quick access from the interstate is necessary for any development like the one being proposed, the reconfiguration of Dean Avenue and 195th Street makes it almost 2 miles from the proposed buildings to the highway intersection. Would there be anything in place to keep trucks from going east on 195th? 195th and School Road to the east of the proposed development just has a stop sign at that intersection, traffic in the morning for that would need to be addressed.

The reason Mr. Trujillo moved out to this area was partially for the surrounding environment, and this new building would be a displeasing aesthetic. There have been many large buildings built recently around the KC Metro Area, how many have been filled and if there are some empty ones around, why build another one?

Zubin Talib, 19126 S Ranch Rd., Belton MO 64012 came to the podium to ask about the anticipated number of vehicles this will bring.

Mary Stupp, 918 Kodiak Dr., came to the podium to give comments. She and her husband moved to the area because of the country atmosphere, low population, and horses and fields. Ms. Stupp stated she is totally against the project.

Kerry King, 909 Doe Dr., asked how much will this cost the City, and are the developers getting a tax break? The concern is that it will raise taxes, due to the beefing up of the roads, schools, fire departments, and the surrounding homeowners will suffer.

Development Services Director David Gress stated that Dean Avenue will be extended. An alignment study has determined the intersection is adequate to handle the traffic. The Fire Marshall is aware of the proposed development, and South Metro Fire District does have adequate equipment to handle the development and residences without concern. Signage will not be lit, there will be a metal road sign, how to restrict traffic has been thought of. Truck traffic will be restricted from going east on 195th Street with road signs and road/curb design. Shoulder improvements are intended to take place to 195th Street, and the developer would be made to pay for that. The Dean Avenue extension will help the residents as well, with faster access to the highway, and county roads would be less traveled lessening the amount of damage done, lowering the upkeep of these roads.

Brett Lauritsen with Olsson Engineers, 7301 W 133rd Street, Overland Park KS came to the podium for comments. A traffic study was done for full build, following ITE guidelines. The ITE guidelines give guidelines on things like busiest hours, etc. School dropoff and pickup times fall outside of the busy hours for businesses for the roadway network.. The number of vehicles during the busiest traffic hour is predicted at 500 total, 100 semis, 400 cars. The Dean Avenue and 195th Street intersection has been looked at for safety, construction standards, and a t-intersection is what makes the most sense at this point, though it is only conceptually laid out at this point.

Mayor Turnbow asked if Dean Avenue can be moved more on the west portion of 195th Street. Truck traffic, buses, and school traffic travels on 195th. Can the developers move Dean Avenue west, closer to 71, not taking so much of 195th Street? It would minimize the truck drivers to have to be on 195th Street with residential traffic.

Mr. Lauritsen stated that it can be looked at, but there might be topography issues, and it would create a stop motion.

Mayor Turnbow and the Commissioners commented on their experiences on narrow roads.

Commissioner Urquilla asked what the busiest hours for truck traffic were for the development.

Mr. Lauritsen stated that the busiest hour in the afternoon is 5-6pm, for both cars and trucks.

Commissioner Mansur, what will be the lowest hour, trucks might come in all hours of the night.

Mr. Lauritsen stated that they do not measure the lowest amount of traffic in the period of the day.

Mr. Gress gave an overview of the history of the past Dean Avenue extension ideas, and the rest of the developments in the area were built very similarly to how they were proposed in 1994. The traffic has always been contemplated and planned as a part of the original proposal. Dean Avenue was designed and built to accommodate the current developments and the future developments coming to the area. Mr. Gress also gave an overview of how the rezoning to a PUD would be beneficial to the City and the developers.

Chairman Wiggins closed the public hearing at 8:02pm.

Commissioner Faulkner asked about expiration of the Preliminary Development Plan.

Mr. Gress stated that the MOU is still in draft form, and will be updated per the Commission's recommendation.

Commissioner Urquilla asked about some surrounding zoning and future uses for those sections of land.

Chairman Wiggins asked about occupancy of similar developments around the area.

Mr. Gress stated that in Belton, the three completed buildings have occupants, and the fourth building is not completed yet.

Chairman Wiggins asked if the City requires any safety measures or storm shelter in these facilities for things like tornados or heavy storms.

Mr. Gress responded that the Code does not have those requirements for developments, but zoning and occupation standards might.

Mayor Turnbow asked City Attorney Jonathan Zerr to clarify what is being voted on during this meeting, and stated that he still has an issue with the traffic pattern.

Commissioner Urquilla asked Mr. Gress what the process was for the subject property when it was rezoned in 2011.

Mr. Gress stated that the rezoning would have gone through the same process as the current rezoning.

Commissioner Mansur asked why the setbacks for the rezoning would change, and asked if there was a residential home nearby that would precipitate the change.

Mr. Gress stated that it was a request by the applicant to change the setback.

Commissioner Fizer asked if the case was approved, would there be a way to look at the traffic pattern in the future, or would it be set in stone.

Mr. Gress replied that if the case were approved, it would become the preliminary plat that the developers would use for design and construction. There was a study done that looked at three different ways to approach the Dean Avenue and 195th Street intersection, and the current proposal was deemed to be the safest and most effective. Mr. Karl Ley came to the podium and stated that instead of moving the road and intersection, the developers are open to ideas about traffic mitigation measures to keep big trucks from going east on 195th Street.

Mayor Turnbow stated that he would like to see a stipulation added that would require the mitigation of truck traffic to the east on 195th Street. He also asked if there could be restrictive measures put into place that would make it more difficult for truck traffic to enter the complex as they head west on 195th Street, requiring the large trucks to use the Dean Avenue extension to access the facility.

Mr. Karl Ley explained that the developers could look into design elements that addressed those concerns, though they don't want to make it impossible for trucks to enter the complex coming from the west, it would strand them and force the drivers to go all the way around. Mr. Eppert mentioned that there have been other developments in different cities that have paired the design measures with signage and police enforcement to help mitigate truck traffic where it shouldn't be.

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to accept staff proposed findings of fact and forward Case #22012, reclassification of zoning of 262.09 acres located south of 195th Street and east of Interstate 49 interchange, from "BP" Business Park to "PUD" Planned Unit Development, to the City Council with a recommendation of approval, with the stipulation that the developer works with City Staff on a plan for the mitigation of truck traffic east of the proposed facility complex.

Vote on Motion:

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

Motion passed 8-0-0.

Commissioner Mansur thanked the public for coming out, and encouraged them to go to the City Council meeting with their concerns about this project.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the two City Council meetings that have taken place since the Planning & Zoning Commission has met.

9. Staff Report

City Planner Dylan Eppert gave the Staff Report, highlighting that the June 7th meeting may have an application to review, and the June 21st meeting has nothing scheduled so far. The interactive map is live. A park for the east side of the City has been identified as a need from the Park Board. Mr. Gress also welcomed the new Economic Development Brandon Keller.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Faulkner thanked Staff.

Commissioner Engert thanked Staff.

Commissioner Fizer stated that she attended the Planning Conference in San Diego and covered some things she learned, as well as encouraged other members of the Commission to go next year.

Commissioner Petermann thanked Staff for all of the work they do, and asked if there could be recognition for the Commission members who have been on the Commission for a long time.

Commissioner Mansur thanked Staff.

Commissioner Urquilla thanked Staff.

Mayor Turnbow mentioned that the Planning Commission recommendation is highly valuable to the City Council, and it should not be diminished, and thanked Staff.

Chairman Wiggins thanked Staff.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the May 17, 2022 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The May 17, 2022 meeting adjourned at 8:49 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission

From: Dylan M. Eppert, City Planner

Date:

Re: Case #22011 - Ridgeview Estates Lots 1 and 2 - Final Plat

GENERAL INFORMATION

Applicant David Otis
Good Otis LLC.
50 E. 13th St.
Kansas City, MO 64106

Requested Action: Final Plat Approval, Ridgeview Estates

Property Location: South of Lucy Webb Rd, east of Dean Ave.



Site Photographs:



(View looking west from Dean Avenue to extension of Prairie Grass Dr. to site)



(view looking north from Prairie Grass extension along south line of development)



(View of development area looking south from Lucy Webb Road)



(View looking southeast from Lucy Webb Road to The Meadows subdivision)

Existing Zoning: “PUD” Planned Unit Development &
“C-2” General Commercial District

Existing Surrounding Zoning: **North:** “PUD” Planned Unit Development
South: “C-2” General Commercial District
East: “C-2” General Commercial District
“R-1P” Single Family Residential Planned
West: Interstate 49

Existing Surrounding Uses: **North:** Single Family Residential
South: Undeveloped
East: Single Family Residential
West: Interstate

Total Tract Size: 15.88

Total Number of Lots: 2 Lots, (Lot 1 is 8.01 Acres and Lot 2 is 6.32 Acres)

Density – units per Acre: 7.49

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Lucy Webb Rd as a Major Collector and Dean Ave as a Minor Arterial.

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 Ridgeview Estates - Lots 1 and 2

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. This area was part of Tract 1 of The Good Ranch Master Planned Community, and was approved by the City Council in 1994.
2. The subject property was rezoned from “A” Agricultural to “C-2” General Commercial District in July of 2002.
3. The Preliminary Plan and Memorandum of Understanding (MOU) for Ridgeview Estates was approved by City Council on September 27, 2021. This also changed the zoning designation from “C-2” General Commercial District to “PUD” Planned

Unit Development District for the area contained within Lot 1.

ENGINEERING DIVISION COMMENTS

In its attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The current bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

PUD	
Minimum Lot Area	
square feet	340,000
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	25
side	25
side, corner lot	25
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

2. The subject property will be served by the City of Raymore water.
3. A five-foot (5') sidewalk is required along the north side of Prairie Grass Drive. The sidewalk shall be constructed prior to the issuance of any Certificate of Occupancy for the development.
4. Internal sidewalks serving the development shall be completed with the issuance of Certificates of Occupancy for the buildings served by the sidewalk.
5. The following amenities are provided in the Preliminary Development Plan:
 - a. Clubhouse
 - b. Common Areas
 - c. Internal Sidewalks
 - d. Stormwater control/treatment basins

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

- 1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

- 2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

- 3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review			

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22011 Ridgeview Estates Lots 1 and 2 to the City Council with a recommendation for approval.

Memorandum

TO: Planning and Zoning Commission
FROM: Trent Salisbury, Assistant City Engineer
DATE: 07/11/2022
RE: Site Plan - Ridgeview Estates

The Public Works and Engineering Department has reviewed the Site Plan application for Ridgeview Estates and determined that the plans and specifications comply with the standards adopted by the City of Raymore.

Staff recommends approval of this application.



Development Agreement
For
Ridgeview Estates 1st Plat, Lots 1-2

Legal Description Contained on Page 2

**Good-Otis, LLC, Grantor and
City of Raymore, Grantee**

**100 Municipal Circle
Raymore, MO 64083**

August 8, 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 8th day of August, 2022 by and between, **Good-Otis, LLC**, hereinafter referred to as "Sub-divider", and the **City of Raymore, Missouri**, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Ridgeview Estates 1st Plat, Lots 1-2** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider and the Developer, herein defined, agree to assume all subdivision development obligations of the City as described in this agreement, and;

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

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Ridgeview Estates 1st Plat, Lots 1-2.**

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 32 WEST, RAYMORE, CASS COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1311, PAGE 168 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19 AND WITH THE NORTH LINE THEREOF, N 86°29'50"W, 200.02 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID DEED THE FOLLOWING COURSES AND DISTANCES, S 2°57'00"W, 41.93 FEET TO THE SOUTH RIGHT OF WAY LINE FOR LUCY WEBB ROAD; THENCE TRANSITIONING TO THE WEST RIGHT OF WAY LINE FOR DEAN AVENUE, 78.98 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 41°47'45"E, 71.02 FEET; THENCE WITH SAID WEST RIGHT OF WAY LINE, S 3°27'35"W, 757.19 FEET; THENCE TRANSITIONING TO THE SOUTH RIGHT OF WAY LINE FOR PRAIRIE GRASS DRIVE, 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 41°32'25"W, 42.43 FEET; THENCE N 86°32'35"W, 7.35 FEET; THENCE 118.63 FEET ALONG A 1030.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 83°14'25"W, 118.57 FEET; THENCE N 79°56'30"W, 72.88 FEET; THENCE 110.98 FEET ALONG A 970.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 83°13'10"W, 110.92 FEET; THENCE N 86°29'50"W, 335.73 FEET; THENCE 15.50 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 71°17'45"W, 15.12 FEET; THENCE 117.30 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 63°42'15"W, 92.19 FEET; THENCE N 86°29'50"W, 68.78 FEET TO THE EAST RIGHT OF WAY LINE FOR INTERSTATE 49; THENCE WITH SAID EAST RIGHT OF WAY LINE, N 1°54'00"W, 771.13 FEET TO THE NORTH LINE OF SAID SECTION 19; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND

WITH SAID NORTH LINE OF SECTION 19, S 86°29'50"E, 138.29 FEET; THENCE LEAVING SAID NORTH LINE OF SECTION 19, 173.06 FEET ALONG A 326.50-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 71°45'05"E, 171.04 FEET; THENCE N 87°07'25"E, 96.62 FEET; THENCE N 3°03'50"E, 32.80 FEET TO THE NORTH LINE OF SAID SECTION 19; THENCE WITH SAID NORTH LINE OF SECTION 19, S 86°29'50"E, 464.09 TO THE POINT OF BEGINNING AND CONTAINING 15.88 ACRES.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated May 2016.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the public improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other public improvements to the property.
7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

8. The internal roadways serving the development shall be private roads/drives and shall be maintained by the property owner.

The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agree to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permit

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.
2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds or letter(s) of credit as required in the Unified Development Code of the City of Raymore or as allowed by the City.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.
6. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. Prior to the issuance of building permits on Lots 1 or 2, the Sub-divider shall record with the Cass County Recorder of Deeds, the 2nd Amendment to the Good Ranch Master Development Agreement, approved by the City Council on August 8, 2022, concurrently with the **Ridgeview Estates 1st Plat, Lots 1-2**. Such amendment shall satisfy any and all Parkland Dedication requirements for this development.

3. The Sub-divider shall install a five-foot (5') sidewalk along the north side of Prairie Grass Drive. The sidewalk shall be constructed as part of the installation of the Public Improvements.

4. Internal sidewalks serving the development shall be completed by the Developer coincident with the issuance of Certificates of Occupancy for the buildings served by the sidewalk.

5. Landscaped buffers shall be provided in the common area along Lucy Webb Road, and all required buffer landscaping shall be installed prior to the issuance of any Certificate of Occupancy for any building or structure located along the northern property line(s) of Lots 1 and 2, parallel to Lucy Webb Road.

6. Development of Lot 1 shall be done in accordance with the approved Site Plan. Development of Lot 2 shall be subject to the submittal of a Site Plan application in accordance with the Unified Development Code.

7. Prior to the full build-out of the subdivision on Lot 1, all amenities shown on the Preliminary Development Plan shall be constructed. Throughout the development process, amenities shall be constructed in accordance with the following phasing schedule:

- a. **Clubhouse** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the third residential building constructed.
- b. **Internal Sidewalks** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the building being served by the sidewalk.
- c. **Stormwater control/treatment basins** - Shall be constructed with the public improvements for the subdivision.

8. Stormwater control is being collected and stored off-site from the lots included within this plat. All stormwater management infrastructure shall be installed and operational, and a stormwater maintenance agreement shall be submitted to the City prior to the issuance of a Certificate of Occupancy for any applicable or affected building(s) intended to be served by the off-site facilities.

9. Buildings and individual units within the subdivision shall not be served by the City's solid waste collection program. It shall be the responsibility of the

Sub-Divider and/or Developer to provide solid waste collection services to individual buildings and units within the subdivision.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assign and successors, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.
9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to Good-Otis, LLC. at:

Dave Otis
3311 SW Kessler Dr. Suite 4312
Lee's Summit, MO 64081

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **T Ridgeview Estates 1st Plat, Lots 1-2**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Ridgeview Estates 1st Plat, Lots 1-2**.

DRAFT

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

Attest:

Erica Hill, City Clerk

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

Attachment A

FEE CALCULATION FOR RIDGEVIEW ESTATES

Total Cost for 'New' Public Improvements: \$246,220

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # <u> PAID </u> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# <u> PAID </u> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$1,550.00
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (1.55 ac. total disturbed) If deposit paid prior to recording of plat, receipt# <u> PAID </u> If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$0.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$2,462.20
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$12,311.00
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (15.88 acres) [Schedule of Fees and Charges] 01-00-4185-0000	\$142.92

TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$142.92
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT..... \$2,050.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$14,773.20



To: Planning and Zoning Commission
From: Dylan M. Eppert
Date: July 19, 2022
Re: Case #22017 - Ascend - Final Plat

GENERAL INFORMATION

Applicant Jake Loveless
Griffin-Riley Property Group
21 SE 29th Terr.
Lee's Summit, MO 64082

Property Owner Juan and Carolyn Grube
110 N. Prairie Ln.
Raymore, Mo 64083

Requested Action: Final Plat Approval, Ascend
Property Location: south of Dawn St. and east of S. Sunrise Dr.



Existing Zoning: "R-3A" Multi-Family Residential

Existing Surrounding Zoning: **North:** "C-3" Regional Commercial District
"M-1" Light Industrial District
South: "R-3B" Apartment Community Residential
" PUD" Planned Unit Development District
East: "M-1" Light Industrial District
West: "R-3A" Multiple Family Residential

Existing Surrounding Uses: **North:** Commercial uses
South: Residential
East: Industrial
West: Multi-family residential

Total Tract Size: 9.94 Acres

Total Number of Lots: 1 Lot

Density – units per Acre: 11.67

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for Business Park.

Major Street Plan: The Major Thoroughfare Plan Map classifies E. Walnut St as a Major Arterial. S. Sunrise Dr. and Dawn St. are classified as local roads.

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 Ascend.

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 final plat (Johnston Industrial Park) for the subject property was approved August 13, 1979.
2. The subject property was approved on August 13, 1979 to be rezoned from "A" Agriculture to "M-1" Light Industrial.

3. The property to the west (Johnston Industrial Park lots 55-61 and 65-73) was approved on May 29, 1990 to be rezoned from “M-1” Light Industrial to “R-3A” Multiple-Family Residential District.
4. City Council approved the subject property to be rezoned from “M-1” Light Industrial District to “R-3A” Multi-Family Residential District on February 28, 2022.

ENGINEERING DIVISION COMMENTS

In its attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The Bulk Dimensional Standards for a property zoned “R-3A” Multiple-Family Residential District are shown below:

R-3A	
Minimum Lot Area	
per lot	12,000 Square Feet
per dwelling unit	2,000 Square Feet
Minimum Lot Width (ft.)	90
Minimum Lot Depth (ft.)	120
Yards, Minimum (ft.)	
Front	30
rear	30
side	10
Maximum Building Height (feet)	50
Maximum Building Coverage (%) [1]	40

2. The internal roadways serving the development shall be private roads/drives and shall be maintained by the property owner.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	July 19, 2022	August 8, 2022	August 22, 2022

STAFF RECOMMENDATION

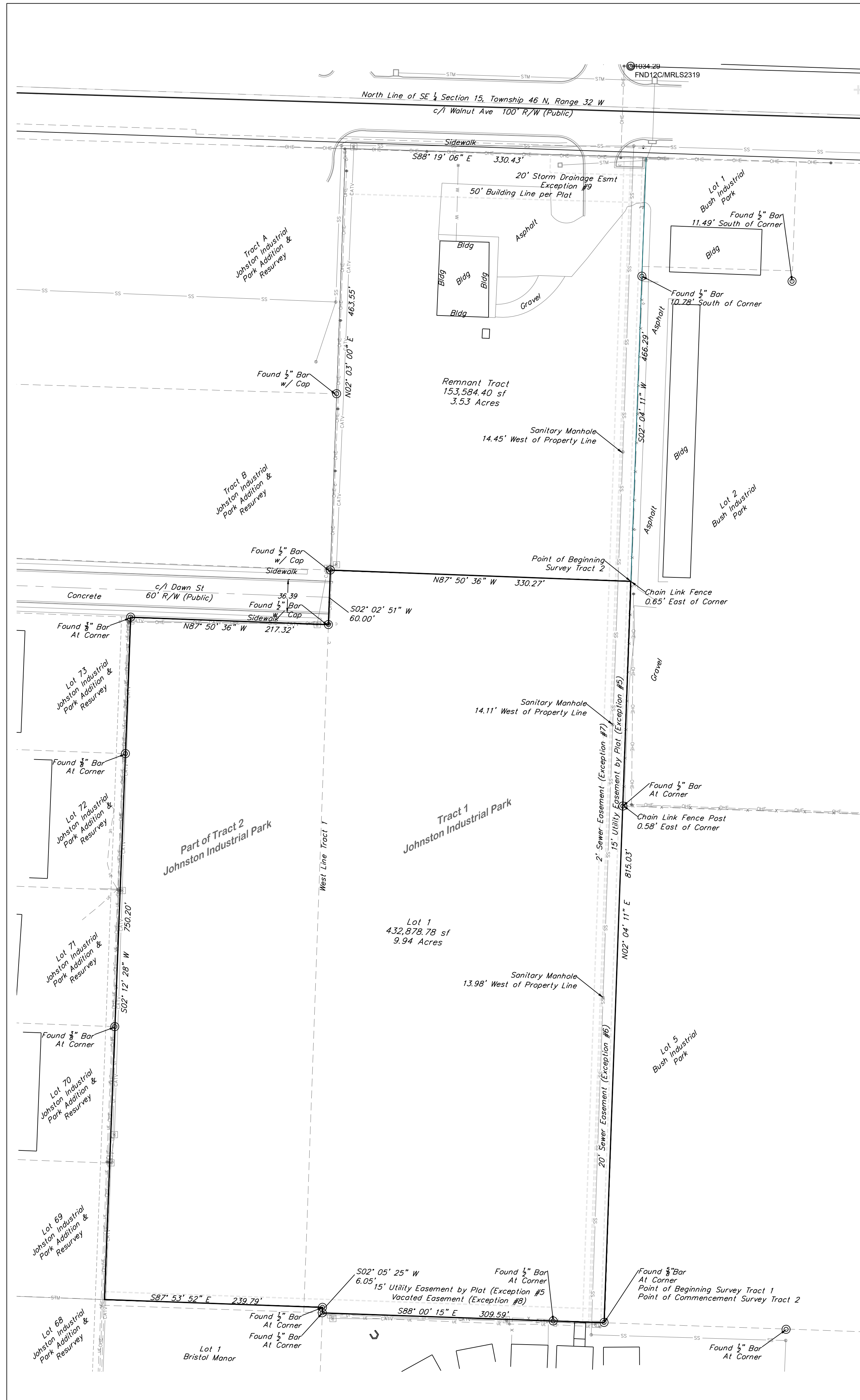
Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22017 Ascend - Final Plat to the City Council with a recommendation for approval.

Memorandum

TO: Planning and Zoning Commission
FROM: Trent Salsbury, Assistant City Engineer
DATE: 07/11/2022
RE: Site Plan - Ascend

The Public Works and Engineering Department has reviewed the Site Plan application for Ascend and determined that the plans and specifications comply with the standards adopted by the City of Raymore.

Staff recommends approval of this application.



Final Plat

Lot 1, Ascend

Replat Tract 1 & Part of Tract 2, Johnston Industrial Park

Section 15, Township 46 North, Range 32 West

Raymore, Cass County, Missouri

PROPERTY DESCRIPTION
 (Kansas City Title, File No. KCT-237922) (November 18, 2021 at 8:00 AM)
 Description taken verbatim from Commitment

TRACT 1:
 Tract 1, JOHNSTON INDUSTRIAL PARK, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Plat Book 8, Page 13.

SURVEYOR'S RECOMMENDED DESCRIPTION

Description of Survey Tracts following a Plat process with the City of Raymore and duly recorded with the Office of the Recorder, Cass County, Missouri

SURVEY TRACT:

All that part of Tract 1 and all that part of Tract 2, JOHNSTON INDUSTRIAL PARK, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Plat Book 8, Page 13, described as follows:

Beginning at the Southeast corner of said Tract 1, Johnston Industrial Park, said point also being known as the Southwest corner of Lot 5, Bush Industrial Park, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof; thence Northerly along the westerly property line of said Bush Industrial Park, North 02° 04' 11" East, a distance of 815.03 feet, said point being the Point of Beginning; thence North 87° 50' 36" West, a distance of 330.27 feet, to a point being the Southeast corner of Tract B, Lot Line Adjustment of Johnston Park Addition & Re-Survey, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Book 27 at Page 83; thence North 02° 02' 51" West, a distance of 60.00 feet, thence North 87° 50' 36" West, a distance of 330.27 feet, to a point being the Northeast corner of Tract A, Lot Line Adjustment of Johnston Park Addition & Re-Survey, also being a point 50.00 feet South of the Centerline of Walnut Avenue, formerly Missouri Highway 58; thence easterly along said South Right of Way Line, South 88° 19' 06" East, a distance of 330.43 feet, said point being the Northwest corner of Lot 1, Bush Industrial Park, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Document Number 19920009175; thence Southerly along the Westerly property line of said Bush Industrial Park, South 02° 04' 11" West, a distance of 466.29 feet, said point being the Point of Beginning.

Above described tract contains 432,878.78 sf (9.94 Acres)

REMNANT TRACT:

All that part of Tract 1 and all that part of Tract 2, JOHNSTON INDUSTRIAL PARK, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Plat Book 8, Page 13, described as follows:

Commencing at the Southeast corner of said Tract 1, Johnston Industrial Park, said point also being known as the Southwest corner of Lot 5, Bush Industrial Park, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof; thence Northerly along the westerly property line of said Bush Industrial Park, North 02° 04' 11" East, a distance of 815.03 feet, said point being the Point of Beginning; thence North 87° 50' 36" West, a distance of 330.27 feet, to a point being the Southeast corner of Tract B, Lot Line Adjustment of Johnston Park Addition & Re-Survey, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Book 27 at Page 83; thence North 02° 03' 00" East, a distance of 463.55 feet, said point being the Northeast Corner of Tract A, Lot Line Adjustment of Johnston Park Addition & Re-Survey, also being a point 50.00 feet South of the Centerline of Walnut Avenue, formerly Missouri Highway 58; thence easterly along said South Right of Way Line, South 88° 19' 06" East, a distance of 330.43 feet, said point being the Northwest corner of Lot 1, Bush Industrial Park, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Document Number 19920009175; thence Southerly along the Westerly property line of said Bush Industrial Park, South 02° 04' 11" West, a distance of 466.29 feet, said point being the Point of Beginning.

Above described tract contains 153,584.40 sf (3.53 Acres)

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

Ascend, Lot 1

EASEMENTS:

1. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING OR MAINTAINING FACILITIES INCLUDING, BUT NOT LIMITED TO, POLES, WIRES, PIPES, CONDUITS, TRANSFORMERS, SERVICE PEDESTALS, METERS AND STRUCTURES FOR WATER, GAS, ELECTRICITY, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE T.V., OR OTHER UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OR STRIPS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U.E."
2. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS, "SEWER EASEMENT" OR "S.E." OR "DRAINAGE EASEMENT" OR "D.E.", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
3. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH:
 - a) THE PROPER, SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, OR
 - b) THE AGENTS AND EMPLOYEES OF RAYMORE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:

BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR LOCATED BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:

_____, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS ____ DAY OF _____, 2020.

Member

NOTARY CERTIFICATION:

STATE OF _____)
) SS

COUNTY OF _____

ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY

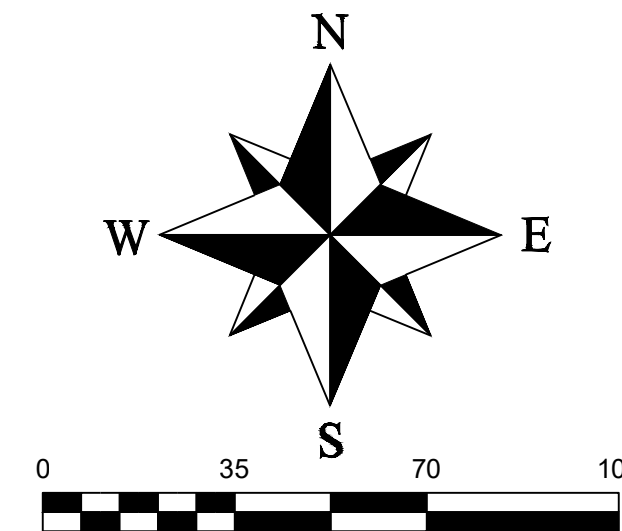
PUBLIC, PERSONALLY APPEARED DAVID OTIS, JR. TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE GENERAL PARTNER OF DOUBLE O PROPERTIES, MANAGING MEMBER OF GOOD-OTIS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID L.L.C.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____

_____, NOTARY PUBLIC



LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-200508319-D)
 - ⊙ Found Survey Monument (As Noted)
 - Ⓢ Potential Encroachments, as noted
 - x — x — Existing Fence Line - Chain Link
 - w — Existing Water Line
 - ss — Existing Sanitary Sewer Main
 - STORM — Existing Storm Sewer
 - Existing Gas Line
 - T — T — Existing Underground Telephone
 - Existing Underground Electric

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTH FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT.
 - a) SEMI-PERMANENT MONUMENTS:
 SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-200508319-D" AT ALL REAR LOT CORNERS AND AT OTHER LOCATIONS
 MARKED 1". CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - b) PERMANENT MONUMENTS:
 SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "LS-200508319-D" AT ALL LOCATIONS MARKED'S".
2. THE POSITION OF EXISTING MONUMENTS AS INDICATED BY AN "m", "s" OR "t" IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE DISTANCE NOTED FROM NEAREST PROPERTY CORNER.
3. ALL BEARING SHOWN ON THIS PLAT ARE BASED UPON THE NORTH LINE OF THE NW 1/4 OF SECTION 20-146-R-32 AS BEING N 90°-00'-00" E.
4. THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

CITY OF RAYMORE, MISSOURI: PLANNING AND ZONING COMMISSION:

THIS PLAT OF "ASCEND_LOT_1" WAS SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2022.

_____, SECRETARY

CITY COUNCIL:

THIS PLAT OF "ASCEND_LOT_1", INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL WAS SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE ____ DAY OF _____, 2022.

ATTEST:

_____, MAYOR

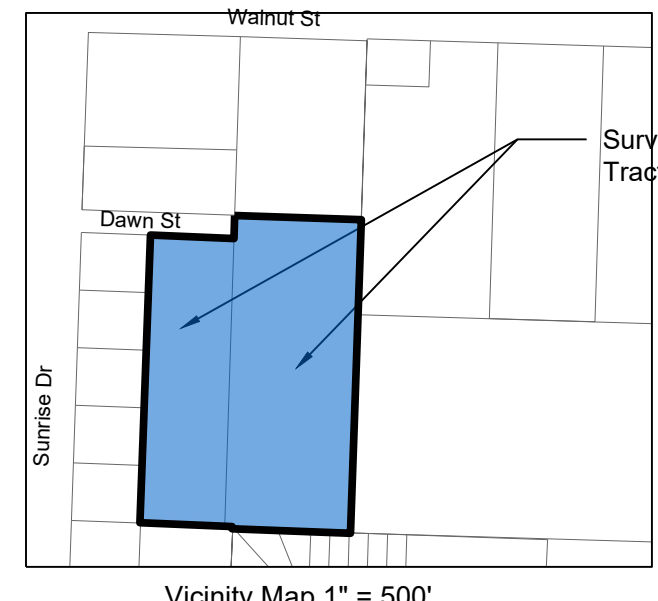
_____, CITY CLERK

_____, CITY ENGINEER

CASS COUNTY: RECORDER'S OFFICE:

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20__.

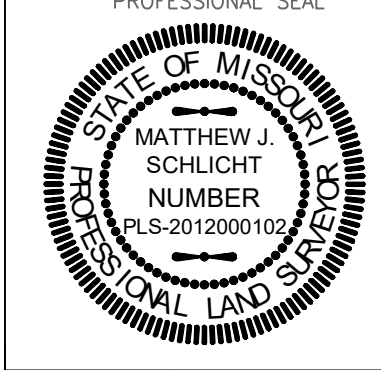
_____, DEPUTY COUNTY RECORDER OF DEEDS



REVISIONS	
DATE	

Lot 1, Ascend
 Replat of Johnston Industrial Park
 Tract 1 and Part of Tract 2
 Section 15, Township 46 North, Range 32 West
 Raymore, Cass County, Missouri

FINAL PLAT	SHEET	1 OF 1	DRAWN BY	M. Schlicht, PLS., PE	
	TOWNSHIP	46N	SCALE	1" = 70'	
SECTION	15	RANGE	32W	COUNTY	Cass
JOB NO.	Raymore Apartments		DATE OF PREPARATION	December 31, 2021	



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 10TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 625-9888 F: (816) 623-9849

MATTHEW J. SCHLICHT, MOPLS 2012000102
 ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 200508319-D
 _____ DATE: _____



Development Agreement

For

Ascend, 1st Plat

Legal Description Contained on Page 2

**Griffin Riley Property Group, LLC, Grantor
and
City of Raymore, Grantee**

**100 Municipal Circle
Raymore, MO 64083**

August 8, 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 8th day of August, 2022 by and between, **Griffin Riley Property Group, LLC**, hereinafter referred to as "Sub-divider" and the **City of Raymore, Missouri**, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Ascend 1st Plat** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

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

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Ascend 1st Plat**

All that part of Tract 1 and all that part of Tract 2, JOHNSTON INDUSTRIAL PARK, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Plat Book 8, Page 13, described as follows:

Beginning at the Southeast corner of said Tract 1, Johnston Industrial Park, said point also being known as the Southwest corner of Lot 5, Bush Industrial Park, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof; thence Northerly along the westerly property line of said Bush Industrial Park, North 02° 04' 11 East, a distance of 815.03 feet; thence North 87° 50' 36" West, a distance of 330.27 feet, to a point being the Southeast corner of Tract B, Lot Line Adjustment of Johnston Park Addition & Re-Survey, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Book 27 at Page 83; thence South 02° 02' 51" West, a distance of 60.00 feet; thence North 87° 50' 36" West, a distance of 217.32 feet, to a point being the Northeast corner of Lot 73, Johnston Industrial Park Addition & Resurvey, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record and Document Number 1984000523; thence Southerly along the East property line of said, Johnston Industrial Park Addition & Resurvey, South 02° 12' 28" West, a distance of 750.20 feet, to a point being the Northwest corner of Lot 1, Bristol Manor, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Document Number 19930018307; thence Easterly along the North line of said Lot 1, Bristol Manor, South 87° 53' 52" East, a distance of 239.79 feet; thence South 02° 05' 25" West, a distance of 6.05 feet, to a point being the Northwest corner of Lot 10, Morningview, a subdivision of land situated in Raymore, Cass County, Missouri, according to the recorded plat thereof, of record in Document Number 19900005918;

thence Easterly along the North line of said Morningview, South 88° 00' 15" East, a distance of 309.59, returning to the Point of Beginning.

Above described tract contains 432,878.78 sf (9.94 Acres)

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated May 2016.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the public improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other public improvements to the property.
7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.
8. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agree to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department

Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permit

9. Dawn Street shall be extended onto the site and shall be constructed with a cul-de-sac as shown on the approved Site Plan. A minimum fifty-foot right-of-way shall be provided for the road extension.

10. The internal roadways serving the development shall be private roads/drives and shall be maintained by the property owner.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

3. The Sub-divider agrees to furnish performance bonds or letter(s) of credit as required in the Unified Development Code of the City of Raymore or as allowed by the City.

4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.

6. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. The Sub-divider shall be responsible for extending the public sidewalk on the north and south sides of Dawn Street into the Ascend Development, as shown on the approved Site Plan, subject to any special conditions imposed by the Planning and Zoning Commission, and shall be installed as part of the installation of all other public improvements.
3. The Sub-divider shall be responsible for the installation and maintenance of all private infrastructure and amenities within the development, including, but not limited to private roadways, sanitary sewer lines, water lines, common areas, and/or off-street parking areas.
4. Internal sidewalks serving the development shall be completed by the Developer coincident with the issuance of Certificates of Occupancy for the buildings served by the sidewalk.
5. A Type "A" landscape screen is required along the south property line. The landscape screen shall include a privacy fence. If topography and drainage patterns allow, a berm may be installed as part of the landscape screen.
6. One yard tree shall be provided in the front yard of each building, and shall be installed prior to the issuance of a Certificate of Occupancy.
7. Common open space and development amenities shall be provided in accordance with the approved Site Plan, and all amenities shall be constructed prior to the issuance of a Certificate of Occupancy for the last remaining building within the development.
8. All stormwater management infrastructure shall be installed and operational, and a stormwater maintenance agreement shall be submitted to the City prior to the issuance of a Certificate of Occupancy.
9. Buildings and individual units within the subdivision shall not be served by the City's solid waste collection program. It shall be the responsibility of the Sub-Divider to provide solid waste collection services to individual buildings and units within the subdivision.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.

3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assign and successors, in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to Griffin Riley Property Group at:

21 SE 29th Terrace
Lee's Summit, MO 64082

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Ascend 1st Plat**; and that failure for any reason to record the plat does not obligate the City

to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Ascend 1st Plat**.

DRAFT

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

Attest:

Erica Hill, City Clerk

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

Attachment A

FEE CALCULATION FOR ASCEND

Total Cost for 'New' Public Improvements: \$891,026.66

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # <u>PAID</u> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# <u>PAID</u> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$5,000.00
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (12.94 ac. total disturbed) If deposit paid prior to recording of plat, receipt# <u>PAID</u> If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$7,440.00 PAID
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$8,910.26
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$44,551.33
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (15.88 acres) [Schedule of Fees and Charges] 01-00-4185-0000	\$142.92

TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$142.92
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND
DISTURBANCE PERMIT..... \$12,940.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A
CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$53,461.59



To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: July 19, 2022
Re: Case #22010 Ridgeview Estates - Site Plan

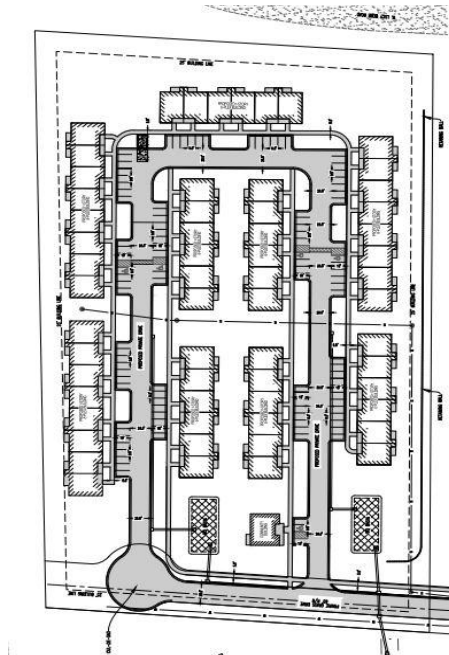
GENERAL INFORMATION

Applicant/ MACO Development Company, LLC.
111 North Main St.
Clarkton, MO 64837

Property Owner: Dave Otis (Good-Otis LLC.)
50 E. 13th St.
Kansas City, MO 64106

Requested Action: Site plan approval for Ridgeview Estates

Property Location: South of Lucy Webb Rd and West of Dean Ave.



Property Photographs:



(View looking west from Dean Avenue to extension of Prairie Grass Dr. to site)



(View looking north from Prairie Grass extension along south line of development)



(View of development area looking south from Lucy Webb Road)



(View looking southeast from Lucy Webb Road to The Meadows subdivision)

Existing Zoning: "PUD" Planned Unit Development District

Existing Surrounding Uses: **North:** Undeveloped (approved for Single Family Residential)
South: Undeveloped
East: Single Family Residential
West: Interstate 49

Total Tract Size: 8 Acres
Subdivision Plat: Ridgeview Estates

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has Dean Ave. classified as a Minor Arterial and Lucy Webb Rd. classified as a Major 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 the proposed Ridgeview Estates development.

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 ground water;
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 Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action
 - a. All site plans will be reviewed by the Community Development Director.
 - b. The Community Development 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 feature and the proposed modifications will be in compliance with all requirements of this Code.

c. The Community Development 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 Community Development 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 Community Development 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 Community Development 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 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 Community Development 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 Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development 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 Community Development 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 Community Development 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. The area to be rezoned is part of Tract 1 of The Good Ranch Master Planned Community, approved by the City Council in 1994.
2. The previous “C-2” General Commercial zoning designation of the area to be developed was established in July of 2002.
3. The City Council approved the rezoning of the property from “C-2” General Commercial District to “PUD” Planned Unit Development District on September 27, 2021

ENGINEERING DIVISION COMMENTS

Please refer to the attached memorandum.

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

PUD	
Minimum Lot Area	
square feet	340,000
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	25
side	25
side, corner lot	25
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

2. **Special Use Conditions:**

Section 420.010 Use-Specific Standards, Residential Uses

a. Single-Family Attached and Multiple-Family Dwellings

• Number of Buildings per Lot

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

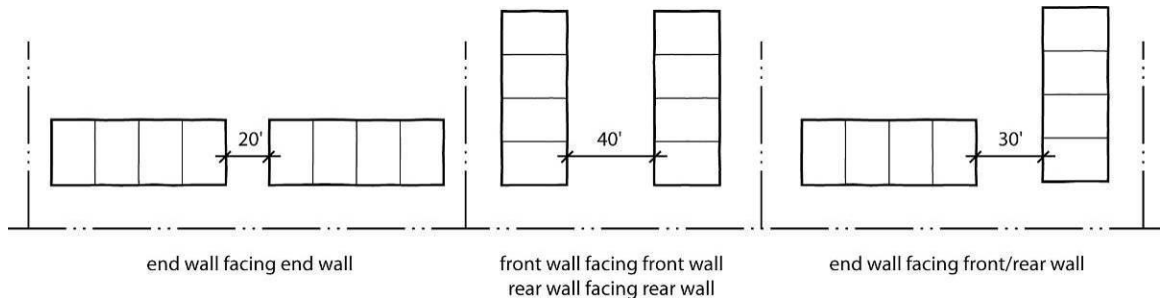
• Number of Units per Building

- (1) No more than eight attached single-family dwelling units are permitted within a single building.
- (2) There is no limit on the number of multiple-family dwellings permitted within a single building.

• Minimum Separation between Buildings

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- (1) back to back, 40 feet;
- (2) front to front, 40 feet;
- (3) end to end, 20 feet;
- (4) end to back, 30 feet;
- (5) end to front, 30 feet;
- (6) no dwelling unit will face directly upon the rear of a building; and
- (7) service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



• Building Design (Amendment 33 - Ordinance 2020-068 11.23.2020)

Attached single-family and multiple-family dwellings must:

- (1) be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- (2) be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever

possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.

- (3) Any portion of the building that is within one-hundred (100) feet of a less intense zoning district may not exceed one-hundred twenty-five percent (125%) of the maximum height permitted in the less-intense zoning district.
- (4) Four-sided design, including entryways, windows and consistent materials along with architectural details shall be utilized on all elevations to add diversity and visual character to the building(s).
- (5) Front entrance features shall include pedestrian-scale design elements. This includes: side lights or transom windows, architectural ornamentation or single-story roofs or canopies that are then integral to the overall architectural design of the building.
- (6) Variety in exterior materials is encouraged. Composition of entirely one material is prohibited. A brick, stone or similar material base is required up to at least three (3) feet of the front building facade.
- (7) Prohibited building materials include:
 - a. Plywood sheathing, including oriented strand board (OSB) and CDX plywood [fiber cement siding, T1-11 plywood, LP Smartsiding, and similar materials are allowed].
 - b. Painted CMU
 - c. Corrugated metal
 - d. Painted metal
 - e. Wood shake roofing material
 - f. Plastic awning material
- (8) Roof mounted equipment, including ventilators and satellite dishes, shall be completely screened from view using parapet walls at the same height as the equipment. Screening shall be of the same materials and design as the larger building to maintain a unified appearance.

- **Private Yards for Attached Single-Family Dwellings**

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- (1) attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- (2) a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;

- (3) required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- (4) private yards may be enclosed with fences.

- **Common Open Space for Multiple-Family Dwellings**

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- (1) a minimum of 150 square feet of common open space must be provided per dwelling unit;
- (2) common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- (3) common open space must be maintained by the property owners association.

3. Parking: A multi-family development must comply with the following parking standard:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Household Living	
Multi-family Dwelling (3+ Units)	1.5 per dwelling unit

With 60 dwelling units a total of 90 parking spaces were required.

The proposed site plan is in compliance with the parking standards for the City of Raymore by providing the 97 parking spaces. The site plan also provides the required number of accessible parking spaces. A total of 5 accessible spaces are required and 5 spaces are provided.

4. Landscaping

Thirty percent (30%) of the lot is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages. A total of sixty-two percent (62%) of the site is provided with landscaping. 8 trees will be planted along Prairie Grass Dr. spaced 50' apart. 8 Evergreens will be planted along Lucy Webb Rd.

No screening is required along the east or west property lines. The area to the west is Interstate 49 and the property to the east is zoned C-2 General Commercial District which does not require landscape buffers.

The required trees and shrubs in the parking lot and landscaped islands are provided.

Landscaping is required around the proposed monument sign.

5. Building Design:

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

The proposed buildings are also subject to the design requirements contained within the Ridgeview Estates MOU. The proposed buildings are in compliance with the required design requirements

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

6. **Pedestrian Access:** Pedestrian Access to the buildings has been provided. Sidewalks will be required to be constructed along Prairie Grass Dr. A sidewalk is proposed to be installed that connects Dean Ave. to the front entrance of the proposed development. There is also sidewalk provided throughout Ridgeview Estates for future residents.
7. **Signage:** Signage is not approved as part of the site plan and a sign permit is required prior to installation of any sign. The proposed location of the monument sign is in compliance with the UDC however, the sign size exceeds the maximum size of 32 square feet and is 50 square feet.
8. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. South Metro is not requiring the installation of an emergency drive along the north side of the development (Lucy Webb Rd). However, the applicant is proceeding with the construction of the emergency access road. This emergency drive would allow emergency vehicles to navigate the proposed development. The emergency drive shall be installed in accordance with the requirements of the Fire District.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Stormwater will be collected on site and discharged to an open swale that will direct the water to the pond that is located off site to the south. Once that stormwater is collected it will be directed through an existing stormwater pipe that will deposit into the creek on the east side of Dean Ave.
10. **Site Lighting:** The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City. The internal lighting plan shows 82 led wall mounted lights that are placed 9' in height from grade. Street lights will be provided for Prairie Grass Dr and will meet or exceed City Standards.
11. **Trash Enclosure:** The exterior of the trash enclosure will be constructed of the same materials as the main building (Brick). The enclosure is located east of Building 7 and south of Building 5. The enclosure gates will be made out of Steel Tube or similar material.
12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. The landscape plan does show screening around the equipment.
13. **Site Access:** Access to the site will be provided off of Prairie Grass Dr. Prairie Grass Dr. will be extended west from Dean Ave and will be the main access point to the development as indicated on the approved Preliminary Plat for Ridgeview Estates. Prairie Grass Dr. shall be constructed by the applicant (or subsequent developer of the Ridgeview Estates Subdivision)

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 multi-family development is an allowable use in the “PUD” Planned Unit Development zoning 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 Prairie Grass Dr, a proposed collector road that will extend east from the proposed development to connect to Dean Ave.

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. Sidewalks are provided to allow pedestrians to access the site from Dean Ave. to Prairie Grass Dr. as well as internal movement with a private sidewalk.

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 buildings does 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;

There are no unique natural resource features on the site that need to be preserved.

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 will be alterations to the existing topography of the lot as there is alot of sloping that will need to be leveled for this project. There are no natural watercourses on the site. There are existing trees that will need to be removed as part of the site work.

- 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. Circulation through the site is well planned.

- 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**

Adequate landscaping is provided for the site. There is no screening required as part of this project since the area to the west is Interstate 49 and the property to the east is zoned C-2 General Commercial District. While the north and South portions of the property abut a public street they are not considered greenways.

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

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	July 19, 2022

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #22010 Ridgeview Estates - 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 until the requirements of the SWPPP are satisfied.

Prior to installation of any public improvements:

3. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements.

Prior to issuance of a Building Permit

4. Building construction plans shall be approved by the Building Official.
5. The City Engineer shall approve the plans for the improvements to Prairie Grass Dr.
6. The 2nd Amendment to the Good Ranch Master Development Agreement, approved by the City Council on August 8, 2022, concurrently with the **Ridgeview Estates 1st Plat, Lots 1-2** shall be recorded in the office of the Cass County Recorder of Deeds. Such amendment shall satisfy any and all Parkland Dedication requirements for this development.

Prior to issuance of a Certificate of Occupancy:

7. 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.
8. 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.
9. 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.
10. The public improvements shall be accepted by the City Council prior to the issuance of any Certificate of Occupancy (CO's). Prior to acceptance of the public improvements by the City Council an easement shall be provided to the City for the off-site sanitary sewer line extension and for the off-site water main extension.
11. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

12. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
13. 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.
14. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Memorandum

TO: Planning and Zoning Commission
FROM: Trent Salisbury, Assistant City Engineer
DATE: 07/11/2022
RE: Site Plan - Ridgeview Estates

The Public Works and Engineering Department has reviewed the Site Plan application for Ridgeview Estates and determined that the plans and specifications comply with the standards adopted by the City of Raymore.

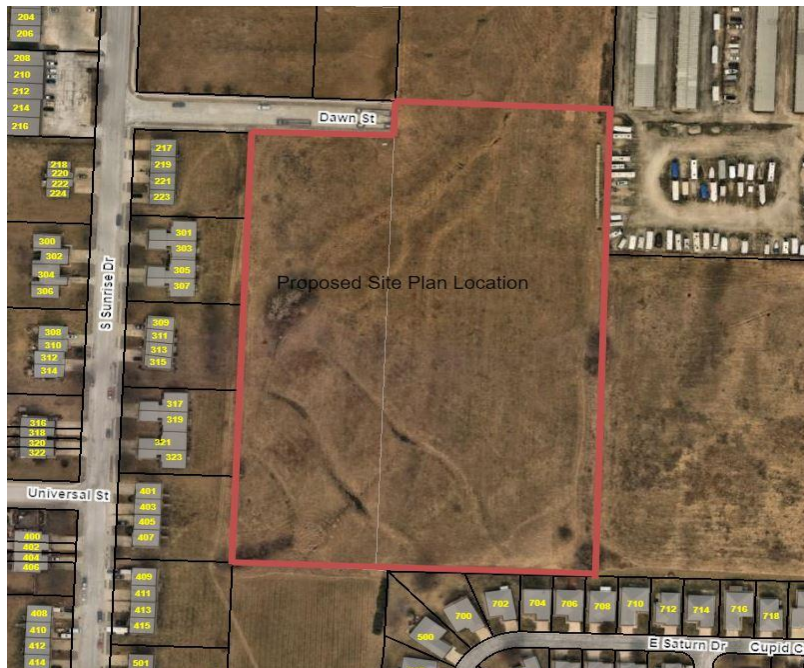
Staff recommends approval of this application.



To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: July 19, 2022
Re: Case # 22016 - Ascend - Site Plan

GENERAL INFORMATION

Applicant: Jake Loveless
Griffin Riley Property Group
21 SE 29th Terr.
Lee's Summit, MO 64082
Requested Action: Site plan approval for Ascend
Property Location: South of Dawn St. and east of Sunrise Dr.
Aerial Photograph:



Property Photographs:



(View Looking south from Dawn St.)



(View looking west from Stor-More for less)



(View looking north from Morningview Subdivision)



(View looking east from west property line)

Existing Zoning: “R-3A” Multiple Family Residential District

Existing Surrounding Uses:

North: C-3 and M-1 (Regional Commercial District and Light Industrial District)

East: M-1 (Light Industrial)

South: R-3B and PUD (Apartment-Community Residential District and Planned Unit Development District)

West: R-3A (Multiple-Family Residential)

Total Tract Size: 9.94 Acres

Subdivision Plat: Ascend Lot 1 - Final Plat

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Business Park development.

Major Street Plan: The Major Thoroughfare Plan Map classifies E. Walnut St as a Major Arterial. S. Sunrise Dr. and Dawn St. are classified as local roads.

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 Ascend, Lot 1 - 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 ground water;
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 Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development 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 feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development 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 Community Development 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 Community Development 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 Community Development 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 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 Community Development 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 Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development 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 Community Development 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 Community Development 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. The final plat (Johnston Industrial Park) for the subject property was approved August 13, 1979.
2. The subject property was approved on August 13, 1979 to be rezoned from “A” Agriculture to “M-1” Light Industrial.
3. The property to the west (Johnston Industrial Park lots 55-61 and 65-73) was approved on May 29, 1990 to be rezoned from “M-1” Light Industrial to “R-3A” Multiple-Family Residential District.
4. City Council approved the request to reclassify the existing zoning from “M-1” Light Industrial District to “R-3A” Multi-Family Residential District on February 28, 2022.

ENGINEERING DIVISION COMMENTS

Please refer to the attached memorandum.

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

R-3A	
Minimum Lot Area	
per lot	12,000 sq.ft.
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (ft.)	90
Minimum Lot Depth (ft.)	120
Yards, Minimum (ft.)	
Front	30
rear	30
side	10
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

2. Special Use Conditions:
Section 420.010 Use-Specific Standards, Residential Uses

a. Single-Family Attached and Multiple-Family Dwellings

● **Number of Buildings per Lot**

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

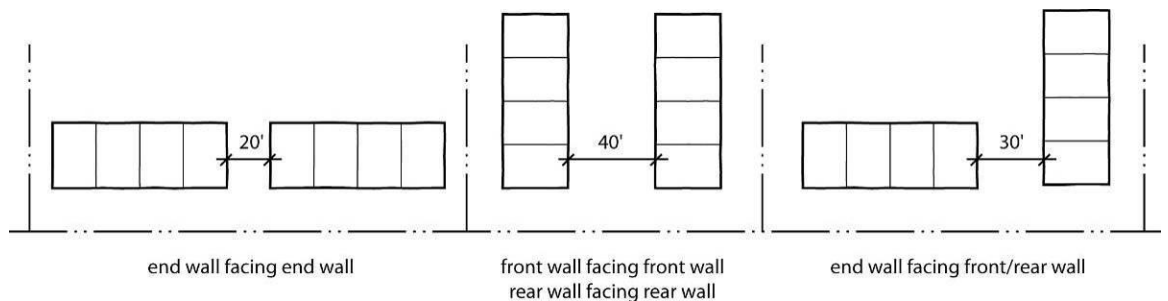
● **Number of Units per Building**

- (1) No more than eight attached single-family dwelling units are permitted within a single building.
- (2) There is no limit on the number of multiple-family dwellings permitted within a single building.

● **Minimum Separation between Buildings**

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- (1) back to back, 40 feet;
- (2) front to front, 40 feet;
- (3) end to end, 20 feet;
- (4) end to back, 30 feet;
- (5) end to front, 30 feet;
- (6) no dwelling unit will face directly upon the rear of a building; and
- (7) service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



● **Building Design** (*Amendment 33 - Ordinance 2020-068 11.23.2020*)

Attached single-family and multiple-family dwellings must:

- (1) be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and

- (2) be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.
- (3) Any portion of the building that is within one-hundred (100) feet of a less intense zoning district may not exceed one-hundred twenty-five percent (125%) of the maximum height permitted in the less-intense zoning district.
- (4) Four-sided design, including entryways, windows and consistent materials along with architectural details shall be utilized on all elevations to add diversity and visual character to the building(s).
- (5) Front entrance features shall include pedestrian-scale design elements. This includes: side lights or transom windows, architectural ornamentation or single-story roofs or canopies that are then integral to the overall architectural design of the building.
- (6) Variety in exterior materials is encouraged. Composition of entirely one material is prohibited. A brick, stone or similar material base is required up to at least three (3) feet of the front building façade.
- (7) Prohibited building materials include:
 - a. Plywood sheathing, including oriented strand board (OSB) and CDX plywood [fiber cement siding, T1-11 plywood, LP Smartsiding, and similar materials are allowed].
 - b. Painted CMU
 - c. Corrugated metal
 - d. Painted metal
 - e. Wood shake roofing material
 - f. Plastic awning material
- (8) Roof mounted equipment, including ventilators and satellite dishes, shall be completely screened from view using parapet walls at the same height as the equipment. Screening shall be of the same materials and design as the larger building to maintain a unified appearance.

- **Private Yards for Attached Single-Family Dwellings**

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- (1) attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- (2) a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family

dwelling unit it serves and is directly accessible from the unit by way of a door or steps;

- (3) required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- (4) private yards may be enclosed with fences.

- **Common Open Space for Multiple-Family Dwellings**

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- (1) a minimum of 150 square feet of common open space must be provided per dwelling unit;
- (2) common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- (3) common open space must be maintained by the property owners association.

3. Parking: A multi-family development must comply with the following parking standard:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Household Living	
Multi-family Dwelling (3+ Units)	1.5 per dwelling unit

With a total of 116 units a total of 174 parking spaces were required.

The proposed site plan is in compliance with the parking standards for the City of Raymore by providing the 235 open parking spaces as well as 116 Garage parking spaces. The site plan also provides the required number of accessible parking spaces. A total of 8 accessible spaces are required and 8 spaces are provided.

4. Landscaping

Thirty percent (30%) of the lot is required to be reserved for landscaped area. A total of forty-eight percent (48%) of the site is provided with landscaping.

The residents requested a 6' privacy fence to be constructed on the southern property line to provide a buffer for the residents of Morningview Subdivision. A Type A landscaping buffer along the south property line of this development is required as it abuts a single family residential area. The property to the east, north

and west are all either the same zoning designation or higher use so no buffer is required.

A total of 18 trees are required between the parking lot area and the adjacent streets. A total of 25 trees are provided.

The required trees and shrubs in the parking lot landscaped islands meet or exceed the requirement.

5. Building Design:

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

6. Pedestrian Access: Pedestrian Access to the buildings have all been connected by an internal sidewalk and will be maintained by the applicant and its successors. Sidewalks will also be required to extend on the north and south side of Dawn St as this will provide a connection to the dwelling units internally within the site.

7. Signage: A master signage plan was not submitted with the application. A sign permit is required prior to installation of any sign.

8. Fire District Review: The site plan was reviewed by the South Metropolitan Fire Protection District. A truck turning movement plan was submitted as required. A second access point was required off of Dawn St. as the development exceeds 100 dwelling units. This second access drive would allow emergency vehicles to navigate around the development.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. Stormwater Management: Stormwater will be collected on site at the northeast corner and discharged to the north towards Walnut.

10. Site Lighting: The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City. Parking lot lighting poles will be 15' tall with a 90 degree cutoff fixture.

11. **Trash Enclosure:** The exterior of the trash enclosure will be constructed of the same materials as the main buildings. The enclosure is located to the west of the proposed development. This will be a trash compactor and dumpster combination like the Manor at Eagle Glen has done in the past.
12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. The landscape plan does not show any screening around the equipment. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.
13. **Site Access:** Access to the site will be provided off of Dawn St. Dawn St, will be extended further east with a cul-de-sac to provide future access to the property to the north. The roads internal to the site will be private.

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 multi-family development is a permitted use in the R-3A zoning 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 Dawn St, a local road that has been extended to provide future access for the property to the north. The roads internal to the site are private.

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. Sidewalks are provided to allow pedestrians to access the site from Dawn St. as well as private sidewalks that are internal 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;

The placement of the buildings does 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;

There are no unique natural resource features on the site that need to be preserved.

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 of the lot that will be made for this project. There are no natural watercourses on the site.

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

Parking for the use exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

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

Adequate landscaping is provided for the site. The only screening that is required for this development is to the south where a Type A screening as well as a privacy

fence will be provided to the subdivision to the south as it was requested and the developer agreed to do so.

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

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	July 19, 2022

STAFF RECOMMENDATION

City staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #22002 Ascend - Site Plan subject to the following amendments and conditions:

Site Plan Amendments:

- a. The 4' sidewalk shown on the south side of Dawn Street shall be extended in conjunction with the extension of Dawn Street, and shall connect.
- b. A minimum of three (3) spaces serving the clubhouse shall be relocated adjacent to the proposed clubhouse, providing clear, safe and logical access to the clubhouse

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 until the requirements of the SWPPP are satisfied.

Prior to installation of any public improvements:

3. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements.

Prior to issuance of a Building Permit

5. Building construction plans shall be approved by the Building Official.
6. Hydraulic calculations must be submitted for both the 6-inch fire line and 2-inch domestic water line to determine that water pressure can be maintained for the fire sprinkler system and for the building.

Prior to issuance of a Certificate of Occupancy:

8. 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.
9. 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.
10. 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 than it must be screened in accordance with Section 420.040D of the Unified Development Code.
11. The public improvements shall be accepted by the City Council. Prior to acceptance of the public improvements by the City Council an easement shall be provided to the City for the off-site sanitary sewer line extension and for the off-site water main extension.
12. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

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

14. 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.
15. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Memorandum

TO: Planning and Zoning Commission
FROM: Trent Salsbury, Assistant City Engineer
DATE: 07/11/2022
RE: Site Plan - Ascend

The Public Works and Engineering Department has reviewed the Site Plan application for Ascend and determined that the plans and specifications comply with the standards adopted by the City of Raymore.

Staff recommends approval of this application.

MONTHLY REPORT

June 2022

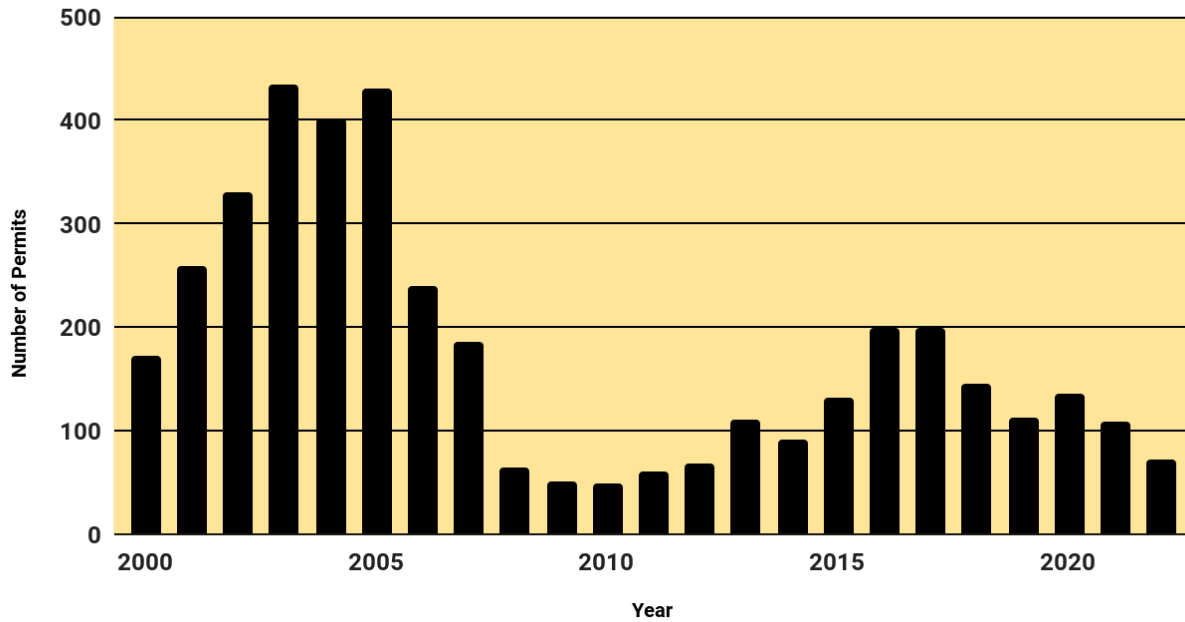
Building Permit Activity

Type of Permit	JUNE 2022	2022 YTD	2021 YTD	2021 Total
Detached Single-Family Residential	7	80	76	108
Attached Single-Family Residential	112	170	0	166
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	101	399	356	574
Commercial - New, Additions, Alterations	0	9	14	38
Sign Permits	14	29	7	37
Inspections	JUNE 2022	2022 YTD	2021 YTD	2021 Total
Total # of Inspections	741	2,903	2,006	3,882
Valuation	JUNE 2022	2022 YTD	2021 YTD	2021 Total
Total Residential Permit Valuation	\$24,104,750	\$55,578,050	\$19,910,800	\$57,700,900
Total Commercial Permit Valuation	\$0	\$31,671,700	\$2,738,900	\$39,600,680

Additional Building Activity:

- Building Construction continues within The Venue of The Good Ranch townhome development. The Developer secured 112 additional permits in the month of June
- Site work continues for Alexander Creek Third Plat.
- Site work continues for Eastbrooke at Creekmoor 3rd Plat
- Site work continues for the Timber Trails 3rd Plat
- Construction continued on the townhome units in Sunset Plaza, located east of Sunset Lane and south of 58 Highway. Certificates of Occupancy were issued for the first group of units.
- Construction continues on Building 3 in the Raymore Commerce Center.
- The pad for Building 2 in the Raymore Commerce Center (500,000 SF) was poured over the month of June
- Construction work continues on the School District LEAD facility
- The Lofts at Foxridge has reached substantial completion. Only outdoor landscaping, minor site grading and clean up remain.

Single Family Building Permits



Code Enforcement Activity

Code Activity	JUNE 2022	2022 YTD	2021 YTD	2021 Total
Code Enforcement Cases Opened	83	386	280	575
<i>Notices Mailed</i>	-	-	-	-
-Tall Grass/Weeds	39	87	64	85
- Inoperable Vehicles	22	122	124	191
- Junk/Trash/Debris in Yard	6	51	58	94
- Object placed in right-of-way	2	5	2	5
- Parking of vehicles in front yard	2	24	22	45
- Exterior home maintenance	6	45	31	63
- Other (trash at curb early; signs; etc)	0	0	4	6
Properties mowed by City Contractor	8	19	35	42
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	1	2
Signs in right-of-way removed	92	543	298	524
Violations abated by Code Officer	6	48	48	86

Development Activity

Current Projects

- Edgewater at Creekmoor 8th Final Plat
- Edgewater at Creekmoor 9th Final Plat
- Timber Trails 3rd Final Plat
- Ridgeview Estates Final Plat and Site Plan
- Raymore Commerce Center South PUD Rezoning and Preliminary Plan
- Oak Ridge Farms 4th Plat and Final Site Plan
- Raymore Galleria Easement Vacation
- Comprehensive Plan

	As of June 30, 2022	As of June 30, 2021
Homes currently under construction	498(260units at Sunset Plaze & Venue)	585 (396 units at Lofts of Foxridge)
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	154	195
Total number of dwelling units in City	9,388	8,857

Actions of Boards, Commission, and City Council

June 7, 2022 Planning and Zoning Commission

- Meeting Canceled

June 13, 2022 City Council

- 2nd Reading - Raymore Commerce Center 2nd Final Plat - Lots 2 & 3

June 21, 2022 Planning and Zoning Commission

- Meeting Canceled

June 27, 2022 City Council

- 1st reading (continued) - Raymore Commerce Center South PUD (public hearing)
 - Removed from the Agenda at the request of applicant due to lack of full Council.

Upcoming Meetings – March & April

July 5, 2022 Planning and Zoning Commission

- Meeting Canceled

July 11, 2022 City Council

- 1st reading (continued) - Raymore Commerce Center South PUD (public hearing)

July 19, 2022 Planning and Zoning Commission

- Edgewater at Creekmoor 8th Final Plat
- Edgewater at Creekmoor 9th Final Plat
- Timber Trails 3rd Plat
- Ascend at Raymore Final Plat & Site Plan
- Ridgeview Estates PUD Final Development Plan

July 25, 2022 City Council

- 1st reading - Edgewater at Creekmoor 8th Final Plat
- 1st reading - Edgewater at Creekmoor 9th Final Plat
- 1st reading - Timber Trails 3rd Plat
- 1st reading - Ascend at Raymore Final Plat
- 1st reading - Ridgeview Estates Final Development Plan
- 2nd reading - Raymore Commerce Center South PUD

Department Activities

- Staff continued work preparing an online interactive engagement tool to solicit public feedback as part of the comprehensive plan. Public can view the app and provide feedback by visiting Raymore.com/Community.
- Economic Development Director Brandon Keller and Development Services Director David Gress met with representatives from the Missouri Department of Economic Development Regional Engagement Team to discuss projects and initiatives within the Community.
- Director David Gress and City Planner Dylan Eppert participated in the monthly joint meeting of the MARC KC Community for All Ages coalition.

GIS Activities

- Utility mapping permitting & asset management
- Evaluation of large format printing/scanning equipment
- Support for reporting commercial mapping & routing failures by suggesting updates to select suppliers
- Customization of web mapping application(s) as requested & required
- Requests for information, geospatial data & file management
- Addressing operations, including review of summary reports for regional emergency services
- Update of feature data and reports
- Data development for clients
- IIS website configuration & subsequent repair of ArcGIS Portal services
- Creation of contextual maps for processing of development application(s)