

**RAYMORE PLANNING AND ZONING COMMISSION**  
**AGENDA**

**Tuesday, March 19, 2024 - 6:00 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 Update
5. Consent Agenda
  - a. Approval of Minutes from the January 16, 2024 meeting
6. Unfinished Business
7. New Business -
  - a. Case # 24002 Chick-Fil-A - 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, JANUARY 16, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE (arrived at 6:03pm), JIM PETERMANN (arrived at 6:05pm), WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, ASSISTANT CITY ENGINEER TRENT SALSBURY, ATTORNEY MIKE FLEMMING, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 6:00 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 November 21, 2023 meeting.**

**Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla to approve the Consent Agenda with corrections.**

**Vote on Motion:**

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

**Motion passed 5-0-1.**

6. **Unfinished Business - None**
7. **New Business -**
  - a. **Case #23048 - Parkside Pool/Clubhouse - Site Plan**

City Planner Dylan Eppert gave the staff report, including the property location, existing and surrounding zonings, tract size, subdivision plat, Growth Management Plan and the Major Street Plan, previous actions on the property, engineering comments, and staff comments. Mr. Eppert noted the parking provided to be sufficient, as well as the landscaping. Pedestrian access will be provided as the site currently has sidewalks in required locations along public roadways. Building permits, sign permits, and land disturbance permits will still need to be obtained for the project if approved. City Staff recommend the Commission accept the findings of fact and approve the Case.

Commissioner Urquilla asked if there will be a rendering of the building.

Mr. Eppert noted that there were high level elevations included in the packet, and that there will be an overhead canopy, a pool, a clubhouse, and a pickleball court.

Mayor Turnbow mentioned the delay in the project due to the potential landfill, and thanked Staff and the developers for keeping this project going.

Commissioner Fizer mentioned that the facility looks nice, but would like to see changing stations in all restrooms.

**Motion by Commissioner Urquilla, seconded by Mayor Turnbow to accept Staff Proposed findings of fact and approve Case #23048, Parkside Pool/Clubhouse Site Plan.**

**Vote on Motion:**

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

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

**b. Case #23049 - Elite Fence Site Plan Amendment**

Development Services Director David Gress gave the staff report. Mr. Gress noted that this application is to modify and amend the Elite Fence & Deck original site plan, and the request is to allow for the "Phase 2" expansion of a Construction Sales and Service use to the west of the existing site. Mr. Gress noted the Growth Management Plan and the Major Street Plan. Development Services has an administrative adjustment process, but it limits what Staff is able to do without going before the Commission. This project did not qualify for the administrative adjustment process, so it had to come before the Commission. There have been two variances of use approved by the Board of Zoning Adjustments. There are two phases of the proposed expansion, the first phase being utilized for storage, and the second phase would be for a future commercial building along Sunrise Drive, which is not currently planned for development any time soon. There is a landscape plan included, and the stormwater basin currently on site has capacity to allow for the storage expansion, and will be revisited when the commercial building is going up in the future. Staff recommends the Commission accept the proposed findings of fact along with the new condition that prior to the future commercial building being built, the applicant/property owner shall submit a final site plan for approval with the Commission.

Commissioner Bowie asked about the conditions associated with the construction of the future addition.

Mr. Gress noted that the developers haven't decided to move forward with the commercial building along Sunset yet, but the condition states that they would have to come before the Commission again for approval of that.

Commissioner Urquilla asked if there was a timeframe for Phase 3, and if it could sit vacant.

Mr. Gress noted that there is not a timeframe, the current property owners could always decide to sell that portion of land before development, and it could sit vacant.

**Motion by Commissioner Faulkner, seconded by Commissioner Smith to accept Staff Proposed findings of fact and forward Case #23049, Elite Fence & Deck Site Plan Amendment, allowing for the expansion of the outdoor storage area and the addition of a future commercial building on the property, subject to the original 12 conditions outlined, as well as a new condition stating that prior to the development of the Phase 3 commercial building, the applicant/property owner shall submit a final site plan for approval by the Planning & Zoning Commission according to the Unified Development Code.**

Commissioner Urquilla asked if a timeframe could be imposed for the commercial building, and be included as an additional condition, and asked if the applicant had a timeframe in mind.

Mr. Gress noted that the development meets Code requirements for submittal as is, though an additional condition regarding a building timeframe could be imposed, and deferred to Attorney Mike Flemming.

Matt Schlicht with Engineering Solutions, 50 SE 30th St., Lee's Summit MO, came to the podium. He noted that it is hard to know about a timeframe because the owner of the business is looking to expand the nature of their business, and the commercial building is contingent on how well the business is doing. The lot will be better maintained than it has been before regardless of how soon a building is constructed, but at this point it is hoped to be built sooner rather than later. Mr. Schlicht mentioned that the owner would hope for no timeline condition.

Commissioner Wiggins asked if the area slated for the commercial building would be better suited for more storage in the future, would the owner/applicant have to come back for further approval.

Mr. Gress noted that whatever is planned for Phase 3 will have to come back before the Commission regardless.

Discussion between Staff, the Commission, and Attorney Mike Flemming took place, and the motion was not changed or withdrawn as submitted.

**Vote on Motion:**

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

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

**c. Case #23045 - Creekside Ranch - Rezoning "A" Agricultural to "RE" Rural Estate (public hearing)**

Public hearing opened at 6:33pm.

Matt Schlicht, Engineering Solutions, 50 SE 30th St., came to the podium to give an overview of the request. Mr. Schlicht says the development would bring new residents with unique properties for Raymore. There are 23 lots in total being proposed, including 22 3-acre lots and 1 10-acre lot being proposed with country estate type living. The roads are designed in a horseshoe shape to help create a more rural feel for the owners. Homes will be between \$1-2.5 million range with room in the rear yard for a barn or additional living space.

Mr. Eppert gave the Staff report, including the request for the rezoning from "A" Agricultural to "RE" Rural Estate, the property location, which is currently in unincorporated Cass County, Missouri, existing and surrounding zonings, the Growth Management Plan and Major Street Plan, previous planning actions on or near the property, Good Neighbor meeting comments and questions, and Staff comments. Mr. Eppert indicated that the applicant currently has (3) applications being reviewed, including voluntary annexation, rezoning, and preliminary plat. Staff recommends the Commission accept the proposed findings of facts and forward the case to the City Council with a recommendation of approval, subject to the conditions as outlined in the staff report.

Public hearing was closed at 6:43pm.

Commissioner Urquilla asked for clarification about the public water district service issues.

Mr. Eppert noted that there has been past confusion over which properties were served by city water or the PWSD water. Mr. Schlicht mentioned that he is working with employees of PWSD #3 to get something in writing, and that the project will not move forward without the written approval.

Chairman Wiggins asked if it was intentional that lots 12 and 13 do not abut the major roads in the subdivision.

Mr. Schlicht responded that more limitation on the number of access points to Gore road is ideal for the development.

Commissioner Faulkner asked for a rewording of condition 2 before approval.

**Motion by Commissioner Urquilla, seconded by Commissioner Faulkner to accept Staff Proposed findings of fact and approve Case #23045, Creekside Ranch Rezoning "A" Agricultural to "RE" Rural Estate with the noted conditions and the rewording of the second condition.**

**Vote on Motion:**

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

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

**d. Case #23046 - Creekside Ranch - Preliminary Plat (public hearing)**

Public hearing opened at 6:50pm.

Mr. Schlicht came back up to the podium and noted that he had nothing to add.

Mr. Eppert gave the Staff report and an overview of the preliminary plat request, including the property location, which is currently in unincorporated Cass County, Missouri, existing and surrounding zonings, the Growth Management Plan and Major Street Plan, and previous planning actions on or near the property. There are 23 lots in total being proposed, including 22 3-acre lots and 1 10-acre lot. Mr. Eppert also highlighted that a Good Neighbor meeting was also held for this project. Mr. Eppert reiterated that the applicant currently has (3) applications being reviewed, including voluntary annexation, rezoning, and preliminary plat, noting that there are not any changes from the previous Case, and that the Preliminary Plat is the next phase in the application process following the rezoning request. Mr. Eppert explained that there is approximately 20 acres of this property that is being left in unincorporated Cass County, MO, and will act as a buffer for the project. The request was shared with South Metropolitan Fire District, and Mr. Eppert indicated that a Memorandum of Understanding was also provided for the project. Staff recommends the Commission accept the proposed findings of fact and forward the Case to the City Council with a recommendation of approval.

Public hearing closed at 6:54pm.

Commissioner Faulkner asked that condition two should be reworded, and should add a 3rd condition adding the contingency of the case on the passing of the previous case.

Attorney Mike Flemming noted that would be a good idea.

**Motion by Commissioner Faulkner, seconded by Commissioner Urquilla to accept Staff Proposed findings of fact and forward Case #23046, Creekside Ranch Preliminary Plat with the noted conditions, the rewording of the second condition, and an added third condition noting the contingency of this Case on the approval of Case #23045.**

**Vote on Motion:**

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

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

**8. City Council Report**

Attorney Mike Flemming gave an overview of the two City Council meetings that occurred since the Planning & Zoning Commission last met.

Mayor Turnbow gave an update about the landfill discussion that took place at Jefferson City, an update about the use tax on the April ballot, and let everyone know that Jeff Cox passed away.

## 9. Staff Report

Mr. Eppert gave the Staff Report, noting that the February 6th meeting will be canceled, and there might be a meeting on February 20th, but Staff will let the Commission know.

Mr. Gress covered the Development Services monthly report, and let the Commission know that the National Planning Conference is coming up in April, and encouraged the Commissioners to consider taking part in the event.

Mr. Salsbury noted that the stoplight at North Cass and Dean Avenue has been activated, and the Public Works department is working hard against the snow.

## 10. Public Comment

No public comments.

## 11. Commission Member Comment

Commissioner Bowie thanked Staff.

Commissioner Petermann thanked Staff and Public Works, and apologized for being late.

Commissioner Faulkner thanked Staff, and noted that it was good to see everyone at the meeting.

Commissioner Fizer thanked Staff and noted it was good to see everyone, and mentioned that the planning conference is a great event to go to.

Commissioner Smith thanked Staff and the Public Works employees.

Commissioner Urquilla thanked Staff, and wished everyone a happy new year and Valentine's day.

Mayor Turnbow had no comment, thanking Staff.

Chairman Wiggins thanked Staff and Mayor Turnbow.

## 12. Adjournment

**Motion by Commissioner Urquilla, Seconded by Commissioner Faulkner, to adjourn the January 16, 2024 Planning and Zoning Commission meeting.**

### Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye



Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

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

The January 16, 2024 meeting adjourned at 7:18pm.

Respectfully submitted,  
Emily Jordan

## CHICK-FIL-A - Site Plan

### APPLICANT - Chick-Fil-A

Property Owner: Realty Income Corporation

Engineering/Arch. Firm: HR Green, Inc.

### PROJECT LOCATION -

1920 W. Foxwood Dr.  
NE Corner of 58 Highway &  
Kentucky Road

### REQUESTED ACTION -

Site Plan Approval

### PROJECT NARRATIVE -

An application has been filed requesting Site Plan approval for a 5,222 SF standalone restaurant with drive-thru as well as an outdoor patio seating area.



## ZONING AND LAND USE SUMMARY -

### EXISTING ZONING

"C-2" General Commercial District

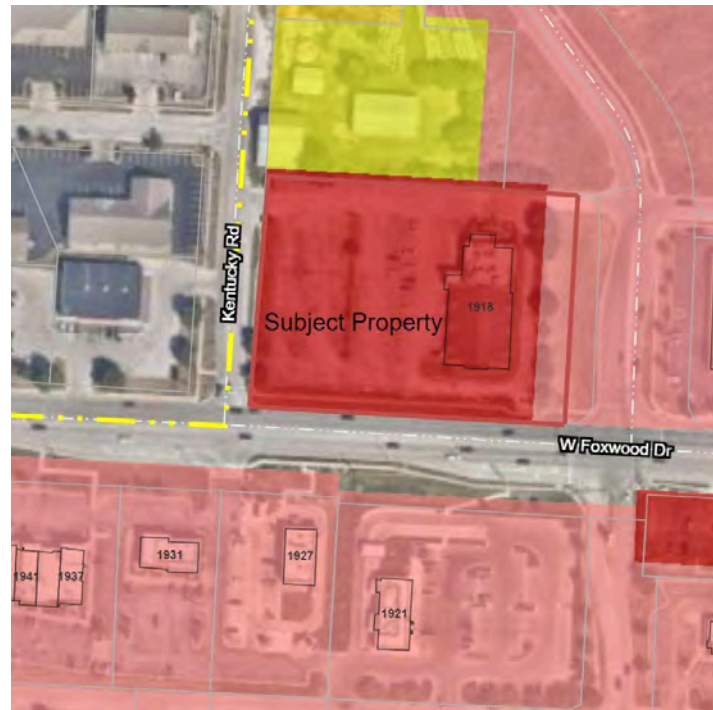
### SURROUNDING ZONING & LAND USE -

**North:** "R-1" Single-Family Residential District

**South:** "C-3" Regional Commercial District

**East:** "C-3" Regional Commercial District

**West:** City of Belton



### TOTAL TRACT SIZE

2.22 Acres

## **SITE PLAN REVIEW -**

Unified Development Code Section 470.160 - Site Plan Review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

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

## **PAST PLANNING ACTIONS -**

1. The subject property was initially built as a Ryan's Steakhouse. The initial site plan for Ryan's Restaurant was approved by the City in 1995. The site had 2 access drives onto Kentucky Road. There was no access directly to Missouri 58 Highway.
2. In 1996 the City began planning improvements to widen Missouri 58 Highway. Part of the design process was for the southernmost access drive onto Kentucky Road be removed and a new access, to be shared with the undeveloped land to the east of the Ryan's Restaurant, be added along 58 Highway.
3. In 2001 the final plan for the access drive onto 58 Highway was approved.
4. In 2010 the City approved the Raymore Galleria North First Final Plat. This plat included the right-of-way for the relocation of Kentucky Road to align with the access drive to the Raymore Galleria shopping center on the south side of 58 Highway (which provides access to Lowe's, Whataburger, Codes Dispensary, etc...)

5. In 2016 the City of Raymore completed construction of an access drive from the northeast portion of the subject property parking lot to connect with relocated Kentucky Road (Westgate Drive). This access drive allows users of the subject property parking lot to access Westgate Drive and the traffic signal on 58 Highway.
6. On May 5, 2016 the Public Works Director authorized the placement of barricades to temporarily close the access drive to 1918 W. Foxwood Drive onto 58 Highway due to safety concerns.
7. On September 12, 2016 approved the permanent closure and removal of the access drive to 58 Highway.
8. In 2020, the City completed the construction of Westgate Drive to the east of the subject property, which provides improved access to the signal at Westgate Drive and 58 Highway.
9. On March 13, 2024, the Board of Zoning Adjustment unanimously approved a variance request to allow for two (2) drive-thru canopies to project into the 30' front yard setback, on both Kentucky Road and 58 Highway.

**DEVELOPMENT STANDARDS -**

DIMENSIONAL STANDARD		REQUIREMENT
Minimum Lot Size	2,000 Square Feet	
Front-Yard Setback	30'	
Side-Yard Setback	10'	
Side, abutting residential district	20'	
Rear-Yard Setback	20'	
Building Height	80'	
Building Coverage	40%	
Open Space Requirement	20% (Commercial and Industrial Zoning Districts)	

PROPOSED USE	USE DESCRIPTION
Eating and Drinking Establishment (Restaurant)	A business establishment where meals and/or refreshments are purchased and consumed. This category includes, but is not limited to uses such as quick serve businesses with or without drive-thrus and sit down restaurants.

**SPECIAL USE CONDITIONS -**

Section 420.030(L) of the Unified Development Code provides the special use conditions for proposed drive-through facilities. Staff has determined that the following conditions have been met within the proposed site plan.

**1. General**

Drive-through facilities are permitted as indicated in the use table in Section 410.020.

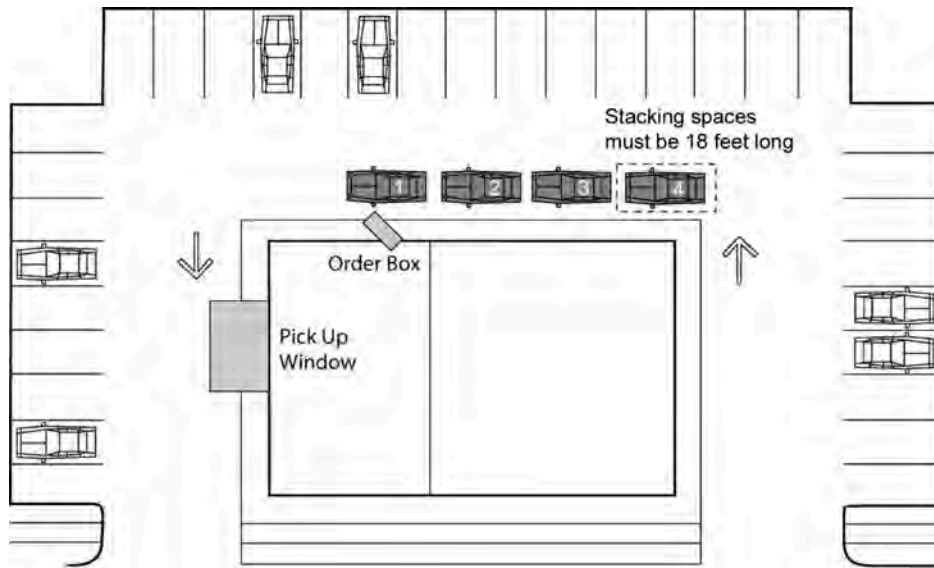
**2. Vehicle Stacking Areas**

- a. Each drive-through facility must provide the minimum vehicle stacking spaces as follows:

The following requirements shall be followed in determining the minimum stacking length per lane:	
Use	Stacking Requirement
Financial Institution	
- teller lane	3
- ATM	3
Car Wash	
- automatic service	4
Restaurant	4 behind menu board
Pharmacy	2
Other uses	To be determined by the Director

- b. Vehicle stacking spaces include the space at the menu board, order box or service window.
- c. Each vehicle stacking space shall be 18 feet long by 9 feet wide.
- d. Each vehicle stacking lane shall be separate from any access aisle, loading space, or parking space.
- e. No vehicle stacking lane shall conflict with any vehicle entrance or exit, vehicle access way or pedestrian crosswalk.

- f. The Commission has the authority to allow a deviation to the stacking requirement based upon a study submitted by a traffic engineer which provides evidence to allow the reduction of these stacking requirements.



**3. Adjacent to Residential Districts**

- a. Drive-through facilities, including stacking areas, must be separated from residentially-zoned property by at least 40 feet.
  - b. Speaker systems used in conjunction with drive-through facilities must be designed so that they are not audible at the property line abutting residentially-zoned property.
- 4.** Chick-Fil-A has designed their drive-thru area to be able to accommodate 14 vehicles per lane. A total of 28 vehicles are able to be stacked at one time if both lanes are open for the general public to use.

**PARKING REQUIREMENTS -**

PROPOSED USE	PARKING REQUIREMENT	REQUIRED	PROVIDED
Eating and Drinking Establishment (Restaurant)	1 per 4 seats or 1 per 50 square feet of customer service area, whichever is greater.	Required parking per seating requirement: (86/4) is <b>22 parking spaces</b>  Required seating per Dining Area: (1570/50) is <b>31 parking spaces.</b>	77 spaces, with an additional 4 handicapped-accessible parking spaces. <b>81 spaces total provided</b>

**LANDSCAPING & SCREENING -**

**PARKING LOT LANDSCAPING:**

The Site Plan proposes four (4) parking lot islands which require 1 shade tree plus 3 shrubs, per UDC Section 430.030. Since all 4 parking lot islands will have light poles, the shade trees have been moved elsewhere on the site as permitted to meet the intent of section 430.030. 3 shrubs shall be planted for every 10 parking spaces. With 81 parking spaces being proposed the UDC would require 24 shrubs to be planted. The applicant exceeds the requirement by proposing to plant 91 shrubs.

Additional landscaping is also required along the portions of the parking lot that abuts Kentucky Road and 58 Highway in accordance with Section 430.030(B). Adequate parking lot landscaping has been provided.

**SITE LANDSCAPING:**

Commercially zoned properties are required to landscape a minimum of 20% of the site. The overall site is in compliance with that requirement however, given the redevelopment constraints of the site, and the desire to replat the property at 2 separate lots in the future, the subject property currently maintains a landscaped area of 16%. The applicant has filed for the variance regarding this requirement, which is a condition of approval for the site plan request.

**SCREENING:**

Screening for the subject property is required along the northern property line as the property to the north is zoned "R-1" Single Family Residential District. Mature trees exist along the common property line which are not proposed to be removed. Additionally, tall evergreen trees stagger-planted have been proposed along the northern property line. The required screening has been provided.

**BUILDING DESIGN -**

The proposed building must comply with the Building Design Standards established by Unified Development Code Section 440.010, including building location and design, building materials, building form, site utilities, and overall site design.

The building is proposed to include a color mixture of brick veneer, metal coping, and painted finished surfaces, as well as canopies attached to the south and west facades of the building. The project has incorporated 4-sided architectural features, and does comply with the intent of Section 440.110

**SITE ACCESS -**

**STREET ACCESS:**

Vehicular access to the site is provided via two points of access. The first access point is located near the northwest corner of the site off Kentucky Road, and the second access point is located at the northeast corner of the site off of Westgate Dr.

**PEDESTRIAN ACCESS:**

Pedestrian access has been provided to the principal structure. Sidewalks already exist on both 58 Hwy and Kentucky Rd. The applicant will be required to extend the existing sidewalk from 58 hwy to the front entrance of the building. The pedestrian crossing will also be required to be striped.

**SIGNAGE -**

1. A master signage plan was submitted with the application. Signage is not approved as part of the site plan but it is shown for illustration purposes only. Sign permits will be required prior to installation of any sign.



2. The proposed location and design of the monument signage is in compliance with the UDC. It should be noted that since the property is a corner lot with two street frontages that (2) monument signs may be permitted. Monument signs would be required to have landscaping as required by Section 435.040.
3. With the proposed sign package, the applicant will need to submit a conditional use permit as a separate request per section 435.100. The proposal includes two (2) proposed signs (1 monument sign and 1 wall sign) that exceed the requirements of section 435.050 "Sign Types". Staff will work with the applicant to schedule a Conditional Use Permit on the following items:
  - a. The proposed monument sign would exceed the allotted 32 SF size limitation.
  - b. There are four (4) wall signs being proposed. The Unified Development Code only allows three (3) wall signs for a commercial building in the "C-2" General Commercial District.

## **SITE UTILITIES -**

### **WATER:**

An 8" public water line currently exists for this site and runs along the western property line. The City of Raymore will provide water service to this site.

### **SEWER:**

Sanitary sewer currently exists toward the northeast corner of the property. A sanitary sewer easement will be needed when the subject property goes through the Final Plat process.

### **STORMWATER MANAGEMENT:**

A stormwater memo was submitted to the City of Raymore for their review and is compliant with all applicable codes. As the subject property is part of a redevelopment of the overall site, the applicant is proposing less impervious pavement from what exists today, therefore the existing stormwater system will serve the property with no additional on-site detention required. The site is served by multiple storm inlets that collect the storm water which then discharges into an existing creek east of Lowe's Home Improvement Store within the Raymore Galleria development.

### **SITE LIGHTING:**

A photometric plan has been submitted to Staff and has been reviewed. All elements of the photometric plan are in compliance with City code except for the lighting that is proposed under the drive-thru canopies. Per section 440.020(7) canopy lighting cannot

exceed 30.0 foot candles. The lighting plan for the drive-thru canopies emits approximately 36.3 foot-candles. An application has been filed requesting a variance to this requirement as the proposed foot candles exceed the maximum allowance as prescribed by the Unified Development Code as a means of enhancing visibility and employee safety within the drive-thru area(s).

***FIRE DISTRICT REVIEW:***

The site plan was reviewed by the South Metropolitan Fire Protection District. Access to drive lanes, clearance from overhead obstructions, fire hydrants, and addressing signage were confirmed to be satisfactory. The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition and separate from the building permit issued by the City of Raymore.

**ALIGNMENT WITH COMPREHENSIVE PLAN -**

The future land use map within the growth management plan identifies the subject area as appropriate for commercial use. The proposed Chick-Fil-A is considered a permitted use with the "C-2" General Commercial District.

**ECONOMIC DEVELOPMENT IMPACT-**

The redevelopment of this site will give new purpose to a blighted, underutilized tract of land at a highly visible intersection. Chick-Fil-A will generate additional revenues for the City, bring customers from neighboring cities and increase traffic to nearby businesses. Additionally, we anticipate more development in the surrounding area of the Raymore Gateway to the north will follow once the site is redeveloped.

**STAFF COMMENTS -**

1. As part of the current Capital Improvement Program, the City is currently under design on access modifications to both Dean Avenue and 58 Highway. Medians are being proposed along Dean Avenue to limit turning conflicts in and out of Walmart and the surrounding businesses, and a median along 58 Highway is being proposed at the intersection of Kentucky Road, which will limit southbound left-turning movements onto 58 Highway. Together, these medians are being constructed to improve traffic congestion and conflicts near the 58 Highway and Dean Avenue intersection.

2. The overall development plan is in compliance with the requirements of the Unified Development Code, with the exception of (3) development standards, including:
  - a. **420.050(A)** - Setback of the dumpster enclosure (5 foot minimum, 1.9' provided)
  - b. **430.020(A)** - Required landscaped area for commercial uses (20% minimum, 16% provided)
  - c. **440.020(F)(7)** - Under-canopy lighting for the drive-thru canopies (30 foot candle maximum)
3. City staff has received and reviewed variance applications for the items above, and has scheduled them for review by the Board of Adjustment for April 10, 2024. The recommendation of approval of the site plan request is conditional upon these three variance being approved by the Board of Adjustment.

## 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 in the deliberation of a site plan approval:

1. 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 of the applicable Codes and standards, with the exception of the items in which variances are being requested, including the setback of the dumpster enclosure, landscape area, and under-canopy lighting. The Site Plan, if approved, is conditioned on the approval of the variance requests that have been filed with the City. Staff does support the variance requests due to the constraints of the site as a redevelopment at a key intersection of the City.

Should the Board of Adjustment not approve the variance request for the dumpster enclosure, landscape area, and under-canopy lighting, the applicant will be required to revise the site plan layout to accommodate these requirements, if possible.

2. 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 other than the items that the applicant is trying to seek relief from through the variance process.

3. The proposed use is allowed in the district in which it is located.

A restaurant with drive-thru facilities is a permitted use in the C-2 zoning district. The proposed plan meets all use-specific conditions and standards.

4. 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 provided from two access points. Kentucky Rd. is the first access point (northwest corner of the property) and the 2nd access point is from Westgate Dr. (northeast corner of the property). Access is not being granted to 58 Highway, and the City, as part of the current Capital Improvement Program (CIP), is making traffic improvements in the vicinity of 58 Highway and Dean Avenue that will positively impact traffic to and from this site, and the surrounding area.

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

The Site Plan does allow for safe, efficient and convenient movement of pedestrians to the site. Sidewalks currently exist along 58 Hwy and Kentucky Rd. The applicant is proposing to extend the sidewalk from 58 Hwy to the entrance of the principal building. There is a pedestrian crossing that will need to be striped.

6. 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 building and drive-thru on the western property line allows for this site to be split into two lots which would create a pad site on the eastern portion of the property for a future user, and repurposes a parking lot which has been underutilized for many years.

7. 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.

8. 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.

No natural watercourse ways exist on the site. The applicant is proposing to redevelop the subject site so minimal grading and alteration will be needed during the construction phase of this project. Mature trees existing along the common property line to the north which are not proposed to be removed.

9. Provides adequate parking for the use, including logical and safe parking and circulation.

The required parking for this site is 31 parking spaces. The applicant exceeds this requirement by providing 78 parking spaces and 4 handicap-accessible parking spaces. The subject site was designed with efficiency in mind to be able to serve a high volume of vehicle traffic at any given time, both through dine-in and drive-thru visitors.

10. 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.

Adequate landscaping has been provided for the proposed site with regard to screening. As mentioned above the applicant is requesting a variance to deviate from the 20% landscaping requirement for a commercial property (16% provided). The site overall does meet the 20% requirement, however, given the redevelopment plan of splitting the property into two lots, the requirement may not be met. To prevent the site from being out of compliance, the applicant has applied for a variance to seek slight relief from the 20% landscape requirement.

11. Includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

Site illumination plans have been submitted to Staff and reviewed. All elements of the site photometric plan are in compliance with applicable codes except the lighting under the drive-thru canopies. Chick-Fil-A does exceed the 30.0 foot candle requirement by approximately 6 foot-candles, but has applied for a variance to allow for a well lit drive-thru for the safety of their customers and employees within the drive-thru area.

**PROJECT REVIEW SCHEDULE**

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	March 19, 2024

**STAFF RECOMMENDATIONS -**

The project includes the redevelopment of an underutilized parking lot located within a larger overall commercial site, and allows for the future development of another adjacent commercial user as a key intersection and gateway into the City. Given the site constraints of the redevelopment, variance requests were made to offer slight relief from development requirements, without disregarding the intent of the Unified Development Code. Staff recommends that the Planning and Zoning Commission **accept the proposed findings of fact and approve Case # 24002 - Chick-Fil-A -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 (if applicable).

**Prior to issuance of a Building Permit**

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

**Prior to issuance of a Certificate of Occupancy:**

5. 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.

6. 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.
7. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers eight (8) square feet in area or greater then it must be screened in accordance with Section 420.040D of the Unified Development Code.
8. 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.
9. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

**Perpetual Conditions:**

10. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
11. 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.
12. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

**Additional Conditions:**

13. Approval of the variance request to allow a trash enclosure to be located within 5' of a rear yard setback.
14. Approval of the variance request to allow for the lighting under the drive-thru canopies to exceed the 30.0 foot candle maximum.
15. Approval of the variance request to allow the proposed site landscaping to be less than 20% for Commercial uses.



## **PLANNING APPLICATION**

*STAFF REPORT*

*PLANNING AND ZONING COMMISSION MEETING: 3/19/24*

### **PROJECT ATTACHMENTS -**

1. Site Photos
2. Site Plan Drawings
3. Project Narrative (applicant)



**CHICK-FIL-A - Site Plan**



View looking north from Panda Express.



View looking west from Firestone.



View looking south from the north property line.



View looking east from Advanced Auto Parts (Belton)





**Chick-fil-A**  
 Chick-fil-A  
 5200 Burlington Road  
 Atlanta, Georgia  
 30348-2998



**CHIPMAN DESIGN ARCHITECTURE IN**  
 FIRST FLOOR 405  
 DES PLAINES, IL 60018  
 TEL: 847.298.890

INDICATED MATERIALS AND FINISHES ARE TO BE USED UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE APPLIED TO THE INTERIOR UNLESS OTHERWISE NOTED.

**CHICK-FIL-A**  
 Raymore FSU  
 1920 W. Foxwood Drive  
 Raymore, MO 64083

**FSR#04604**  
 PROJECT NO.  
 DATE  
 DESIGNER  
 ARCHITECT

DESIGN DEVELOPMENT

X-900



PERSPECTIVE VIEW - SOUTHWEST



PERSPECTIVE VIEW - NORTHWEST



PERSPECTIVE VIEW - SOUTHEAST



PERSPECTIVE VIEW - NORTHEAST

**EXTERIOR FINISHES**

1	PAVING	PAVING
2	CONCRETE	CONCRETE
3	BRICK	BRICK
4	WOOD	WOOD
5	STAINLESS STEEL	STAINLESS STEEL
6	ALUMINUM	ALUMINUM
7	GLASS	GLASS
8	PAINT	PAINT
9	ROOFING	ROOFING
10	LANDSCAPE	LANDSCAPE

**ATTACHED CANOPY SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT	DATE
1	10' x 10' CANOPY	1	EA	10/15/18
2	10' x 10' CANOPY	1	EA	10/15/18
3	10' x 10' CANOPY	1	EA	10/15/18
4	10' x 10' CANOPY	1	EA	10/15/18
5	10' x 10' CANOPY	1	EA	10/15/18
6	10' x 10' CANOPY	1	EA	10/15/18
7	10' x 10' CANOPY	1	EA	10/15/18
8	10' x 10' CANOPY	1	EA	10/15/18
9	10' x 10' CANOPY	1	EA	10/15/18
10	10' x 10' CANOPY	1	EA	10/15/18

**SEE ENCLOSURE FINISHES**

- 1. UNPAINTED METAL CEILING
- 2. UNPAINTED METAL CEILING
- 3. UNPAINTED METAL CEILING
- 4. UNPAINTED METAL CEILING
- 5. UNPAINTED METAL CEILING
- 6. UNPAINTED METAL CEILING
- 7. UNPAINTED METAL CEILING
- 8. UNPAINTED METAL CEILING
- 9. UNPAINTED METAL CEILING
- 10. UNPAINTED METAL CEILING

**SEE CANOPY FINISHES**

- 1. UNPAINTED METAL CEILING
- 2. UNPAINTED METAL CEILING
- 3. UNPAINTED METAL CEILING
- 4. UNPAINTED METAL CEILING
- 5. UNPAINTED METAL CEILING
- 6. UNPAINTED METAL CEILING
- 7. UNPAINTED METAL CEILING
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- 9. UNPAINTED METAL CEILING
- 10. UNPAINTED METAL CEILING



EXTERIOR ELEVATION - SOUTH



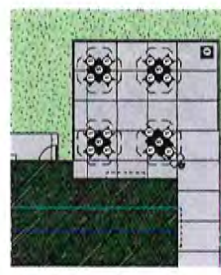
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



DINING PATIO PLAN



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW - PATIO

**PATIO SEATING SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT	DATE
1	10' x 10' CANOPY	1	EA	10/15/18
2	10' x 10' CANOPY	1	EA	10/15/18
3	10' x 10' CANOPY	1	EA	10/15/18
4	10' x 10' CANOPY	1	EA	10/15/18
5	10' x 10' CANOPY	1	EA	10/15/18
6	10' x 10' CANOPY	1	EA	10/15/18
7	10' x 10' CANOPY	1	EA	10/15/18
8	10' x 10' CANOPY	1	EA	10/15/18
9	10' x 10' CANOPY	1	EA	10/15/18
10	10' x 10' CANOPY	1	EA	10/15/18

























## **Project Narrative**

### Site Summary

Chick-fil-A (CFA) is proposing to redevelop a 2.22-acre site located at 1918 W. Foxwood Drive in the City of Raymore. The project is more generally located at the northeast corner of the W. Foxwood Drive and Kentucky Road intersection. The project site is currently comprised of an existing China Start restaurant and associated parking lot. The existing building and parking lot are proposed to be demolished. It should be noted that the subject property will be divided into two lease parcels. The CFA development will be located on the western lease parcel (1.56 acres) and the eastern lease parcel (0.66 acres) will be left vacant for a future commercial user. CFA is proposing to construct a new single story 5,222 square foot free-standing restaurant, dual drive-thru facility with free-standing canopies, 82 stall parking lot, and associated utilities. The property is currently zoned C-2 (General Commercial District). Although operating hours have not yet been defined, many CFA restaurants are generally open Monday thru Saturday, between 6:00 AM to 10:30 PM, closed on Sundays. CFA is anticipating that a total of 15-20 employees will be at the restaurant during the largest shift.

### Lot Layout/Configuration

The CFA building has been situated near the southwest corner of the lease parcel in order to achieve the following: provide the maximum number of parking stalls; provide a sufficiently long drive-thru lane to promote efficient restaurant operations; and to provide adequate visibility to the new store. Providing ample vision will be key to the success of the CFA restaurant as it will attract potential new customers that are traveling along the adjacent roadways. Positioning the building in this location & orientation allows an outdoor patio to be located near the northeast corner of the building which will feature 4 tables for a total of 16 outdoor seats. An ornamental aluminum fence will be installed around the perimeter to create a barrier between the patio and the adjacent greenspace & drive-thru lane/parking lot. The proposed site layout also provides direct pedestrian connectivity to the sidewalk along the north side of Foxwood Drive.

Per City Code, the proposed CFA use will require a total of 31 spaces. The CFA parking lot will be located east of the building and will feature 81 total spaces. The parking lot has been configured to maximize circulation and minimize backups onto adjacent access drives. Access to the parking lot will be provided via a shared access drive along the north side of the site. This drive will provide access to the site from Kentucky Road and Westgate Drive.

A sufficiently long CFA dual drive-thru lane is proposed to begin near the northeast corner of the CFA lease parcel. The drive-thru lane will then run along the north, west, and south sides of the site and ultimately exit near the southeast corner of the restaurant building. The drive-thru lane has been positioned in a way to create a separation between dine-in & drive-thru traffic in order to prevent congestion within the parking lot. CFA is proposing to install two free-standing canopies over the drive-thru lane: An order point canopy to be located just northwest of the CFA building; and an order meal delivery canopy to be located on the south side of the CFA building, over the



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pick-up window.

CFA's drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a by-pass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of magnetic delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-a has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive thru door. The enhancement constitutes replacing the typical window with a multi-function door, that also can function as a window. The purpose of the drive thru door is to allow team members to stage more meals and beverages indoors while they are delivering meals outside, directly to vehicle windows. The door allows easier access to the meals without passing them through a small window. This change helps to create an efficient drive-thru operation and improve the overall guest experience. During non-peak times or periods of inclement weather, the door can be closed and will function as a standard pickup window. Innovative features such as these are what have earned Chick-fil-A best drive-thru in America for ten consecutive years as determined by a nationally recognized quick service authority. Out of all the quick service restaurants surveyed, Chick-fil-A scored the highest in order accuracy, friendliness of the order takers, and speed of service.

Deliveries to the site will occur both after operating hours via key drops and during non-peak hours of operating days. The semi-truck deliveries will be made overnight and would occur 1-2 times a week with the smaller box truck type deliveries occur daily.

A dual bin trash enclosure has been situated near the northwest corner of the site and will be constructed utilizing materials to compliment the principal building.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code.

### Signage

Signage for the CFA restaurant will be paramount and has been designed to notify potential customers that are approaching the site from multiple directions. In an effort to assist them in locating the restaurant, signage is proposed on three elevations (west, south, & east). Additionally, CFA is proposing the installation of two monument signs: one located at the southwest corner of the property; and one on the south side of the entrance along Kentucky Road. Appropriate signage will be key to the success of the restaurant.





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### Building Elevations

The Chick-fil-A building has been designed with a mixture of brick veneer, prefinished metal, and glass. The mechanical units for heating/cooling will be located on the roof and will be screened via a parapet wall to meet City Code requirements. Accent light via wall sconces are proposed around the building to provide nighttime interest. The trash enclosure will incorporate the same colored brick veneer as the building to maintain consistency. The dumpsters inside of the enclosure will be screened from the front by durable double gates with prefinished plastic lumber (weathered wood).

### The Chick-fil-A Story

It's a story that began when a man named Truett Cathy was born in 1921 in the small town of Eatonton, Georgia, about 80 miles from Atlanta, where he grew up. Truett's mom ran a boarding house, which meant she had to cook a lot of meals – but Truett helped, and he paid close attention, and picked up cooking and serving tips that would come in quite handy later. Along the way, he also learned to be quite the entrepreneur. He sold magazines door to door, delivered newspapers all over the neighborhood, and sold Coca-Colas from a stand in his front yard and all the while he was learning the importance of good customer service.

After serving his country in World War II, in 1946 Truett used the business experience he gained growing up and opened his first restaurant with his brother, Ben, calling it the Dwarf Grill (later renamed the Dwarf House). Hamburgers were on the menu but, ironically, no chicken because he said it took too long to cook. Truett worked hard with that first venture, but considered Sunday to be a day of rest, for himself and his employees and as you know, that's a practice that Chick-fil-A honors to this day.

The early 60s would be a pivotal time in Truett's life. That's when he first took a boneless breast of chicken and spent the next few years experimenting until he found the perfect mix of seasonings. He breaded and cooked the filet so that it stayed juicy, put it between two buttered buns and added two pickles for extra measure and in 1963 unveiled what we now know as the Chick-fil-A Chicken Sandwich. As far as the name, Truett says it just came to him. He had it registered that year in 1963 and created a logo that has been updated but is still very similar to the original designed 50 years ago.

The Chick-fil-A sandwich was a huge hit, and in 1967 Truett opened his first Chick-fil-A restaurant in an enclosed shopping mall where, up to that point, food normally wasn't sold. Frankly, the developer of the Greenbriar Shopping Center in Atlanta wasn't too keen on serving food inside his mall, but as we know that turned out to be a very smart decision on his part, and especially Truett's. Today, Truett is recognized as the pioneer in quick-service mall food. It wasn't until 1986 that Chick-fil-A opened its first "freestanding" restaurant on North Druid Hills Road in Atlanta. Today there are over 2,300 restaurant locations in 47 states.



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Chick-fil-A is now the largest quick-service chicken restaurant and one of the largest that's privately-held. Three generations of Cathy family members are involved in the business, including Truett's sons Dan (the president and CEO) and Bubba (senior VP) and also, his grandchildren.

### *Our Food*

There are a lot of things people say they like about Chick-fil-A, but it all begins with the food, and especially the Original Chick-fil-A Chicken Sandwich. It was a significant product innovation, and it remains our best-selling item on the menu. Our innovations didn't stop with the chicken sandwich. In 1982, we were the first restaurant to sell chicken nuggets nationally, and three years later added our trademark Waffle Potato Fries to the menu, and we still use 100% fully refined peanut oil, which is cholesterol and trans fat free. In 2010, we introduced the Chick-fil-A Spicy Chicken Sandwich. With its special blend of peppers and other seasonings, it became such a "hot" selling item that we soon after introduced the Spicy Chicken Biscuit. More recently and within the last couple years we introduced to our menu a new grilled chicken sandwich and grilled chicken nuggets along with the most recent addition of mac & cheese. People also like the fact that we offer a variety of menu options for those wanting foods that are lower in calories, carbs or fats, such as the Chick-fil-A Chargrilled Chicken Sandwich, entrée salads and fruit cups and by the way, fruit cups are an option with our kid's meals these days. In fact, Men's Health magazine named us "America's Healthiest Chain Restaurant for Kids." The high quality of our food is the number one reason people keep coming back to Chick-fil-A but there are a few more reasons – and one has four legs and is a terrible speller.

### *Serving our Customers*

Whenever you ask people what they like about Chick-fil-A, one of first things they say is "the service" and it's an important part of our story, because it goes back to Truett's experience as a young businessman and to the values he instilled in Chick-fil-A. We call it Second Mile Service, and it's based on the belief that if someone asks you to carry something for them one mile, you do one better and carry it for them two. Its doing those unexpected things that make people feel special. Our drive-thru has been voted "America's #1 drive-thru" for six years in a row. We do our best to ensure a quick and pleasurable experience, and might even have a nugget for the family pet when you arrive at the window. But no matter if you're being served in our restaurants, at our drive-thrus, or with an outside delivery, you can always count on our team members responding to your words of thanks with two special words of their own – "My pleasure."

### *Chick-fil-A Philosophy & Operator/Employment Model*

The Company's philosophy is that their restaurants become integral parts of the communities in which they are located. Chick-fil-A makes scholarships available to store employees and sponsors the Winshape Foundation which supports a family of programs designed to encourage outstanding young people nationwide. The Foundation has a college program and operates a series of camps, homes, and retreats. On the local level, individual restaurant operators typically engage in community support activities such as sponsoring youth sports teams, supporting educational activities, and leadership initiatives. Finally, and in accordance with company policy, the operators



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and employees in each Chick fil A Restaurant strive for a level of customer service unequaled in the quick-service food industry. It is quite common to go into a Chick-fil-A and have your tray carried to your table, have people clear your table, and ask if they can come and refresh your beverage.

Beyond the above, Chick-fil-A's operator's model is very unique in the fast food industry. In their situation, the operator is part owner with Chick-fil-A. It's similar to a franchise except they usually have one location. Sometimes they have two but for the most part they have one location and what that provides is a situation where they have very competent partners with great character in the restaurants who are deeply involved in the community. What Chick-fil-A likes to say is that their operators are in business for themselves, but not by themselves. It is very unusual for an operator to shut down and the retention rate for operators is about 98%. A typical Chick-fil-A store will employ approximately 60 - 80 jobs with approximately 120 jobs created for temporary construction employment. A typical store will operate between the hours of 6:30am to 10:00pm; Monday thru Saturday and are always closed on Sundays.

## MONTHLY DEPARTMENT REPORT FEBRUARY 2024

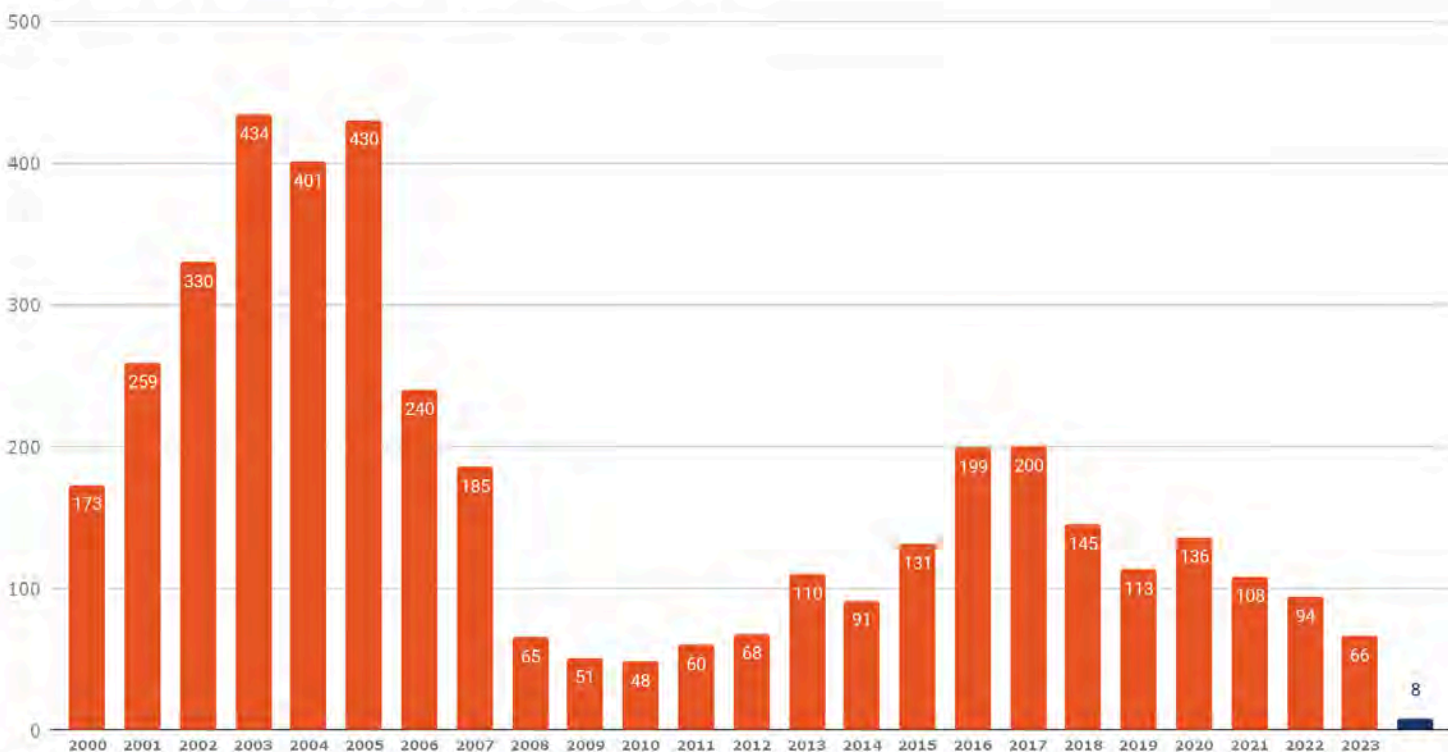
### BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	FEB 2024	2024 YTD	2023 YTD	2023 TOTAL
Detached Single-Family Residential	6	8	2	71
Attached Single-Family Residential	0	0	0	110
Multi-Family Residential (apartment)	0	0	0	0
Miscellaneous Residential (deck; roof)	58	98	72	753
Commercial - New, Additions, Alterations	2	3	5	27
Sign Permits	19	21	3	64
BUILDING INSPECTIONS	FEB 2024	2024 YTD	2023 YTD	2023 TOTAL
Total No. of Inspections	557	939	924	5,514
Residential Inspections	329	507	431	2,836
Commercial Inspections	228	432	493	2,678
INVESTMENT	FEB 2024	2024 YTD	2023 YTD	2023 TOTAL
Total Residential Permit Valuation	\$2,546,180	\$3,253,490	\$468,900	\$47,930,930
Total Commercial Permit Valuation	\$1,830,950	\$2,695,260	\$2,216,900	\$40,675,232

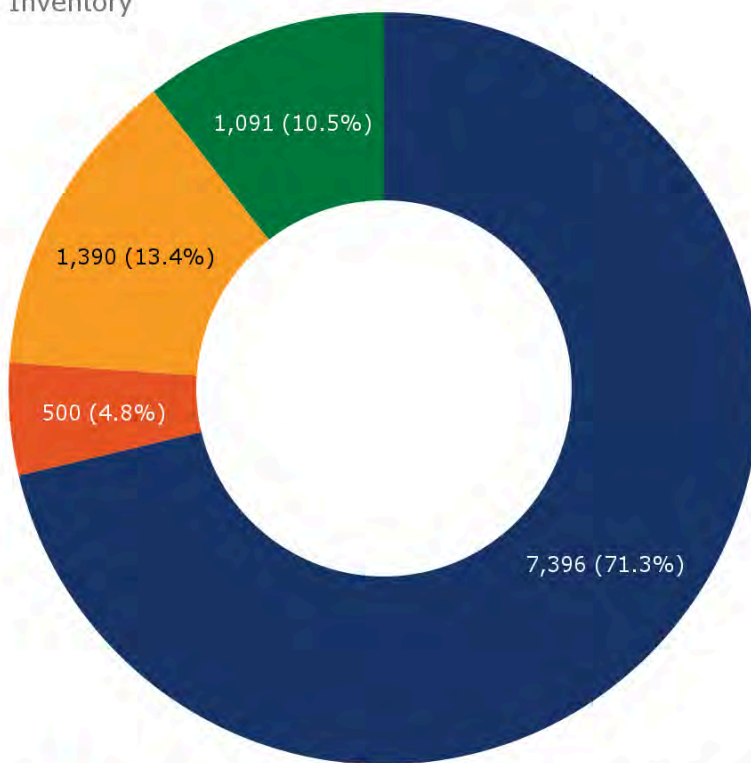
### BUILDING CONSTRUCTION ACTIVITY -

- Staff issued a Certificate of Occupancy for the A4 Apparel, located in Building 2 of the Raymore Commerce Center.
- Staff issued a building permit for the retail multi-tenant building located at [1830-1832 W. Foxwood Drive](#)
- Tenant finish work continues at the Sano Orthopedic Office located at 121 N. Dean Avenue.
- Site work and vertical construction continues at HTeaO, including framing and sheathing, as well as site work for the commercial drive from Sunset Lane.

Single Family Housing Permit Trends 2000-2024



Existing Housing Unit Inventory



● Single-Family Units 
 ● Two-Family Units (Duplex) 
 ● Multi-Family Units (4+ Plex) 
 ● Apartment Units

## CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	FEB 2024	2024 YTD	2023 YTD	2023 TOTAL
Code Enforcement Cases Opened	51	101	88	682
<i>Notices Mailed</i>		0		
-Tall Grass/Weeds	0	0	1	131
- Inoperable Vehicles	27	59	50	230
- Junk/Trash/Debris in Yard	9	14	12	125
- Object placed in right-of-way	0	0	1	19
- Parking of vehicles in front yard	2	3	2	31
- Exterior home maintenance	4	12	9	76
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	0	0	0	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	5
Signs in right-of-way removed	71	113	110	628
Violations abated by Code Officer	3	7	9	55

## PLANNING AND ZONING ACTIVITY -

### CURRENT PROJECTS -

- Comprehensive Plan
- Chick-Fil-A Site Development Review
- Sign Code Research and Review

## ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

### FEBRUARY 6, 2024 PLANNING AND ZONING COMMISSION -

- Not items currently scheduled

### FEBRUARY 12, 2024 CITY COUNCIL MEETING -

- 1st Reading - Voluntary Annexation - Creekside Ranch - NE Corner of Gore & Kurzweil, approved 1st reading
- 1st Reading - Rezoning "A" Agricultural District to "RE" Rural Estate District - Creekside Ranch (public hearing), approved 1st reading
- 1st Reading - Preliminary Plat - Creekside Ranch (public hearing), approved

### FEBRUARY 20, 2024 PLANNING AND ZONING COMMISSION -

- Not items currently scheduled\

## FEBRUARY 26, 2024 CITY COUNCIL MEETING -

- 2nd Reading - Voluntary Annexation - Creekside Ranch - NE Corner of Gore & Kurzweil, approved
- 2nd Reading - Rezoning “A” Agricultural District to “RE” Rural Estate District - Creekside Ranch (public hearing), approved

## UPCOMING MEETINGS - MARCH

### MARCH 5, 2024 PLANNING AND ZONING COMMISSION

- Meeting canceled, lack of business items

### MARCH 11, 2024 CITY COUNCIL MEETING -

- No items currently scheduled

### MARCH 13, 2024 BOARD OF ADJUSTMENT MEETING -

- Front-Yard Setback Variance Request, Chick-Fil-A, 1920 W. Foxwood Drive (public hearing)

### MARCH 19, 2024 PLANNING AND ZONING COMMISSION -

- Site Plan, Chick-Fil-A, 1920 W. Foxwood Drive

### MARCH 25, 2024 CITY COUNCIL MEETING -

- No items currently scheduled

## FEBRUARY DEPARTMENT ACTIVITY & EVENTS -

- Development Services Director David Gress and City Planner Dylan Eppert attended a webinar hosted by AARP regarding 2024 Community Challenge Grant opportunities.
- City Staff met internally to discuss the Comprehensive Plan.
- Development Service Director David Gress and City Planner Dylan Eppert attended the South Kansas City Planners meeting.
- Economic Development Director Jordan Lea and Human Resources Director Shawn Aulgur attended a luncheon hosted by Real World Learning, Kauffman Center Foundation.
- Economic Development Director Jordan Lea completed the Strategic Planning class through the University of Oklahoma’s Economic Development Institute.
- Development Services Director David Gress attended the Cass County Coalition of Chambers (CCCC) luncheon meeting, hosted by the Raymore Chamber of Commerce.
- Development Services Director David Gress monthly morning Raymore Chamber Coffee and Connections, hosted by [Graphic Arts Print Shop](#).

- The Development Review Committee met with a residential developer to discuss potential investment opportunities.
- Economic Development Director Jordan Lea judged Future Business Leaders of America (FBLA) districts and DECA districts for local high schools.
- Economic Development Director Jordan Lea attended the Cass County Coalition of Chambers (CCCC) luncheon meeting, hosted by the Raymore Chamber of Commerce.
- Economic Development Director Jordan Lea attended the Kansas City Area Development Council's Q1 Investor Access Event.
- City staff met with Olsson Studio for a monthly check-in to discuss the Comprehensive Plan.
- Economic Development Director Jordan Lea attended Heartland Certified Public Manager Program presented by the University of Kansas Public Management Center.
- Economic Development Director Jordan Lea attended the International Economic Development Council's marketing advisory committee meeting.
- Development Services Director David Gress attended the Raymore Chamber of Commerce monthly board meeting.
- Development Services Director David Gress participated in the Planning Directors Lunch hosted by the Mid-America Regional Council (MARC).
- Development Services Director David Gress participated in a speed networking and resume workshop hosted by the KC Chapter of the American Planning Association and UMKC.
- Development Services Director David Gress attended the first meeting of the Climate Environment Council, hosted by Mid-America Regional Council.
- Council Member Reginald Townsend, City Manager Jim Feuerborn, Economic Development Director Jordan Lea and Development Services Director David Gress attended the Go Live celebration for Southern Glazer's Wine and Spirits. Southern Glazer's Wine and Spirits is located in the first building of the Raymore Commerce Center.
- Council Member Sonja Abdelgawad, Council Member Joseph Burke, Police Chief Wilson, Economic Development Director Jordan Lea, Development Services Director David Gress, Communications Manager Melissa Harmer and Marketing and Communications Assistant Alex Garcia celebrated Harmar's grand opening and ribbon cutting ceremony. Harmar is located in the second building of the Raymore Commerce Center.
- Councilmembers and City staff celebrated Nuuly's ribbon cutting ceremony. [Click here to learn more!](#)





- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly board meeting.
- Councilmembers Reginald Townsend and Kevin Barber, Economic Development Director Jordan Lea and Development Services Director David Gress toured the KD Academy facility.
- Economic Development Director Jordan Lea attended the Regional Association of Public Information Officers meeting hosted by Mid-America Regional Council.
- Economic Development Director Jordan Lea was awarded the Michael P Hickey Scholarship for the Spring 2024 session of the University of Oklahoma's Economic Development Institute.
- City staff received a site plan and variance application for a proposed [Chick-Fil-A](#) to be located at 1920 W. Foxwood Drive, at the northeast corner of 58 Highway and Kentucky Road. The Board of Zoning adjustment will review a setback variance request at their March 13, 2024 meeting, and the Planning and Zoning Commission will review a site plan request at their March 19, 2024 meeting.
- City Planner Dylan Eppert attended the Missouri Master Plan on Aging town hall hosted by the Mid-America Regional Council.
- City Planner Dylan Eppert attended the Emerging Leader Academy program presented by University of Kansas Public Management Center.
- Development Services Director David Gress attended a planning meeting to discuss utilities with VanTrust Real Estate for the Raymore Commerce Center South project.
- Development Services Director David Gress and City Planner Dylan Eppert reviewed the City's Sign Code in preparation for a work session with the City Council.
- Economic Development Director Jordan Lea and Development Services Director David Gress attending a luncheon about Workforce YOU hosted by West Central Missouri Community Actions Agency.

