



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 21, 2017 - 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
5. Consent Agenda
 - a. Acceptance of Minutes of February 7, 2017 meeting
 - b. Case #17001 - Westbrook at Creekmoor Twelfth Final Plat
6. Old Business - None
7. New Business
 - a. Case #17002 - Rezoning, Heritage Hills Lots 136 thru 157 (*public hearing*)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

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

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 Community Development 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. 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.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. 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. Applicant 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, FEBRUARY 7, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, JOSEPH SARSFIELD, DON MEUSCHKE, JOHN BERENDZEN, KELLY FIZER, ERIC BOWIE, LEO ANDERSON, CHARLES CRAIN, AND MAYOR KRISTOFER TURNBOW. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** –

Derek Moorhead, 103 Johnston Parkway, appeared to discuss concerns regarding parking of vehicles on private property within Silver Lake Subdivision and the City. Mr. Moorhead presented two changes that he would like to see made to the City Code regarding the parking of vehicles in the rear yard and a limit on the number of vehicles allowed to park on a property zoned R-1. Discussion ensued.

Chairman Faulkner stated there is no case before the Commission to officially consider this evening. Commissioners thanked Mr. Moorhead for his comments.

5. **Consent Agenda**
 - A. **Acceptance of minutes of January 3, 2017 meeting.**

Motion by Commissioner Anderson, Seconded by Commissioner Berendzen to approve the consent agenda inclusive of the two noted corrections.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Aye
Commissioner Berendzen	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Abstain

Motion passed 8-0-1.

6. **Old Business** – None
7. **New Business**

A. Discussion Item - Community for All Ages Plan update

Associate Planner David Gress provided the Commission with an update on the work he has done regarding preparation of a Community for All Ages Master Plan. Mr. Gress stated the plan is the third step in the Communities for All Ages initiative for the City. Step 1 was the Awareness process. Step 2 was the Assessment process. Step 3 is referred to as the Implementation Process, and Raymore has selected to prepare an independent Master Plan rather than simply applying an aging lens to an

existing plan. Mr. Gress stated the Assessment Task Force will be convened to assist in the preparation of the plan. Various staff members have also been involved in identifying goals and action steps.

Community Development Director Jim Cadoret indicated that the Commission will review the plan at its March 21, 2017 meeting. A public hearing will be scheduled and the Commission will be asked to approve the plan. Staff will distribute the draft plan prior to the meeting to allow adequate time for Commission members to review the plan.

8. City Council Report

Jonathan Zerr gave the City Council report.

9. Staff Report

A. Planning Pipeline

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. Mr. Cadoret indicated that a joint City Council and Planning and Zoning Commission training session has been scheduled for Monday, March 6, 2017 at 7:00 p.m..

B. Engineering Report

Assistant Public Works Director Ed leans provided an update on the status of public works projects:

- The 2016 sidewalk program is completed on Johnston Drive and by Dairy Queen.
- Sanitary sewer is being installed in the Westbrook at Creekmoor Twelfth Plat area.
- Inflow and Infiltration reduction program is being done in Cedar Ridge and Brookside subdivisions.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Anderson: No comment

Commissioner Berendzen: No comment

Commissioner Meuschke: No comment

Commissioner Bowie: No comment

Commissioner Fizer: No comment

Commissioner Crain: Stated he completed the APA survey for pedestrians and bicyclists

Commissioner Sarsfield: Welcomed David Gress to the City

Mayor Turnbow: Thanked staff for joining him at the reception for the Silver Level recognition as a Community for All Ages; thanked Mr. Moorhead for his comments; and stated the recent joint work session of the Park Board and City Council showcased the proposed improvements for Hawk Ridge Park.

Chairman Faulkner: No comment

12. Adjournment

Motion by Commissioner Crain, Seconded by Commissioner Sarsfield to adjourn the February 7, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner Aye

Commissioner Anderson	Aye
Commissioner Berendzen	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

The February 7, 2017 meeting adjourned at 8:03 p.m.

Respectfully submitted,

Jim Cadoret

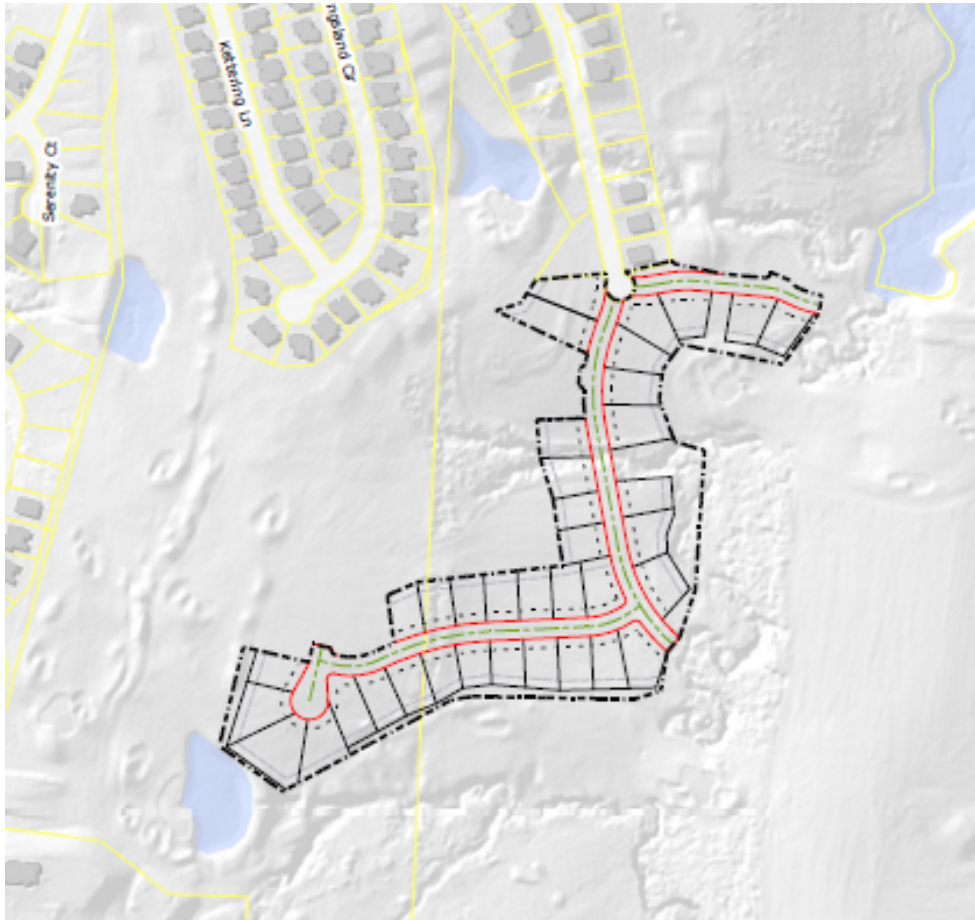


To: Planning and Zoning Commission
From: City Staff
Date: February 21, 2017
Re: Case #17001 - Westbrook at Creekmoor
Twelfth Final Plat - Lots 334 thru 370 and
Tracts GG, HH, II, JJ and KK

GENERAL INFORMATION

**Applicant/
Property Owner:** Cooper Land Development, Inc.
903 N. 47th Street
Rogers, AR 72756

Property Location: Eastern terminus of Creekmoor Drive



2016 Aerial Photograph:



Existing Zoning:	“PUD” Planned Unit Development
Existing Surrounding Zoning:	North: “PUD” Planned Unit Development South: “PUD” Planned Unit Development East: “PUD” Planned Unit Development West: “PUD” Planned Unit Development
Existing Surrounding Uses:	North: Westbrook 9th; 17th Fairway South: 10th Fairway East: 15th Fairway; undeveloped West: Undeveloped
Total Tract Size:	16.89 acres
Total Number of Lots:	37
Density – units per Acre:	2.19 dwelling units per acre

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Creekmoor Drive as a Minor Collector.

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 Westbrook at Creekmoor Twelfth Final Plat – Lots 334 through 370 and Tracts GG, HH, II, JJ and KK.

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 Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. Westbrook at Creekmoor Ninth Plat, located directly to the north, was recorded on February 10, 2014.

ENGINEERING DIVISION COMMENTS

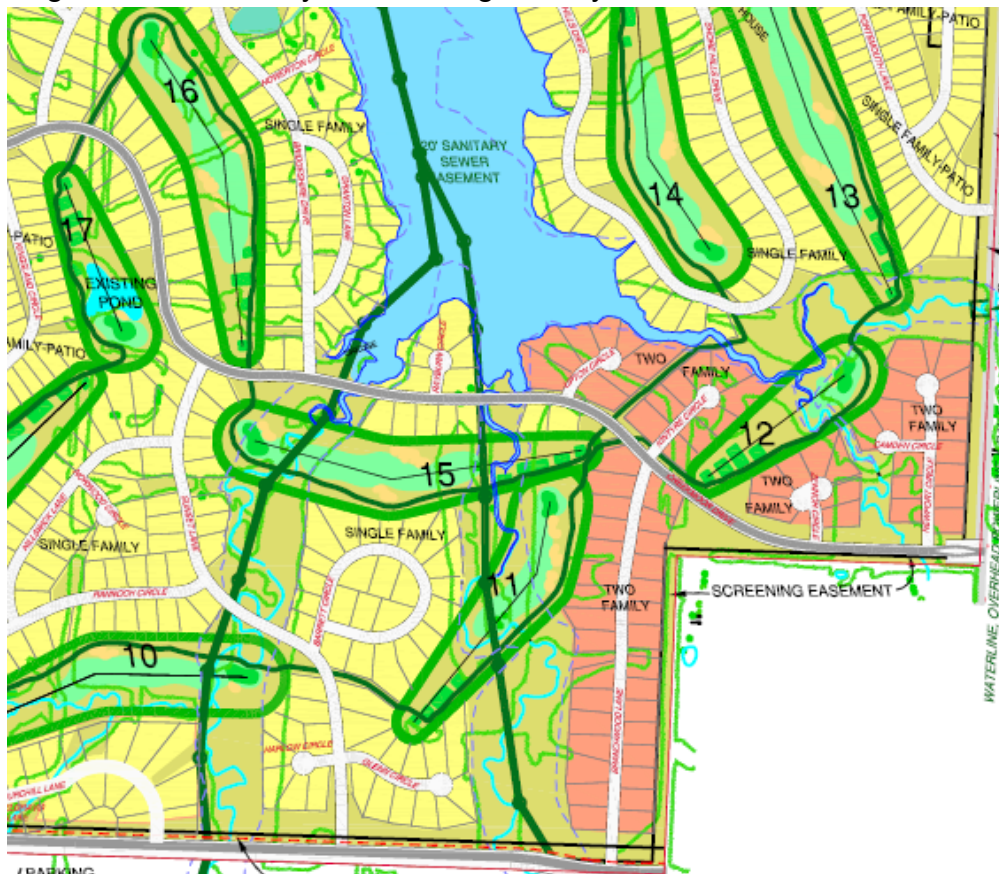
In its attached memorandum the Engineering Division indicates the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

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

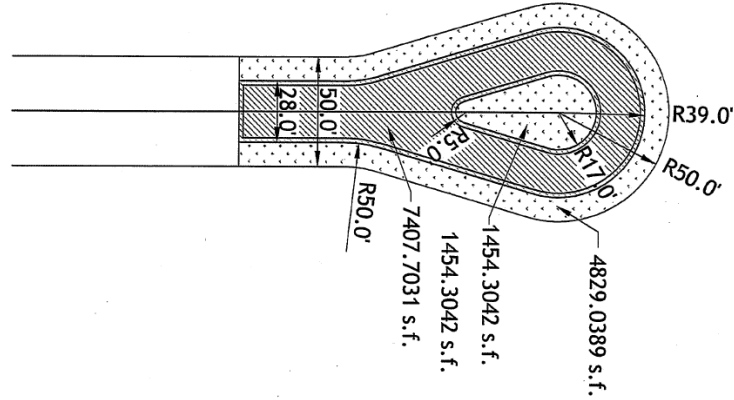
Requirements	
Minimum Lot Area	
per lot	8,400 sq.ft.
per dwelling unit	8,400 sq.ft.
Minimum Lot Width (ft.)	70; 30 for cul-de-sac lots
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25
rear	25
side corner	20
side	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

2. The proposed final plat is slightly modified from the approved preliminary plat. On the preliminary plat Creekmoor Drive turns to the east (between the 15th and 16th hole) and extends to Madison Street. The Twelfth Plat proposes Creekmoor Drive to continue south, with Hampstead Drive to extend east off of Creekmoor Drive to Madison Street. The street configuration and lot layout remain generally the same.



(illustration from approved preliminary plat)

- The plat and engineering construction drawings have incorporated the new tear-drop design for cul-de-sacs. This design allows for an island to be installed in the cul-de-sac as a water quality measure.



- A future phase will connect Hillswick Lane with Creekmoor Drive between lots 364 and 365.
- A land disturbance permit and infrastructure installation permits were issued for the property based upon the approved Preliminary Plat.
- A construction road has been constructed as illustrated with the blue line below. Construction traffic will soon be restricted from utilizing Creekmoor Drive to go west to Foxridge Drive.



7. South Metropolitan Fire Protection District plat review comment was to ensure the Hillswick cul-de-sac complies with turning radius requirements. Staff has confirmed the cul-de-sac design will allow for proper turning movements of fire apparatus.

STAFF PROPOSED FINDINGS OF FACT

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

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

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

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

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

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

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

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
	February 21, 2017	February 27, 2017	March 13, 2017

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17001 Westbrook at Creekmoor Twelfth Final Plat to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Public Works Director
CC: File
Date: January 13,2017
Re: Final Plat: Westbrook of Creekmoor, Twelfth Plat: Lots 334 Through 370, Tract GG, HH, II and JJ

The Creekmoor property is located generally in the southwest quadrant of the 155th Street and Madison Street intersection and encompasses approximately 990 Acres. This phase of the development, Westbrook 12th of Creekmoor - Lots 334 through 370, is approximately 16.89 acres.

There are public facilities (water) adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

The lots will be served by 8 inch sanitary sewer. The sanitary sewer will be connected to the existing sewer in Creekmoor Drive.

Water System:

The site will be served by installing an 8" main along Hillswick Circle and Rannoch Lane and connecting to the existing 8" main along Creekmoor Drive.

Transportation System:

This phase of the project includes the construction of Hillswick Circle, Rannoch Lane and Hampstead Drive. These roads will be constructed to city standards. Modify the Cul de sacs to match the "tear drop" shape shown on the improvement plans.

Storm Water Management:

This phase uses an enclosed storm water conveyance system and rear yard swales to direct runoff towards the main lake. The proposed storm water conveyance system will accommodate the runoff from the watershed. Installing and maintaining erosion control measures will be critical throughout the entire build-out of the property.

Recommendation:

The Engineering Division reviewed the application and found that the Final Plat for Westbrook of Creekmoor, Twelfth Plat, Lots 334 Through 370, Tract GG, HH, II and JJ complies with the design standards of the City of Raymore.

The Engineering Division recommends approval of this application.



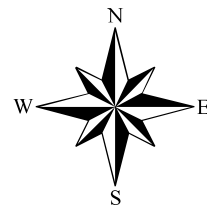
City of Raymore, Missouri

Westbrook at Creekmoor, 12th

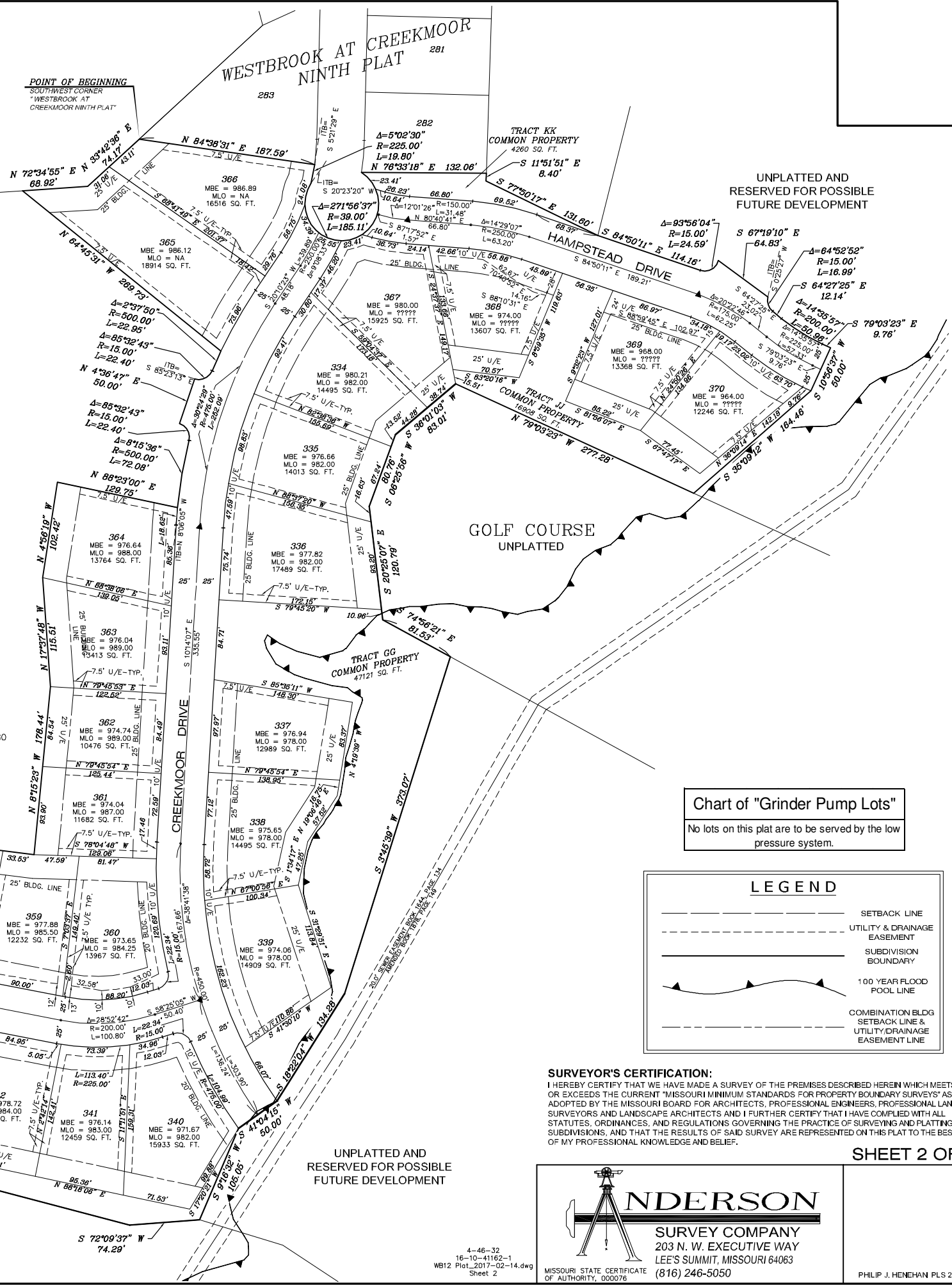
Date: 2/15/2017

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Feet

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FINAL PLAT
WESTBROOK AT CREEKMOOR- TWELFTH PLAT
LOTS 334 THROUGH 370 AND TRACTS GG, HH, II, JJ AND KK
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



GOLF COURSE
UNPLATTED

UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT

GOLF COURSE
UNPLATTED

UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT

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FUTURE DEVELOPMENT

GOLF COURSE
UNPLATTED

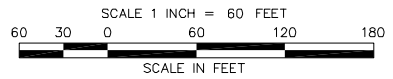
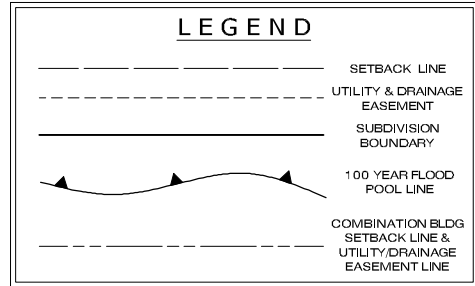


Chart of "Grinder Pump Lots"
No lots on this plat are to be served by the low pressure system.



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
(816) 246-5050



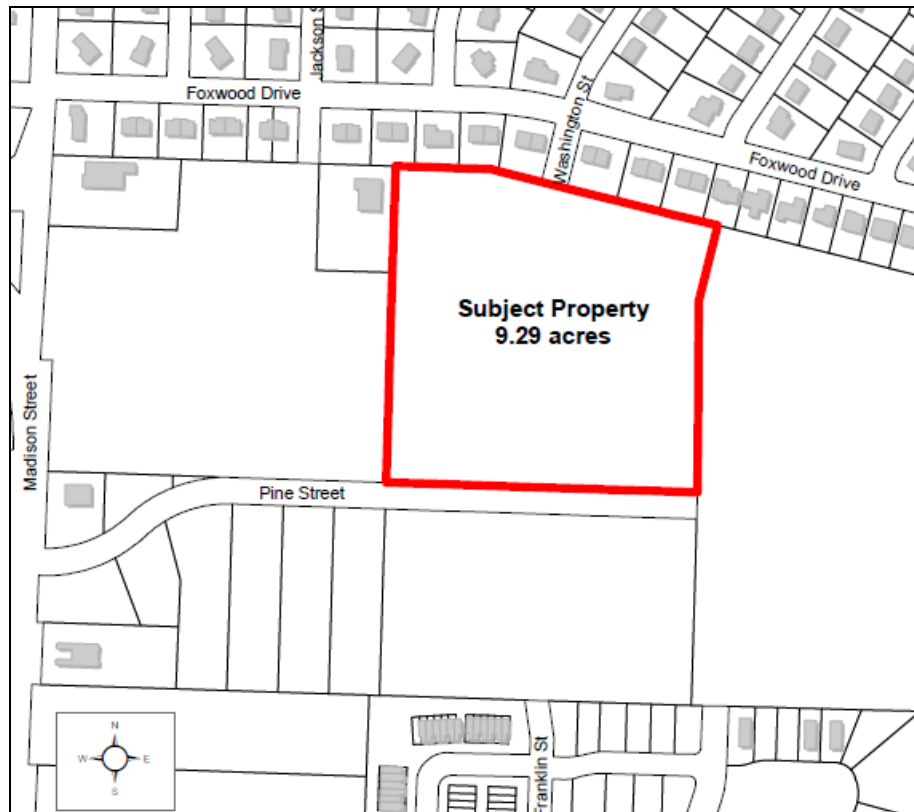
To: Planning and Zoning Commission
From: City Staff
Date: February 21, 2017
Re: **Case #17002 Rezoning, Heritage Hills Lots 136 thru 157**

GENERAL INFORMATION

**Applicant/
Property Owner:** Sean Siebert
Ct Midland, LLC
3303 Main Street
Grandview, MO 64030

Requested Action: To reclassify the zoning of Heritage Hills Lots 136 thru 157 from "R-1" Single Family to "R-2" Single and Two Family

Property Location:



2016 Aerial Photograph:



Property Photographs:



View looking south from Washington Street and Foxwood Drive intersection



View looking west from Washington Street at drainage swale along north property line



View looking east from Washington Street at drainage swale along north property line

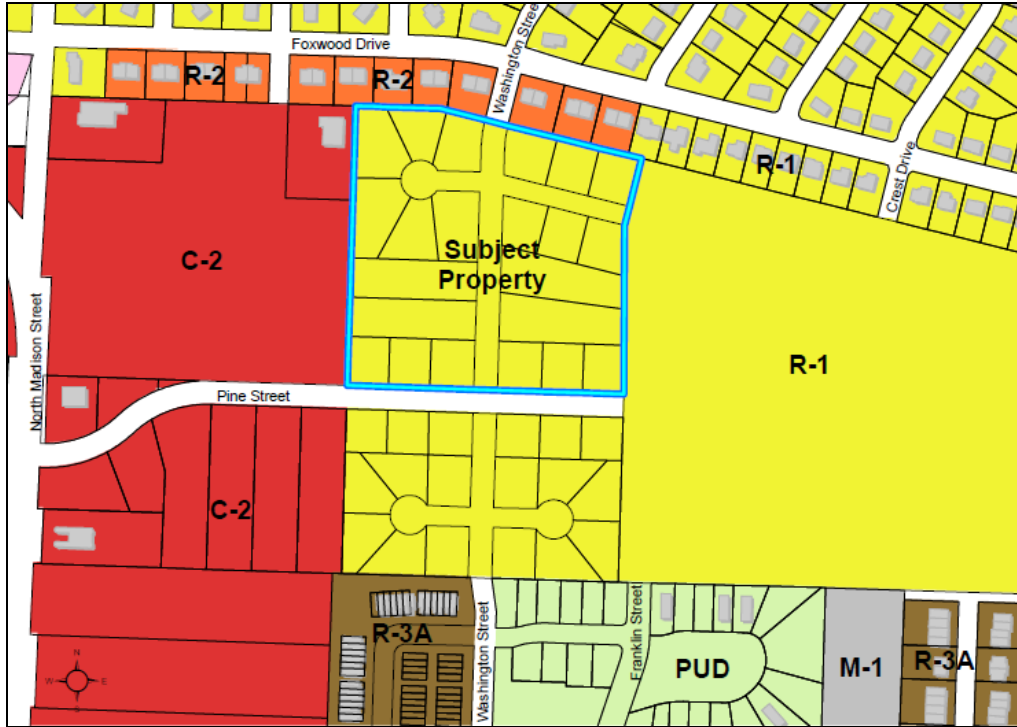


View looking east from end of Pine Street



View looking north from Pine Street

Existing Zoning: "R-1" Single-Family Residential District



Growth Management Plan: The Future Land Use Map of the Growth Management Plan designates this property as appropriate for Low Density Residential Use.

Major Street Plan: The Major Thoroughfare Plan Map classifies Pine Street as a Minor Collector road. Washington from Pine Street south to 58 Highway is classified as a Minor Collector road.

Legal Description:

Heritage Hills Lots 136 thru 157

Advertisement: February 2, 2017 **Journal** newspaper

Public Hearing: February 21, 2017 Planning and Zoning Commission

- Items of Record:**
- Exhibit 1. Mailed Notices to Adjoining Property Owners**
 - Exhibit 2. Notice of Publication**
 - Exhibit 3. Unified Development Code**
 - Exhibit 4. Application**
 - Exhibit 5. Growth Management Plan**
 - Exhibit 6. Staff Report**

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning of 9.29 acres of land, legally described as Heritage Hills Lots 136 thru 157, from "R-1" Single Family Residential District to "R-2" Single and Two Family Residential District.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

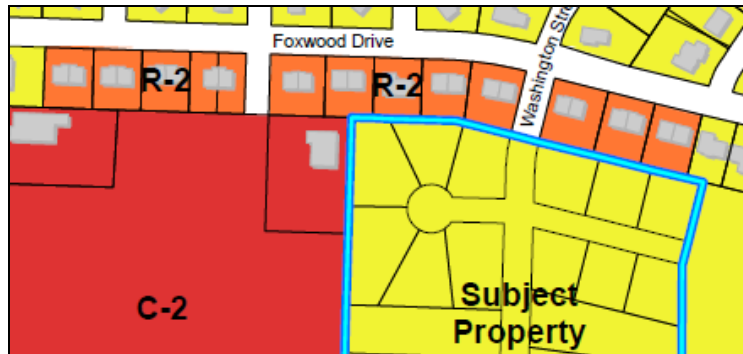
Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The April 3, 1979 Official Zoning Map designated the zoning of the subject property as "R-3" Apartment House Zoning. This zoning designation permitted single-family, two-family and multi-family dwelling units to be constructed.
2. The July 18, 2000 Official Zoning Map designated the zoning of the subject property as "R-3" Multiple-Family Dwelling District. This zoning designation allowed for only multiple-family dwelling units. Two-family dwellings were not allowed.
3. On January 12, 2004 the City adopted a new Official Zoning Map. To prepare the new map staff completed research of all ordinances approving zoning district designation changes. Since no ordinance was found that established the R-3 zoning designation that had been given to the subject

property, the zoning established for the subject property by the adoption of the new zoning map was “R-1” Single Family Residential District.

4. The “R-2” One and Two Family Residential District zoning designation for the lots north of the subject property was established on June 22, 2009 as part of the City initiated rezoning program.



5. The Heritage Hills Lots 136 thru 157 Final Plat was approved by the City on October 28, 1985 and was recorded on May 6, 1987.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

The Good Neighbor meeting was held on January 25, 2017. Four residents attended the meeting. Staff provided an overview of the request and displayed illustrations of the zoning map and aerial photograph of the subject property.

Brian Glen, with Phoenix Engineering, represented the applicant and provided an overview of the proposed rezoning, including a handout that provided detailed information about the request. Applicant Sean Siebert and members of the development team were also present.

Neighbors asked the following questions:

- What is going to happen with the creek that is located just to the south of the existing duplexes on the subject property?
 - Project Engineer: Is working on a comprehensive stormwater study that is required to address any impacts of development upon the stormwater system. It is unknown whether the existing creek will remain open or be enclosed by pipe.
- Will the creek crossing provide sidewalk connection with the sidewalk in the existing Heritage Hills area?
 - City Staff: Yes, sidewalk is required on all lots and will need to be connected with the existing sidewalks along Foxwood Drive.
- What is the size of the proposed duplexes?
 - Applicant: Each unit is approximately 1,200 square feet of living area plus a one-car garage

- Will the area be a mix of single-family and two-family homes?
 - Applicant: Plan is for each lot to contain a two-family structure
- The original plan for the area proposed a trail along the creek. Is a trail still proposed?
 - City Staff: Pine Street is proposed to be a greenway and may eventually have a trail. There is no trail planned along the creek.

STAFF COMMENTS

1. The purpose of the “R-2” Single and Two-Family Residential District is to accommodate single and two-family residential development. The R-2 district would allow single family detached homes and two-family homes (duplexes) to be co-mingled.
2. The following use standards are established for the R-1 and R-2 districts:

Use	R-1	R-2	Use Standard
RESIDENTIAL USES			
Household Living			
Single-family Dwelling, Detached (conventional)	P	P	
Manufactured Home Residential – Design	S	S	Section 420.010D
Single-family Dwelling, Attached	–	–	Section 420.010A
Two-family Dwelling (Duplex)	–	P	
Multi-family Dwelling (3+ units)	–	–	Section 420.010A
Apartment Community	–	–	Section 420.010A
Cluster Residential Development	S	S	Section 420.010B
Manufactured Home Park	–	–	Section 420.010C
Employee Living Quarters	–	–	
Accessory Dwelling	-	-	Section 420.050E
Group Living			
Assisted Living	–	–	
Group Home	S	S	Section 420.010E
Nursing Care Facility	–	–	
Transitional Living	–	–	
Group Living Not Otherwise Classified	C	C	
PUBLIC AND CIVIC USES			
Cultural Exhibit or Library	C	C	
Government Buildings and Properties	C	C	
Place of Public Assembly	C	C	
Public Safety Services	C	C	
Religious Assembly	P	P	
School	P	P	
Utilities			
Major	C	C	
Minor	P	P	

Use	R-1	R-2	Use Standard
COMMERCIAL USES			
Animal Services			
Kennel	-	-	Section 420.030E
Day Care			
Day Care Home	S	S	Section 420.030C
Entertainment and Spectator Sports			
Indoor	-	-	
Outdoor	-	-	
Funeral and Interment Services			
Cemetery	C	C	
Funeral Home	-	-	
Lodging			
Bed and Breakfast	-	-	Section 420.030H
Sports and Recreation, Participant			
Outdoor	C	C	
Indoor	-	-	
OTHER USES			
Accessory Uses	S	S	Section 420.050
Agricultural Uses			
Farming	-	-	
Boarding Stables and Riding Schools	-	-	Section 420.040A
Home Occupation	S	S	Section 420.040B
Parking			
Accessory Parking	P	P	
Wireless Communication Facility			Section 420.040C
Colocated	S	S	

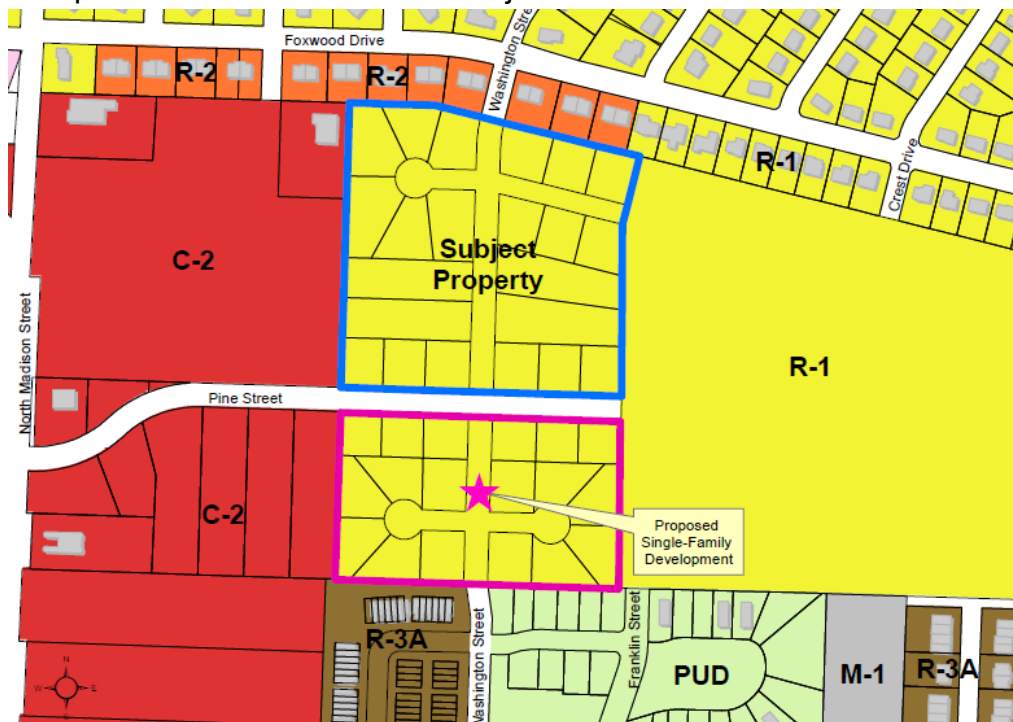
- "P" is Permitted Use
- "C" is Conditional Use
- "S" is Permitted Use with Special Conditions
- "-" is a Prohibited Use

3. The following development standards apply in the R-1 and R-2 district:

	R-1	R-2
Minimum Lot Area		
per lot	8,400 sq.ft.	10,000 sq.ft.
per dwelling unit	8,400 sq.ft.	5,000 sq.ft.
Minimum Lot Width (ft.)	70	70
Minimum Lot Depth (ft.)	100	100
Yards, Minimum (ft.)		
Front	30	30
rear	30	30
side	10	10
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%) [1]	30	30

[1] Includes outbuildings and accessory buildings. (See also Section 420.050)

4. There is no minimum home size requirement in the Unified Development Code. Subdivision covenants, if established for the subdivision, can dictate the minimum size of a home.
5. The developer intends to utilize the existing Heritage Hills Lots 136 thru 157 subdivision plat. The platted lots are compliant with the minimum development standards of the R-2 zoning district.
6. The subject property was once part of a now-defunct tree farm. The subject property is a heavily wooded area. The City of Raymore does not have an ordinance that would prohibit the removal of any of the trees. Land clearing activities can occur once a land disturbance permit is obtained.
7. There is no screening requirement under the current R-1 or proposed R-2 zoning district for development on the subject property. Future development on the land zoned "C-2" General Commercial will be required to establish a Type "A" landscape screen when development on the land occurs adjacent to the subject property.
8. Development on the subject property will require connection of Washington Street south from Foxwood Drive to Pine Street.
9. The applicant is currently pursuing development of eighteen (18) single family residential homes on the platted lots that exist to the south of the subject property. Approval of infrastructure plans are needed for development to commence on the adjacent land.



10. The applicant also has ownership interests in the adjacent land area to the south and east of the subject property.
11. Potable water and sanitary sewer lines are on or adjacent to the subject property and can serve development on the property. A stormwater study will need to be prepared prior to approval of any infrastructure plans for the development.
12. The adjacent land area to the north is zoned “R-2” Single and Two Family Residential District. There is one single family home and six two-family homes on the adjacent land to the north.
13. There is a drainage swale along the northern property line of the subject property. In 2001 the City completed work on the swale to improve drainage flow. The swale is approximately four feet deep and moves water from the west to the east. A culvert or bridge crossing will need to be constructed for Washington Street to cross over the swale.
14. Two-family dwellings currently comprise 4% of the total number of dwelling units in the City. There are 340 existing two-family dwelling units in Raymore.

ENGINEERING DIVISION COMMENTS

In its memorandum the Engineering Division indicates the area proposed for rezoning can be adequately served by existing utilities and infrastructure. The Engineering Division recommends approval of the request.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a rezoning request. Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. **the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;**

The character of the surrounding neighborhood is a mixture of single and two-family residential structures to the north, with undeveloped land to the east, west and south. There is a vacant commercial building adjacent to the west.

2. the physical character of the area in which the property is located;

The physical character of the area is developed to the north; undeveloped to the east and south; and a vacant commercial building that is deteriorating to the west. The property is heavily wooded. A drainage swale crosses through the property along the northern property line.

3. consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;

The Future Land Use Plan Map contained in the GMP designates the subject property as appropriate for low density residential use; land adjacent to the north is designated for medium density residential; and land adjacent to the east and southeast is designated for commercial use. Use of the subject property for medium density residential helps to further GMP Physical Development Goal #4 by providing for various housing choices in the neighborhood and GMP Quality Neighborhoods Goal #2 by helping to ensure housing choices in the community remain available and affordable to all persons.

4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;

The subject property is suitable for both the existing uses allowed and for the proposed uses. Single family homes are permitted in both the existing and proposed zoning districts. The proposed zoning district will allow for two-family dwellings, which already exist on land adjacent to the north.

5. the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;

There has not been any recent development near the subject property. Land area further south has been developing with townhomes.

6. the extent to which the zoning amendment may detrimentally affect nearby property;

The zoning amendment should not detrimentally affect nearby property. Land area to the north is already developed with two-family dwellings. Land area to the west is zoned and developed for commercial uses.

7. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public facilities are adequate to serve the subject property. Public facilities would be adequate to serve development allowed by the requested zoning map amendment.

8. the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is currently suitable for the uses to which it has been restricted. The purpose of the rezoning is to allow for two-family dwellings in addition to allowing single family dwellings, which would be compatible with adjacent land use to the north.

9. the length of time (if any) the property has remained vacant as zoned;

The property has always been vacant.

10. whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and

The rezoning is in the public interest. The proposed amendment will allow for the continued development of residential structures in the neighborhood, consistent with development adjacent to the north.

11. the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain to the public health, safety and welfare to deny the application. The subject property has not developed under its current zoning designation. The proposed zoning is consistent with the zoning of land to the north.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	February 21, 2017	February 27, 2017	March 13, 2017

STAFF RECOMMENDATION

City staff supports the request for reclassification of zoning. The adjacent land to the north currently contains two-family dwellings, with commercial land area to the west and undeveloped land to the south and east. The developer of the subject property owns the undeveloped land to the east and south.

The subject property was platted in 1984 but never developed. The connection of Washington Street south to Pine Street has always been proposed. The lots are sized appropriately for both single and two-family dwellings.

The request continues the R-2 zoning district boundary further to the south, away from single family residences that exist to the north. The applicant owns the adjacent land to the south that he intends to develop with single family homes.

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17002, request to reclassify the zoning of 9.29 acres of land, legally described as Heritage Hills Lots 136 thru 157, from "R-1" Single Family Residential District to "R-2" Single and Two Family Residential District, to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works:
CC: File
Date: February 21, 2017
Re: Heritage Hills Rezone lots 136 to 157

The Engineering Department has reviewed the application for Heritage Hills Rezone of lots 136 to 157 and offers the following comments.

The subject property is located approximately 790 feet east of the intersection of Foxridge(Hwy 58) and Pine street.

Transportation System

Future improvements will provide access to Pine street and Washington Street.

Sanitary Sewer:

The lots will be served by improvements to the existing 8 inch sanitary line in Pine Street.

Water System:

The lots will be served by improvements to the existing 8 inch waterline in Pine Street.

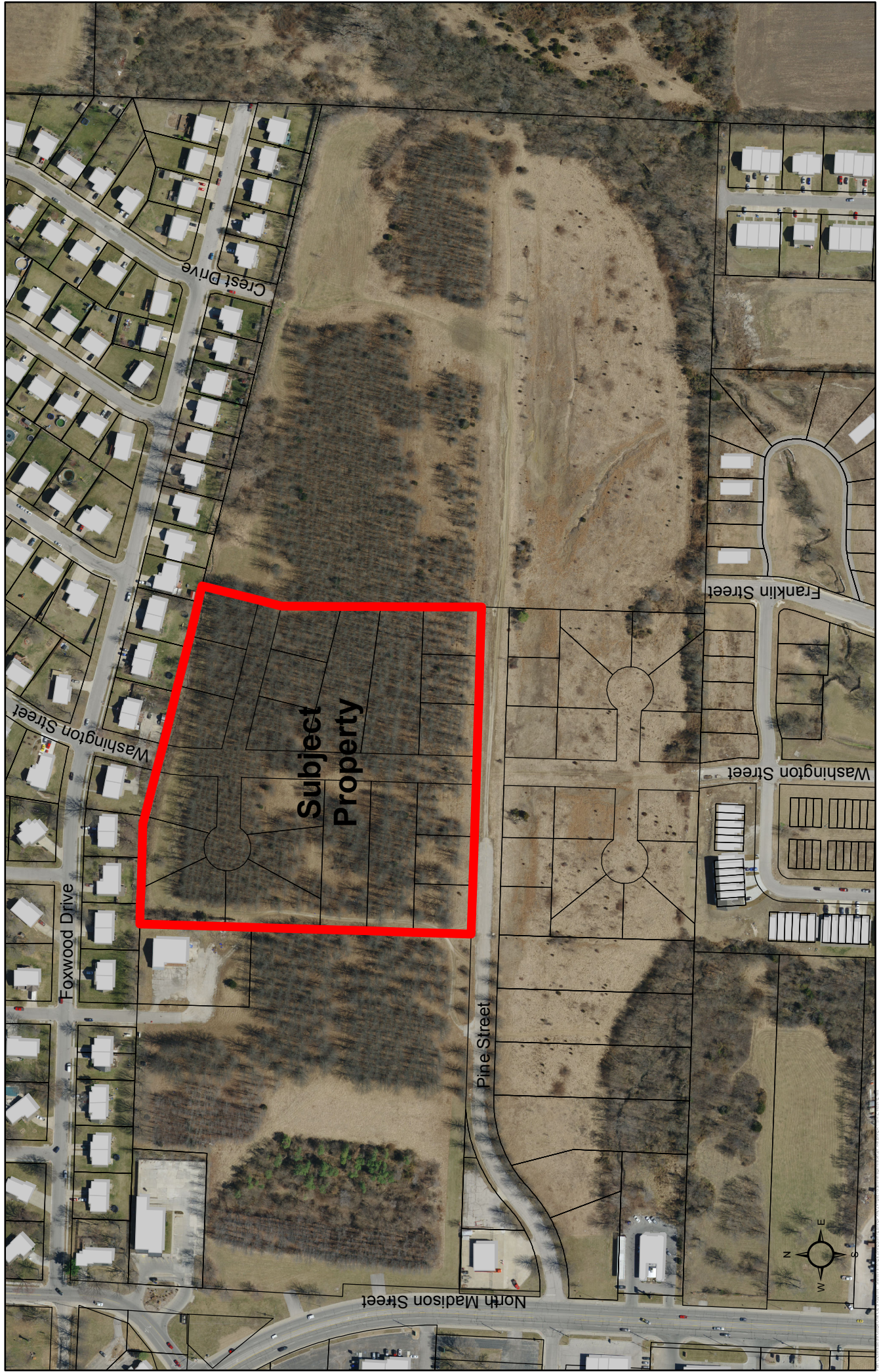
Storm Water Quality:

Storm water improvements, rain gardens or various bmp's including a stormwater treatment maintenance agreement will be provided to meet water quality standards and control runoff.

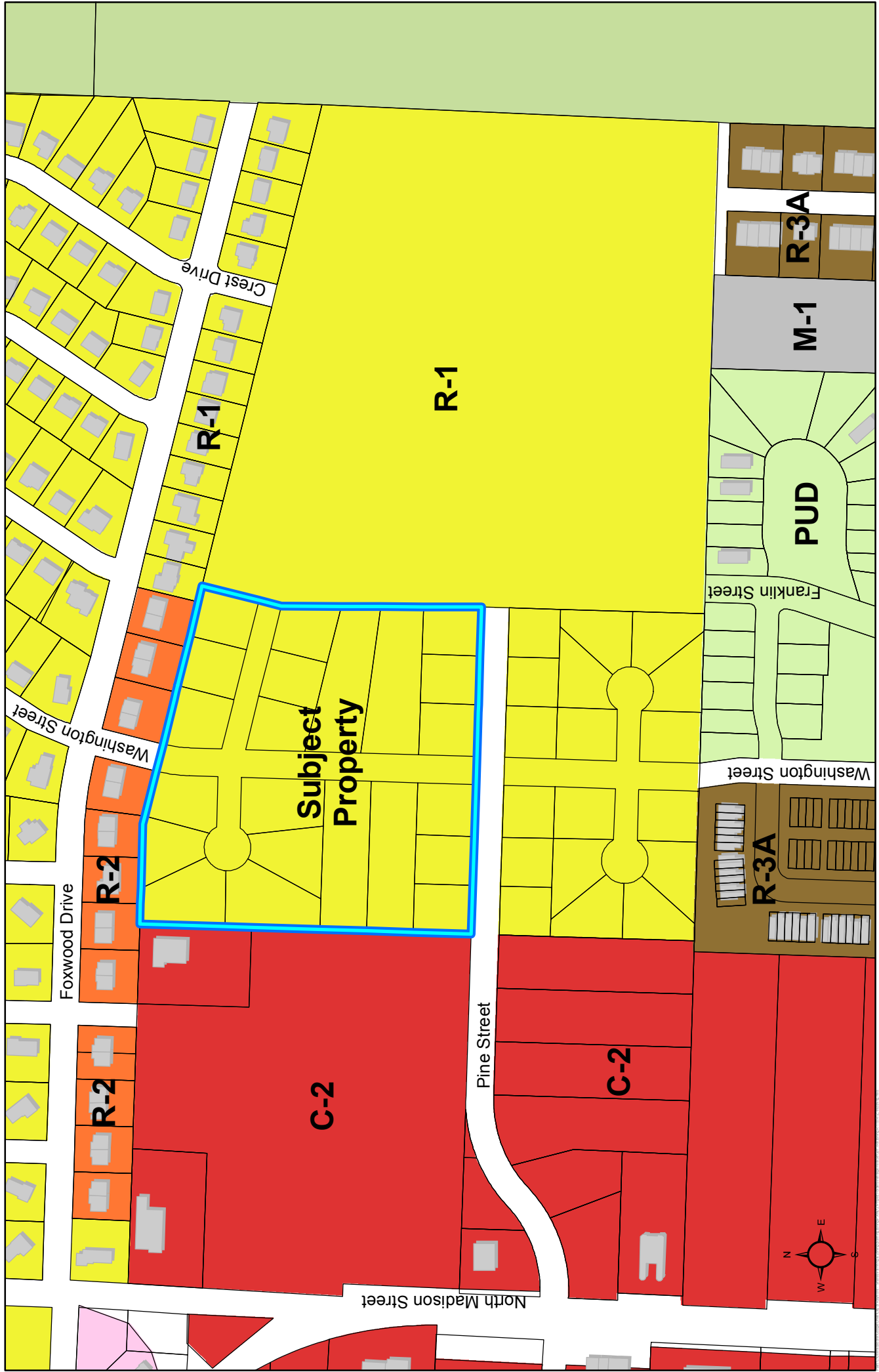
Summary

The plans and specifications comply with the design standards for the City of Raymore. The Engineering Division recommends approval of this application.

Proposed Rezoning R-1 to R-2



Proposed Rezoning R-1 to R-2



Community Development Monthly Report



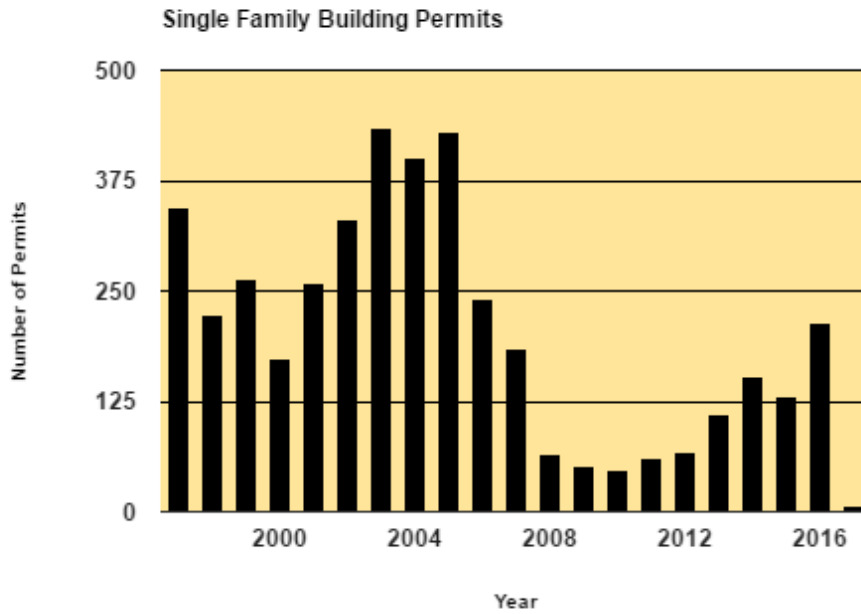
JANUARY 2017

Building Permit Activity

Type of Permit	Jan 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	6	6	6	201
Attached Single-Family Residential	0	0	2	14
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	17	17	25	458
Commercial - New, Additions, Alterations	0	0	0	26
Sign Permits	5	5	5	63
Inspections	Jan 2017	2017 YTD	2016 YTD	2016 Total
Total # of Inspections	481	481	452	6,354
Valuation	Jan 2017	2017 YTD	2016 YTD	2016 Total
Total Residential Permit Valuation	\$1,518,000	\$1,518,000	\$2,039,100	\$50,026,600
Total Commercial Permit Valuation	\$0.00	\$0.00	\$0.00	\$6,899,389

Additional Building Activity:

- Site work continues for the Raymore Marketplace center at the southeast corner of Dean Avenue and 58 Highway. Building permits have been issued for the retail building, Qdobe restaurant, and Panda Express restaurant.
- Building construction has commenced on the addition to the Creekmoor Clubhouse
- Building construction has commenced on the Centerview building on Municipal Circle



Code Enforcement Activity

Code Activity	Jan 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	38	38	7	424
<i>Notices Mailed</i>				
- Tall Grass/Weeds	1	1	0	227
- Inoperable Vehicles	8	8	3	42
- Junk/Trash/Debris in Yard	6	6	0	65
- Object placed in right-of-way	1	1	0	7
- Parking of vehicles in front yard	11	11	0	48
- Exterior home maintenance	11	11	0	16
- Other (trash at curb early; signs; etc)	0	0	4	19
Properties mowed by City Contractor	0	0	0	68
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	1
Signs in right-of-way removed	28	28	18	299
Violations abated by Code Officer	7	7	n/a	12

Development Activity

Current Projects

- Westbrook at Creekmoor Twelfth Final Plat
- Review of infrastructure plans for Heritage Hills Lots 158 thru 175
- Proposed rezoning of 9.29 acres located between Foxwood Drive and Pine Street, east of Madison Street, from R-1 to R-2
- Proposed rezoning of T.B. Hanna Station area from R-1 and C-1 to PR, Parks, Recreation and Public Use District
- Vacation of a portion of a drainage easement for 1214 Kingsland Circle, Edgewater at Creekmoor 2nd Plat Lot 37

	As of Jan 31, 2017	As of Jan 31, 2016	As of Jan 31, 2015
Homes currently under construction	228	197	160
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	609	762	864
Total number of dwelling units in City	7,971	7,791	7,583

Actions of Boards, Commission, and City Council

City Council

January 9, 2017

- Appointed Loren Jones, II as an alternate member to the Board of Adjustment
- Re-appointed Mike Cox, Chad Buck, Randy Reed, Lloyd Brown, Meredith Hauck and Dick Maynard to the Board of Appeals

January 23, 2017

- Approved on 1st reading the 24th amendment to the UDC
- Approved the extension of the expiration date of the Preliminary Plat for The Estates and Estate Villas of The Good Ranch until February 11, 2019
- Approved the extension of the expiration date of the Preliminary Plat for Raymore Galleria North until February 13, 2018

Planning and Zoning Commission

- No meetings

Upcoming Meetings – February & March

February 7, 2017 Planning and Zoning Commission

- Discussion Item - Community for All Ages Master Plan

February 13, 2017 City Council

- Request to extend expiration date of Alexander Creek Preliminary Plat
- 2nd reading UDC 24th amendment

February 21, 2017 Planning and Zoning Commission

- Rezoning 9.29 acres - Heritage Hills Lots 136 thru 157, R-1 to R-2 (public hearing)
- Westbrook at Creekmoor Twelfth Final Plat

February 27, 2017 City Council

- 1st reading - Westbrook at Creekmoor Twelfth Final Plat
- 1st reading - Rezoning of 9.29 acres - Heritage Hills Lots 136 thru 157, R-1 to R-2 (public hearing)
- 1st reading - Easement vacation - Edgewater Lot 37 (public hearing)

March 7, 2017 Planning and Zoning Commission

- Rezoning of T.B. Hanna Station, R-1 and C-1 to PR (public hearing)

March 13, 2017 City Council

- 2nd reading - Rezoning of 9.29 acres - Heritage Hills Lots 136 thru 157, R-1 to R-2
- 2nd reading - Westbrook at Creekmoor Twelfth Final Plat
- 2nd reading - Easement vacation - Edgewater Lot 37

March 21, 2017 Planning and Zoning Commission

- Community for All Ages Master Plan

March 27, 2017 City Council

- 1st reading - T.B. Hanna Station rezoning

April 4, 2017 Planning and Zoning Commission

- Meeting Cancelled - Election Day

Department Activities

- David Gress started work as the Associate Planner
- Director Jim Cadoret and Building Official Jon Woerner are participating on the City team on the Google Fiber installation project
- Director Jim Cadoret and Associate Planner David Gress attended the American Planning Association's webinar on *Preparing for Planning Commission Meetings* held at Mid-America Regional Council
- Director Jim Cadoret and Associate Planner David Gress participated in the Communities for All Ages joint meeting of participating cities sponsored by the Mid America Regional Council
- Mayor Kristofer Turnbow, Director Jim Cadoret and Associate Planner David Gress attended the First KC Suburbs meeting in which Raymore was recognized as a Silver Level Community for All Ages. This is the second time Raymore has been recognized for its efforts to make our community a more welcoming community for residents of all ages. To learn more about Raymore's efforts, visit www.Raymore.com/CFAA.
- Staff held a Good Neighbor meeting concerning the proposed rezoning of 9.29 acres located between Foxwood Drive and Pine Street, east of Madison Street
- Staff prepared notification to the owners of six undeveloped lots that met the threshold requirement for sidewalk to be installed in order to create a continuous sidewalk network. Affected property owners will have until September 1, 2017 to secure a building permit to construct a home or install the sidewalk.
- Director Jim Cadoret participated in the 2016 City Council Raymore Economic Development Tour showcasing the various economic development sites in Raymore

GIS Activities

- Maps & quantity estimates for departments
- Mail Address, Zip code boundary change request to USPS

- Addressing & coordination for new & redevelopments
- Manage updates of geospatial data & map documents, local & public apps
- Support for new planning workstation
- Geospatial information requests (Raymore Gateway Proposal, Original Town Resurvey, etc)
- Raymore Chamber map publication project
- SQL & IIS updates
- Printing/scanning as requested
- Impervious surface derivative from 2016 imagery