



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 7, 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 21, 2017 meeting
 - b. Case #17006 - Shadowood Phase 4 Replat Lots 181 thru 189
6. Old Business - None
7. New Business
 - a. Case #17005 - Rezoning, Raymore Original Plat Block 8 (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 21, 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, KELLY FIZER, CHARLES CRAIN, AND MAYOR KRISTOFER TURNBOW. ABSENT WERE JOHN BERENDZEN, ERIC BOWIE, AND LEO ANDERSON. 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 – None
5. Consent Agenda
 - A. Acceptance of minutes of February 7, 2017 meeting.
 - B. Case #17001 - Westbrook at Creekmoor Twelfth Final Plat

Motion by Commissioner Crain, Seconded by Commissioner Meuschke to accept the consent agenda.

Vote on Motion:

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

Motion passed 6-0-0.

6. Old Business – None
7. New Business
 - a. Case #17002 – Rezoning, Heritage Hills Lots 136 thru 157 (public hearing)

Brian Glenn, P.E. with Phoenix Engineering, representing Ct Midland, LLC, presented the request to the Commission. Mr. Glenn indicated the request is to rezone Heritage Hills Lots 136 thru 157 from R-1 “Single Family Residential” to R-2 “Single and Two Family Residential”. Mr. Glenn explained the subject property is situated adjacent to property that is already zoned R-2 and property that is zoned commercial. The applicant desires to build two-family dwellings on the property utilizing the existing platted lots.

Community Development Director Jim Cadoret presented the staff report. The request before the Commission is for the reclassification of zoning of Heritage Hills Lots 136 thru 157 from its current R-1 “Single Family Residential Zoning District” to R-2 “Single and Two-Family Residential Zoning District”. Mr. Cadoret reviewed the aerial photograph and site photographs taken. The property is located between Foxwood Drive and Pine Street, east of Madison Street and the post office.

Mr. Cadoret stated that the Future Land Use Map of the Growth Management Plan designates the property as appropriate for Low Density Residential Use. Pine Street is classified as a Minor Collector roadway.

Mr. Cadoret stated that a rezoning request requires a public hearing and he entered for the record the mailed notices to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report submitted to the Commission.

Mr. Cadoret explained the history of the zoning of the property and indicated that a final plat was approved for the property in 1987. The final plat was recorded and remains valid.

Mr. Cadoret stated a Good Neighbor meeting was held on January 25, 2017 and was attended by four residents. At the meeting the applicant presented his request and answered questions from the residents.

Mr. Cadoret indicated that there is no screening requirement under the current R-1 or proposed R-2 zoning designations for the subject property. Connection of Washington Street south to Pine Street will be required.

Mr. Cadoret stated the Engineering Division provided a memorandum on public infrastructure that is available to serve the proposed rezoning area and recommends approval of the request.

Mr. Cadoret stated that 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 the City. Staff has provided proposed findings of fact for the Commission to consider.

Mr. Cadoret indicated that staff supports the request for rezoning. The adjacent land to the north currently contains two-family dwellings with commercial land to the west and undeveloped land to the east and south. The request continues the R-2 zoning district boundary further to the south, away from single family residences that exist to the north. 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.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:18 p.m.

There were no public comments.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:18 p.m.

Thomas Wirth, owner of 101/103 E. Foxwood Drive, requested to speak to the Commission.

Chairman Faulkner reopened the floor to the public, and reopened the public hearing, at 7:19 p.m.

Mr. Wirth asked what happens with the existing swale south of his property when Washington Street is continued to the south and crosses the swale.

Ed leans, Assistant Public Works Director, indicated that the project engineer is required to submit a stormwater study and will need to address the water runoff that will be created by the continuation of Washington Street to the south.

Chairman Faulkner asked staff if the final plat that was approved in 1987 remains valid.

Mr. Cadoret stated that the final plat was recorded and remains valid. He also confirmed the requirement for the project engineer to submit a stormwater study before development can occur.

Mr. Wirth asked if sidewalk would be constructed on Washington Street.

Mr. Cadoret indicated yes, sidewalk would need to be constructed to connect any new development on the subject property with the existing sidewalk along Foxwood Drive. The sidewalk that would need to cross through Mr. Wirths' yard along Washington Street would be done at the City's expense as part of the sidewalk gap program.

Mr. Glenn stated that he has completed some preliminary work on the stormwater runoff. A box culvert will be needed for the swale to cross under Washington Street. There will be inlet boxes on Washington Street to get the water from the street level down to the swale.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:29 p.m.

Commissioner Meuschke asked if the existing plat accommodates the required tear-drop design for cul-de-sacs.

Mr. Cadoret stated yes, that the engineer will still need to provide the required tear-drop design for any cul-de-sac in the development.

Chairman Faulkner asked about development of the four large, long lots that are part of the plat.

Mr. Glenn stated that a duplex will be built on each of the four lots, but will have an overly large yard area.

Motion by Chairman Faulkner, Second by Commissioner Crain to accept the staff proposed findings of fact and forward case #17002, Rezoning of Heritage Hills Lots 136 thru 157, to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 6-0-0.

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 median beautification program will be completed in May.
- The Foxwood Springs water tower will be repainted starting in April.
- The sidewalk program is almost complete, just waiting on restoration work for yards.

10. Public Comment

Mr. Zerr thanked the Commission for its action to reopen the public hearing this evening and allowing the resident that attended to speak.

11. Commission Member Comment

Commissioner Sarsfield: No comment

Commissioner Meuschke: No comment

Commissioner Crain: No comment

Commissioner Fizer: No comment

Mayor Turnbow: No comment

Chairman Faulkner: Thanked staff for its assistance to the Commission.

12. Adjournment

Motion by Mayor Turnbow, Seconded by Commissioner Crain to adjourn the February 21, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 6-0-0.

The February 21, 2017 meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: March 7, 2017
Re: Case #17006 - Replat of Lots 181 thru 189 in Shadowood Phase 4

GENERAL INFORMATION

**Applicant/
Property Owner:** South Hampton Inc.
Richard Mather
16500 S. State Route 291
Greenwood, MO 64034

Property Location: Shadowood - Franklin Street and Mulberry Drive



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

Existing Surrounding Zoning: R-1P

Existing Surrounding Uses: Single-family residential

Growth Management Plan: The Future Land Use 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 South Franklin Street, Mulberry Drive, and Toucan Street as local streets.

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

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

REQUEST

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for the replat of Lots 181 thru 189 in Shadowood Phase 4

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 R-1P "Single-family residential planned district" zoning designation in Shadowood was established on November 26, 2001.
2. The Shadowood Phase 4 Final Plat was approved by City Council on August 28, 2006.
3. The Shadowood Phase 4 Final Plat was recorded on February 26, 2007.

ENGINEERING DIVISION COMMENTS

Engineering staff have reviewed the final plat application, and determined that adequate infrastructure and services exist to serve the proposed changes. Please see the attached memorandum for specific comments.

STAFF COMMENTS

1. There are 9 existing lots in the replat area. The replat will reduce the total number of lots down to 8.
2. The proposed lots will still be subject to the following setback and frontage requirements.

Min. Lot Area (sq. ft.)	Min. Lot Depth (ft.)	Min Lot Width (ft.)	Front Yard Setback (ft.)	Rear Yard Setback (ft.)	Side Yard Setback (exterior)	Side Yard Setback (interior)
7,200	120'	60'	30'	30'	30'	10% lot width, min, 7'

3. Current minimum lot size requirement for the subject lots is 7,200 square feet. Current minimum lot frontage requirement is 50 feet.
4. The smallest lot created by the replat is 8,350 square feet. The largest lot is 12,516 square feet.
5. There are no interior easements that are impacted by the proposed replat. Easements on the front and rear of the lots will not be changed or impacted by the replat.
6. The lot sizes are being increased to better accommodate 3 car garages, however the reconfigured lots would still support 2-car garages if a buyer preferred that option.

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 Plat. No changes to the road alignment are proposed. Lots have been consolidated to create larger lots to accommodate 3-car garages, which reduces the total number of lots.

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 attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u> March 7, 2017	<u>City Council 1st</u> March 13, 2017	<u>City Council 2nd</u> March 27, 2017
---------------	---	--	--

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17006 Replat of Lots 181 thru 189 in Shadowood Phase 4 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 23, 2017
Re: Shadowood Phase 4 - Replat lot 181A to 188A

The Engineering Department has reviewed the application for Shadowood Phase 4 - Replat lot 181A to 188A and offers the following comments.

The subject property is located on the northwest quadrant of the intersection of South Madison Ave and Lucy Webb.

Transportation System

South Franklin Street and Mulberry Drive are existing streets that meet current design standards. No improvements are required.

Sanitary Sewer:

The lots will be served by an existing 8 inch sanitary sewer that is located in South Franklin Street and Mulberry Drive. New sewer taps may need to be installed to provide service to each replatted lot.

Water System:

No improvements are required for the water 8 inch line located in South Franklin Street and Mulberry Drive.

Stormwater Management:

No improvements are required for the existing stormwater conveyance system. Runoff flows toward the detention basin or toward the creek.

Summary

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

**FINAL PLAT OF
SHADOWWOOD LOTS 181A THRU 188A**
A REPLAT OF LOTS 181 THRU 189 - SHADOWWOOD PHASE 4

BEING IN THE NW 1/4 OF SECTION 22, T46N, R32W
CITY OF RAYMORE, CASS COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL OF LOTS 181 THROUGH 189, SHADOWWOOD-PHASE 4, LOTS 188211, FINAL PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AS SHOWN ON THE RECORDED PLAT THEREOF IN BOOK 26 AT PAGE 76, CASS COUNTY RECORDER OF DEEDS.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE DEDICATED TO THE PUBLIC IN WHOLE OR IN PART AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

" SHADOWWOOD LOTS 181A THRU 188A "

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI TO LOCATE, MAINTAIN, REPAIR, REPLACE, OPERATE AND USE UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER MAINS, SEWER MAINS, WATER POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION OR ANY OTHER UTILITIES, AND TO INSTALL, MAINTAIN, REPAIR, REPLACE AND USE THEREFOR, IN ANY AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT (U.E.)" OR WITHIN ANY STREET OR THOROUGHFARE DESIGNATED TO PUBLIC USE ON THIS PLAT.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WARRANT AND GUARANTEE TO THE CITY OF RAYMORE, MISSOURI, THAT THE EASEMENTS SET FORTH IN SECTION 22118, RSM, DO NOT, IN ANY MANNER, INTERFERE WITH OR RESTRICT THE CITY OF RAYMORE, MISSOURI, IN THE EXCLUSIVE USE OF THE EASEMENT HEREBY GRANTED.

BUILDING LINES:

BUILDING LINES ON ALL STRUCTURES AND HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

IN WITNESS WHEREOF:

SOUTH HAMPTON, INC. AMISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBERS HAVING FULL KNOWLEDGE OF THE CONTENTS AND EFFECTS OF THE SAME AND HAS HEREBY CAUSED THEM TO BE RECORDED. TITLE OR INTEREST IN THE PROPERTY DESCRIBED HEREON IS RESERVED TO THE PREPARATOR AND RECORDOR OF SAID SUBDIVISION MAP, SOUTH HAMPTON ENGINEERING, INC., A MISSOURI CORPORATION, AND TO THE PARTY OR PARTIES WHOSE SIGNATURES APPEAR HEREON AS GRANTORS OR GRANTOR'S. THESE PRESENTS ARE INTENDED FOR THE EXCLUSIVE USE OF THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENANTS, AND SERVANTS.

SOUTH HAMPTON, INC.

RICHARD D. WATHER, PRESIDENT

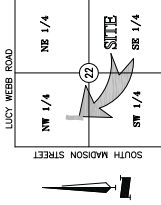
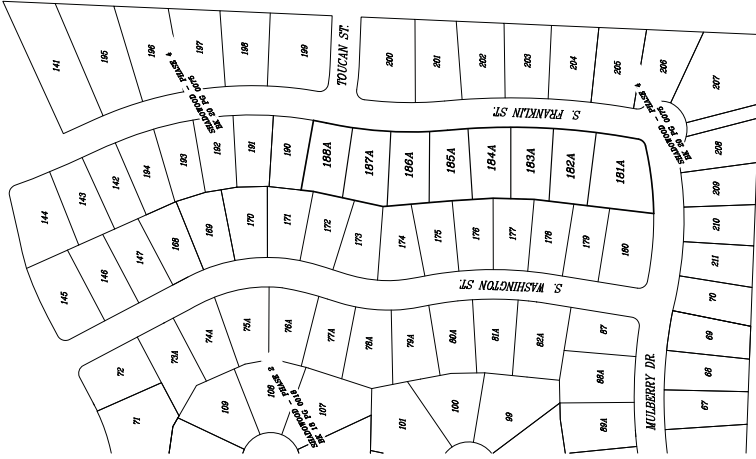
NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____)
I, _____,)
NOTARY PUBLIC,)

DO hereby certify that on this _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY AND DULY ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT WHEREOF I HAVE HERETO SET MY HAND AND AFFIRMED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



**VICINITY MAP
SEC 22-T46N-R32W
NOT TO SCALE**

CITY OF RAYMORE:

CITY COUNCIL CERTIFICATION:

THIS PLAT OF SHADOWWOOD LOTS 181A THRU 188A, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE _____ DAY OF _____, 2017.

MAYOR _____

ATTEST: _____ CITY CLERK

_____, CITY ENGINEER

APPROVED: PLANNING COMMISSION

THIS PLAT OF SHADOWWOOD LOTS 181A THRU 188A HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

SECRETARY _____

CASS COUNTY:

RECORDER OF DEEDS:

ENTERED ON TRANSFER RECORDS THIS _____ DAY OF _____, 2017.

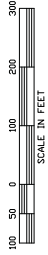
DEPUTY COUNTY RECORDER OF DEEDS _____

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE PERSONALLY A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR PROFESSIONAL SURVEYING AND MAPPING AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHNNY YANCEY, PL3-3001001917

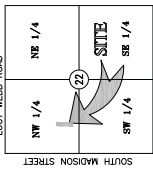
DATE _____



	HDR ENGINEERING, INC. 16500 S. STATE ROUTE 291 SOUTH HAMPTON, INC. SHADOWOOD LOTS 181A THRU 188A CITY OF RAYMORE, CASS COUNTY, MISSOURI	PROJECT NO. 10051090
	MISSOURI STATE CERTIFICATE OF AUTHORITY #008895 LEE'S SURVEYING AND MAPPING 415 W. TROSTEN STREET MISSOURI CITY, MISSOURI 64054 TEL: 816-347-1100 FAX: 816-347-1197	SHEET NO. 1 OF 2

FINAL PLAT OF SHADOWOOD LOTS 181A THRU 188A A REPLAT OF LOTS 181 THRU 189 - SHADOWOOD PHASE 4

BEING IN THE NW 1/4 OF SECTION 22, T46N, R32W
CITY OF RAYMORE, CASS COUNTY, MISSOURI



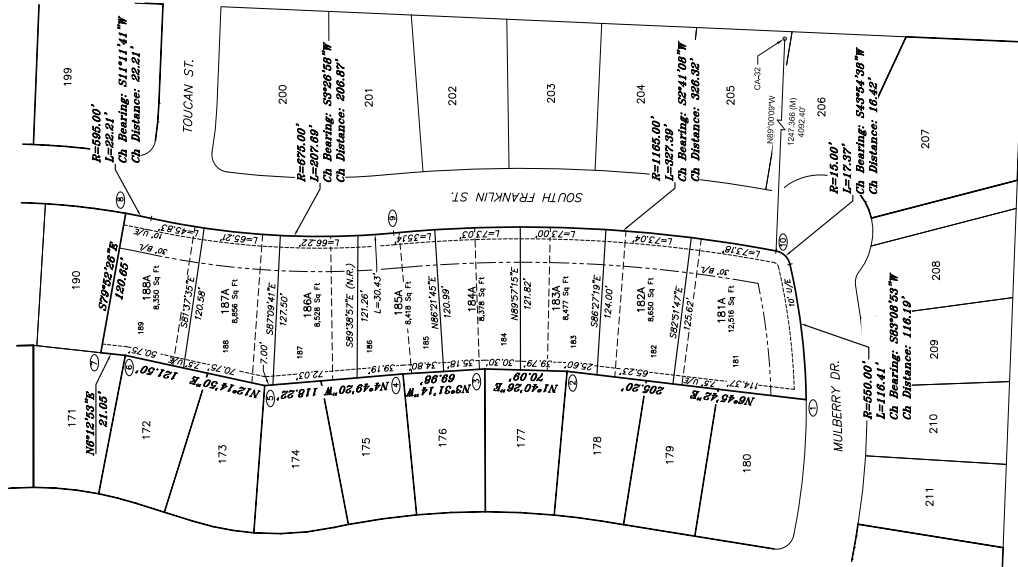
VICINITY MAP
SEC 22-T46N-R32W
NOT TO SCALE

SURVEYOR'S NOTES:

- 1) THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE PER THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2007/02037Z, DATED JANUARY 2, 2013.
- 2) NO ABANDONED OIL OR GAS WELLS IS SHOWN ON THIS DRAWING. LOCATION PER MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE.
- 3) THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER. SUBPERMANENT MONUMENTS: 1/2" IRON BAR WITH PLASTIC CAPS AND 1/4" ALUMINUM PIN NAIL CORNERS. CORNERS ARE NOT USED IN THE PROVISIONATION OF EACH INTERIOR LOT LINE.
- 4) THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING CASS COUNTY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENTS CA88 AND CA49 (1897 ADJUSTMENT) WITH AN OVERALL GRID SCALE FACTOR OF 0.99999999.
- 5) AND 4 CASS CO-8303000. HEREON IS CLASSIFIED AS URBAN PROPERTY BY UCR 302.200
- 6) AS PER THE CITY OF RAYMORE, OVERTURNS, THE OWNER OF AN UNDEVELOPED LOT WITHIN THE SHADOWOOD OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN 50% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALSO HAVE A SIDEWALK CONSTRUCTED AND:

- (A) IT HAS BEEN 5 YEARS FROM THE EFFECTIVE DATE OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF RAYMORE, MISSOURI, AND HAS BEEN APPROVED AS OF
- (B) IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE FOR THOSE FINAL PLATS APPROVED AFTER THE EFFECTIVE DATE OF THE UNIFIED DEVELOPMENT CODE.

STATE PLANE COORDINATES (METERS)				
NO.	NORTHING	EASTING	NO. NORTHING	EASTING
1	201201.871	853864.421	0	201378.703
2	201201.871	853864.421	1	201378.703
3	201202.827	853862.458	0	201379.659
4	201306.615	853861.698	0	201309.043
5	201342.317	853863.079	10	201202.701
6	201342.317	853863.079	11	201202.701
7	201343.021	853730.898	12	201202.701



LEGEND

- BL. BUILDING LINE
- NON-RADIAL BEARING
- S.F. SQUARE FEET
- A.E. ACCESS EASEMENT
- STATE PLANE COORDINATE
- POINT OF CURVE
- (M) METERS

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI. THE SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHNNY YAMLE, PL5001001917
DATE _____

HDR ENGINEERING, INC.	3741 N. E. TRIGON DRIVE GREENWOOD, MISSOURI 64034 816-347-1100 FAX 816-347-1197 MISSOURI STATE CERTIFICATE OF AUTHORITY #008056	FINAL PLAT SHADOWOOD LOTS 181A THRU 188A CITY OF RAYMORE, CASS COUNTY, MISSOURI 18500 S. STATE ROUTE 291 GREENWOOD, MISSOURI 64034	PROJECT NO. 10051090	SHEETS 2 of 2 <small>REV. 12/18/16</small>
------------------------------	---	---	--------------------------------	---



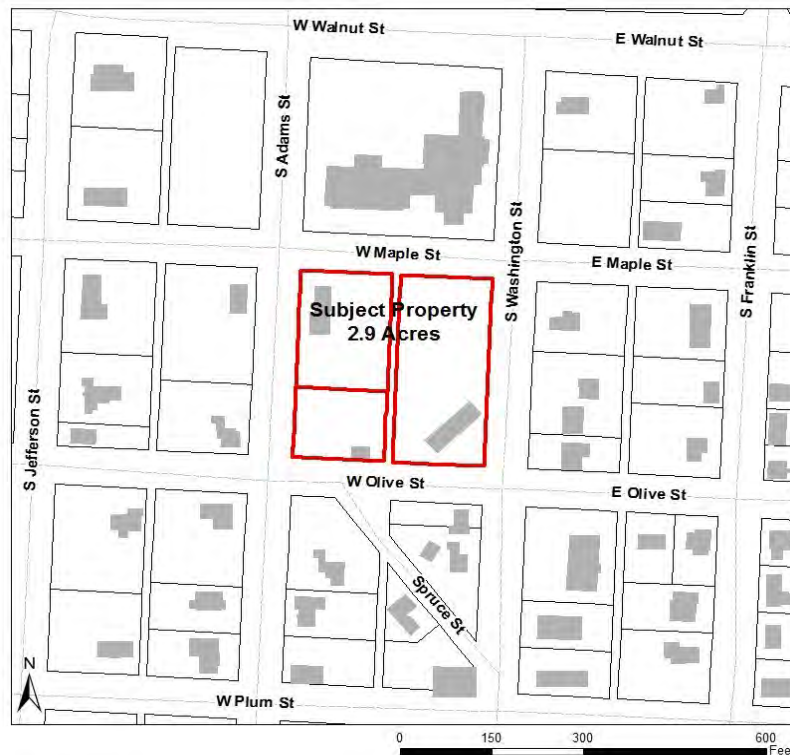
To: Planning and Zoning Commission
From: City Staff
Date: March 7, 2017
Re: Case #17005 Rezoning, Raymore Original Town, Block 8, Lots 1 thru 14; TB Hanna Station

GENERAL INFORMATION

**Applicant/
Property Owner:** City of Raymore, Missouri
100 Municipal Circle
Raymore, MO 64083

Requested Action: To reclassify the zoning of Raymore Original Town Block 8, lots 1 thru 14 from 'C-1' Neighborhood Commercial District, and "R-1" Single Family Residential District to "PR" Parks, Recreation and Public Use District

Property Location:



2016 Aerial Photograph:



Existing Zoning: "R-1" Single-Family Residential District; "C-2" Neighborhood Commercial District





View looking south from W. Maple Street along the temporary driveway and utility easement that separates the "R-1" district from the "C-1" district.



View looking north from W. Olive Street at the former Raymore Post Office building.



View looking east from S. Adams Street showing the TB Hanna Station Shelter and the former Post Office building.



View looking west showing the angled parking along S. Washington Street

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Low Density Residential Use, and Neighborhood Commercial Use

Major Street Plan: The Major Thoroughfare Plan Map classifies Maple Street, Washington Street, Olive Street, and Adams Street as local streets.

Legal Description: Raymore Original Town, Block 8, Lots 1 thru 14

Advertisement: February 16, 2017 edition of the **Journal** newspaper

Public Hearing: March 7, 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 roughly 2.9 acres of land, legally described as Raymore Original Town Block 8 , from "R-1" Single Family Residential District, and "C-1" Neighborhood Commercial District to "PR" Parks, Recreation and Public Use 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 properties as “R-1” First Dwelling Zoning. This zoning designation permitted single-family dwelling units to be constructed.
2. The July 8, 2000 Official Zoning Map designated the zoning of the subject properties as “R-1” Single Family Dwelling District and Agriculture. The northeastern corner was zoned as a Parks district, formerly known as Jaycee Park.
3. On January 12, 2004 the City adopted a new Official Zoning Map. The subject properties were given the zoning classification of “R-1” and the southeastern corner was zoned “C-1”.
4. In 2010, the northeast corner lot was rezoned as “C-1” Neighborhood Commercial, and the remainder of the block was zoned as “R-1” Single Family Residential
5. On March 22, 2010, the City passed Ordinance 2010-35, amending the zoning code by adding the “OT” Original Town Overlay District Zoning Designation to all properties within the Original Town Neighborhood Planning Area

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday February 8, 2016. Staff presented an overview of the request, and provided maps and illustrations showing aerial photography and existing zoning of the site.

One resident attended the meeting and asked the following questions:

- What types of things will be included in the new park?
 - City Staff: The city intends on adding a new playground, although the exact location is still being determined, as well as the possibility of a splash park.
- Will the City be installing curbs around the perimeter of the park?
 - City Staff: The City is required to install parking along Maple Street between Adams and Washington by the end of 2017, which will require the installation of curbs. Additional parking will eventually be added along the perimeter of the site.
- Will sidewalks be installed around the park?
 - City Staff: Sidewalks will likely be installed at the same time as the parking, at least along the north and east sides of the block. Sidewalks will eventually be installed on all four sides.
- Will the old Post Office building be saved?
 - City Staff: The City intends on using this building as a public restroom facility.
- What is going to happen to the trees?
 - City Staff: If possible, no trees will be removed from the site.
- The resident also had concerns about people parking in the grass.
 - City Staff: Parking is not allowed in the grass, and the temporary driveway off of Maple Street will be removed.

STAFF COMMENTS

1. The purpose of the “PR” Parks, Recreation and Public Use District is to accommodate land uses that offer a variety of recreation opportunities, and other public uses. Permitted uses include the following:
 - a. Public active and/or passive recreation areas and parks;
 - b. Activities for conservation of natural resources and the environment, such as for soil, water, vegetation and wildlife;
 - c. Indoor or outdoor health, recreation and exercise facilities;
 - d. Community centers and similar facilities; and
 - e. Minor utility uses as defined by this code.
2. The “OT” Original Town Overlay district is intended to preserve and enhance the historic character of the Original Town Neighborhood, by

ensuring the compatibility of surrounding land uses.

3. Public parks are not an allowable use in the “R-1” Single Family Residential District, or the “C-1” Neighborhood Commercial District
4. Public parks are a permitted use in the “PR” Parks, Recreation and Public Use District
5. The City plans to utilize the property to expand and connect to the existing public uses at TB Hanna Station Park. Staff are currently in the design phase of this project.
6. There is one existing building remaining on the property, which once served as the Post Office for the City of Raymore. It is the City’s intention to repurpose this building into a public restroom facility.
7. The minimum number of parking spaces required under a “PR” zoning designation is determined at the discretion of the Community Development Director. It is the City’s intention to provide on-street parking along the perimeter of the entire site.
 - a. As part of the purchase agreement of the 201 S. Adams St. property, the City agreed to construct angled parking on Maple St. from Adams St. to Washington St. to be completed in 2017.
8. Property developed or redeveloped in the Original Town Overlay District should comply with the recommendations found in the Original Town Neighborhood Design Guidelines document

ENGINEERING DIVISION COMMENTS

The Engineering Department has reviewed the application for the rezoning of Raymore Original Town, Block 8, Lots 1 thru 14 and determined that adequate public facilities and services exist to serve the development allowed under the requested zoning amendment.

Please see the attached memorandum for specific comments.

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 low density, single family residential and commercial businesses. The adjacent properties are currently zoned “R-1” Single Family Residential and “C-1” Neighborhood Commercial.
- 2. the physical character of the area in which the property is located;** The physical character of the neighborhood surrounding the subject property(s) is developed lots within the original platted area of Raymore, containing single family residential homes and commercial businesses. The surrounding area is predominately single family residential.
- 3. consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;** The request for rezoning is consistent with the goals and objectives on the GMP, including the development of neighborhood parks, as well as a common place for community gatherings. However, the rezoning is not in compliance with the Future Land Use map found in the GMP, or the Recommended Land Use map found in the Original Town Neighborhood Plan.
- 4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;** The property(s) are suitable for the uses permitted under the existing and proposed zoning districts, including single family homes and commercial use, but were recently purchased by the City with the intention of creating a public park. The land is suitable for the uses permitted in the “PR/OT” district.
- 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;** the trend of development near the subject property(s) has been predominately single family residential, and neighborhood commercial uses. The City recently completed construction of T.B. Hanna Station, a public facility used for the Farmer’s Market and other community events.

6. **the extent to which the zoning amendment may detrimentally affect nearby property;** the zoning amendment would not detrimentally affect the surrounding properties. Park use aligns with the goals identified in the GMP, and public parks are generally an acceptable use adjacent to single family residential and commercial development

7. **whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;** adequate public facilities exist to serve future development. Potable water and sanitary sewer services are currently available to the property.

8. **the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;** the property(s) are suited to the uses in which they have been restricted under the current zoning regulation. However, future residential development may not be in the best interest of the Growth Management Plan.

9. **the length of time (if any) the property has remained vacant as zoned;** the property(s) have always remained developed, until they were purchased by the City.

10. **whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and** the proposed rezoning would be in the public interest, in that it better aligns the use of the properties with the goals and objectives of the GMP than future single family or commercial development.

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 would be no gain to public health, safety and welfare as a result of the denial of this application. The existing “C-1” and “R-1” zoning would remain, and the City could seek option to redevelop single family homes, or consider a text amendment to the UDC that would permit parks in the “C-1” and “R-1” districts.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council</u>
<u>2nd</u>			
Public Hearing	March 7, 2017	March 27, 2017	April 10, 2017

STAFF RECOMMENDATION

City Staff supports the request for the reclassification of zoning, and recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17005, reclassifying the zoning designation of Raymore Original Town Block 8, lots 1 thru 14 to a “PR” Parks, Recreation and Public Facilities 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 8, 2017
Re: Case #17005 Rezoning, Raymore Original Town, Block 8, Lots 1 thru 14-TB Hanna Station

The Engineering Department has reviewed the application for the rezoning for TB Hanna station, Raymore Original Town, Block 8, Lots 1-14, and offers the following comments.

The subject property is located on the north of the intersection of South Washington Street and East Olive Street.

Transportation System

Access to the site will be via Olive Street, Maple Street and South Washington Street. Parking will be installed on Maple Street.

Sanitary Sewer:

The lot will be served by an existing 8 inch sanitary sewer that is located approximately 170 feet west of the intersection of South Washington Street and Maple Street.

Water System:

The site will be served by the existing 6 inch waterline located 200 west of the intersection of South Washington and Maple Street.

Storm Water Quality:

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

Community Development Monthly Report



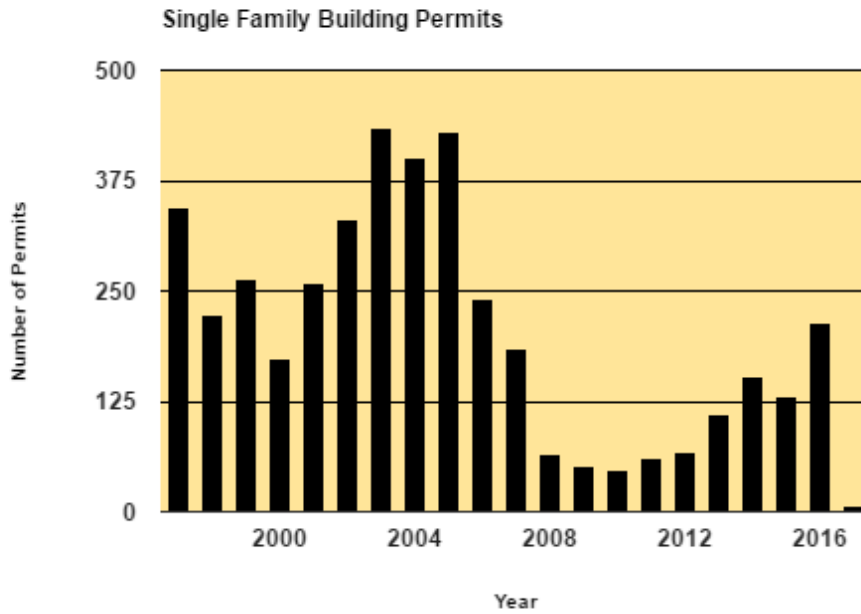
JANUARY 2017

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
Notices Mailed				
-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 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 6, 2017 Joint Work Session - City Council and Planning and Zoning Commission

- Training Session

March 7, 2017 Planning and Zoning Commission

- Rezoning of T.B. Hanna Station, R-1 and C-1 to PR (public hearing)
- Shadowood Phase 4 Replat Lots 181A thru 188A

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
- 1st Reading - Shadowood Phase 4 Replat Lots 181A thru 188A

March 21, 2017 Planning and Zoning Commission

- Community for All Ages Master Plan (public hearing)

March 27, 2017 City Council

- 1st reading - T.B. Hanna Station rezoning (public hearing)
- 2nd reading - Shadowood Phase 4 Replat Lots 181A thru 188A

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
- Mange 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