



# RAYMORE PLANNING AND ZONING COMMISSION AGENDA

**Tuesday, April 18, 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 from March 21, 2017 meeting
6. Old Business - None
7. New Business
  - a. Case #17007 - 2017 Annual Review of Growth Management Plan (*public hearing*)
  - b. Case # 17013 - 104 E Olive Street - Waiver of Design Requirements
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, MARCH 21, 2017 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, DON MEUSCHKE, KELLY FIZER, CHARLES CRAIN, JOHN BERENDZEN, ERIC BOWIE AND LEO ANDERSON. ABSENT WERE JOSEPH SARSFIELD 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 – None
5. Consent Agenda
  - A. Acceptance of minutes of March 7, 2017 meeting.

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

Vote on Motion:

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

Motion passed 6-0-1.

6. Old Business – None
7. New Business
  - a. Case #17009 – Community for All Ages Master Plan (public hearing)

Associate Planner David Gress presented the staff report. Mr. Gress stated a draft of the plan was previously discussed by the Commission and tonight staff is submitting the plan for consideration of adoption and approval of the plan as a component of the City Growth Management Plan.

Mr. Gress stated consideration of the plan requires a public hearing to be held and that notice of the hearing was published in The Journal as required.

Mr. Gress provided a brief overview of the process taken to complete the plan. A task force was formed to assist staff in the assessment phase of the Communities for All Ages initiative and the task force continued to assist staff in the preparation of the plan.

Mr. Gress stated the master plan is a stand-alone document but is a component of the Growth Management Plan. The two documents are tied together as well as connectivity with the City strategic plan.

Chairman Faulkner asked about the makeup of the task force.

Community Development Director Jim Cadoret stated in preparation of the Assessment Phase of the initiative a community meeting was held to gather input to better understand the needs of the community. From the community meeting several residents stepped up and volunteered to participate in the task force. The task force consisted of five residents, the Police Chief, the Parks and Recreation Director and myself. The task force met on a weekly basis to complete the assessment phase, then met to review the draft of the master plan. There was difficulty in getting youth volunteers but staff will continue to work on including younger residents in the implementation process.

Chairman Faulkner commented on the Community Conversations held approximately one year ago which provided input into this process as well.

Mr. Cadoret stated the interest in Raymore becoming a Community for All Ages was strengthened during the community conversations.

Commissioner Crain asked if there was broad representation on the task force from the neighborhoods within the City.

Mr. Cadoret stated the makeup of the task force was not done by ward but was represented by residents with a strong interest in the initiative.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:13 p.m.

Monique Lewis, 124 E. Calico, indicated she has lived in Raymore for 22 years in a neighborhood full of children. Ms. Lewis indicated she served as a task force member that represented the entire community. Ms. Lewis reviewed the five key focus areas contained in the plan and expressed her support for approval of the plan.

Ruth Johnson stated she is a member of the Raymore-Peculiar School Board and participated in the Community Conversation meetings. Ms. Johnson indicated she also served on the task force.

Ms. Johnson stated that as a mother of four children and caretaker for a parent she understand the changing needs of our society. Ms. Johnson stated she had to find a home that was accommodating to the needs of her family. She stated her interest in the initiative was to pursue universal design standards. Ms. Johnson encouraged the Commission to approve the plan and pursue implementation of the plan.

Vince Como, 725 Indian Grass Way, indicated he and his wife participated as members of the task force in order to have a voice to help protect the interests of senior residents in the City. Mr. Como expressed thanks to the Parks and Recreation Department in the City and the work they do for senior residents. Mr. Como stated civic involvement and transportation needs were two areas discussed during the assessment phase and work on the plan that he hadn't given a lot of thought to but were important components of the plan.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:27 p.m.

Chairman Faulkner commented that he appreciated all of the work of the task force members.

Commissioner Bowie thanked the task force members for the time they volunteered on this effort. He asked about several of the policy recommendations included in the plan. Mr. Bowie wanted the voices of the youth and young adults to be heard.

Commissioner Bowie asked about where we are at regarding the policy recommendations included in the plan. Are we 5 or 10 years away from implementation.

Mr. Cadoret indicated that on a few of the recommendations staff has already commenced discussions, including universal design standards. Other recommendations including expanding our accessory dwelling unit provisions contained in the City Code are already being discussed. Other areas being discussed include transportation and social isolation of some of our residents.

Commissioner Anderson asked about the connection between the proposed plan and other planning initiatives, including the Growth Management Plan and the Strategic Master Plan.

Mr. Gress stated that he reviewed each of the existing documents and how they related to the Community for All Ages initiative. He met with individuals involved in the Community Conversations in an effort to make this plan stronger.

Commissioner Anderson thanked the volunteers on the task force for their work on the initiative.

Chairman Faulkner indicated the Growth Management Plan does include other documents by reference or as a component to the Growth Management Plan. Mr. Faulkner stated it appeared to him that the Community for All Ages plan is under the direction and control of the Commission.

Mr. Cadoret stated yes, that the plan as proposed would be a component of the Growth Management Plan. There is not currently an official Community for All Ages Commission formed, but a Commission may be formed or the current task force may remain in place as an advisory group.

Commissioner Crain stated that he wants representation from all areas of the community serving on the task force or committee.

Mr. Gress stated the task force should be both geographically and demographically represented and that we may need to partner with the school district and other organizations to get the best representation for the community.

Commissioner Bowie asked about the tidbits of information that are added in the sidebar on some of the pages of the plan and thought they should be more relevant to Raymore.

Mr. Gress stated some of the items were taken from the community survey for Raymore and some were thought of as information that would be of interest and help to the residents.

Chairman Faulkner thought the tidbits were helpful but somewhat random.

Commissioner Fizer commented on the use of the term "elderly" in the plan. She felt a more appropriate word may be senior or older adult.

Chairman Faulkner agreed and thought the word senior would be more appropriate.

Motion by Commissioner Anderson, Second by Commissioner Crain, to accept the staff recommendation and approve case #17009, Community for All Ages Master Plan.

Chairman Faulkner asked if there would be an annual review of the plan similar to the review done on the Growth Management Plan.

Mr. Gress stated yes there will be an annual review of the plan and the task force or committee that is formed will play an important role in that process.

Motion by Chairman Faulkner, Seconded by Commissioner Meuschke to amend the motion to replace the two occurrences of the word "elderly" with "senior".

Commissioner Anderson wanted consistency in the other documents, such as the Growth Management Plan, as well.

Chairman Faulkner stated the Commission could look to make those changes at the time of annual review of those documents.

Vote on Motion to Amend:

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

Motion passed 7-0-0.

Vote on Motion as Amended:

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

Motion passed 7-0-0.

## 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 stated the Board of Adjustment will have its meeting at 6 p.m. on Tuesday April 18, immediately before the regular meeting of the Planning and Zoning Commission. There are three cases on the Board of Adjustment agenda and the meeting may continue beyond 7 p.m. , delaying the start of the Commission meeting.

Chairman Faulkner asked staff to include a copy of the agenda for the Board of Adjustment meeting in the Commission meeting packet.

B. Engineering Report

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

- Foxwood Water tower painting will start on April 3rd
- Gore water line and meter vault will start in mid April
- A public meeting for 2017 sidewalk program will be April 6th.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Crain: No comment.

Commissioner Bowie: Appreciated the joint work session with the City Council and stated as he was recently driving along 58 Highway that he thought the City was looking good.

Commissioner Berendzen: Thanked the residents who volunteered for the Community for All Ages Task Force.

Commissioner Meuschke: No comment

Commissioner Fizer: Thought the Community for All Ages plan was well done and is looking forward to is implementation.

Commissioner Anderson: Thanked Mr. Gress for his work on the plan. Thought the plan was a good baseline.

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

12. Adjournment

Motion by Commissioner Anderson, Seconded by Commissioner Berendzen to adjourn the March 21, 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	Absent
Mayor Turnbow	Absent

Motion passed 7-0-0.

The March 21, 2017 meeting adjourned at 8:17 p.m.

Respectfully submitted,

Jim Cadoret

# City of Raymore, Missouri GROWTH MANAGEMENT PLAN



## 2017 ANNUAL REVIEW AND REPORT

*Raymore Together!...a community of active people,  
quality places, and economic opportunity*

4.18.2017





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## **INTRODUCTION**

### ***Why complete an annual review?***

The current Growth Management Plan (GMP) for the City of Raymore, Missouri was adopted by the Raymore Planning and Zoning Commission by Resolution 13-01 on March 19, 2013. An annual review process was approved as part of the GMP.

The Community Development Department is required to prepare an annual report by April 1<sup>st</sup> of each year. The annual report is required to contain the following items:

- An assessment of planning trends to determine if the plan is falling behind modern planning practices.
- An assessment of the future land use and transportation plan to determine if they are adequate to accommodate the future growth of the City.
- An assessment of progress toward implementing the goals, objectives, and action steps outlined in the plan.
- An assessment of the plan's ability to support the City Council vision and goals.
- An assessment of potential gaps in the plan.
- Updates on other plans adopted by the City.
- Other issues deemed relevant by the Community Development Director.
- Recommendations for action on the plan in the following 12-24 months.

Prior to consideration of the report the City shall make the report available for public review. A legal notice shall be posted at least fifteen days prior to the Commission meeting. Additionally, the report should be posted on the City website with a printed copy available for review in the City Clerk's Office.

The GMP Annual Report was posted on the City website on April 10, 2017 with a notification sent to anyone who receives a Notify Me alert for Planning and Zoning matters. On March 30, 2017 a legal notice was published in The Journal.

The Planning and Zoning Commission will hold a public hearing on the annual review and report on April 18, 2017. After holding the public hearing the Commission has authority to amend the plan as needed.

### ***What will happen with the annual review results?***

If any changes are made to the adopted GMP, staff shall complete the updates and distribute the updated plan to City Council members, City Department Heads, and any interested resident and post the new plan on the City website.

## ***Assessment of Activity***

### **An assessment of planning trends to determine if the plan is falling behind modern planning practices:**

One of the recent national planning trends has been the study of changing demographics and a diversifying population, and the impacts those changes will have on a community. City staff has continued to take an active role in the KC Communities for All Ages initiative through participation in quarterly meetings of communities involved in the initiative. Additionally, the Planning and Zoning Commission recently adopted the City of Raymore Community for All Ages Master Plan.

Another recent trend is the expansion of housing opportunities for changing families. The introduction of accessory dwelling units in traditional single-family areas is gaining acceptance in many communities. Raymore allows accessory dwelling units in our agricultural and rural estate zoning districts. Further study of expanding the zoning districts that allow accessory dwelling units is included as a policy recommendation in the City of Raymore's Community for All Ages Master Plan.

Overall the plan remains current with modern planning practices.

### **An assessment of the future land use and transportation plan to determine if they are adequate to accommodate the future growth of the City:**

With voter approval of the No-Tax Increase Bond issue, several significant road and community facility improvements will be made that may have an impact on the future land use plan and transportation plan. As these projects begin to move forward the Planning and Zoning Commission will need to evaluate the need to update both the land use plan and transportation plan.

### **An assessment of progress toward implementing the goals, objectives and action steps outlined in the plan:**

A number of work efforts have been completed in 2016 on implementing the goals, objectives and action steps outlined in the plan.

1. The City Manager established an Economic Development Team approach that helps to further all five Economic Opportunity Goals:

Goal #1: Retain existing businesses and encourage expansion of existing businesses.

Goal #2: Develop a strong business development team

Goal #3: Develop a business/office park in Raymore

Goal #4: Focus incentive policies on creation of quality jobs

Goal #5: Attract new businesses to Raymore

The economic development team consists of the City Manager, Community Development Director - Assistant to the City Manager, Economic Development Director, and Finance Director. Bi-weekly meetings of the team are held to coordinate and better communicate work efforts.

A major goal for the economic development team in 2016 was the development of the Raymore Gateway project, located at the northeast corner of Highway 58 and Kentucky Road. This location represents a key entrance into the City, and the economic development team is working diligently to develop a TIF plan to help encourage development. A concept to realign Kentucky Road was also explored in 2016, and the City intends to move forward with this project in 2017 in order to make the area more accessible and desirable for development

2. In support of Quality Neighborhoods Goal #1: Ensure all property in the City is maintained to the highest degree possible, the City completed the fourth annual review of the property maintenance code. Each year Code Enforcement personnel review the code to propose amendments that will help improve the property maintenance program.
3. The City Park Board and City Council continue to provide funding for park projects, supporting the implementation of Quality Neighborhood Goal #5: Continue development of neighborhood parks. There are a number of park projects that commenced in 2016. Plans for park improvements at T.B. Hanna Station propose the addition of a new playground and other park amenities in 2017. Plans are also moving forward at Hawk Ridge Park that include a public amphitheater and walking trails, in addition to other improvements.
4. Implementation of Community Connectivity Goal #1: Develop a common place for community gatherings continues as construction commenced on Centerview in the municipal complex. This building will provide an indoor gathering space for community meetings, classes, activities and events. This building will likely be completed in May of 2017

5. Expansion of the sidewalk and trail network keeps moving forward through the City's Sidewalk on Undeveloped Lot and Sidewalk Gap Programs. In 2016, the City installed more than 4,600 linear feet of new sidewalk supporting Community Connectivity Goal #3: Continue expansion of the City trail and sidewalk network
6. On an annual basis the Planning and Zoning Commission is asked to review previous non-residential development projects that have been approved as suggested in Physical Development Goal #1. The Commission completes this review to determine if there are any modifications that could have been done to enhance the quality of the project.
7. Implementation of Quality Neighborhoods Goal #4: Maintain a safe and secure City, continues with the efforts of the Police Department in supporting civic involvement programs such as Neighborhood Watch Programs, the Citizen's Police Academy and a reformatted National Night Out that is now held in conjunction with the Raymore Festival in the Park.

**An assessment of the plan's ability to support the City Council vision and goals:**

The City concluded its strategic planning effort in 2016, following a series of highly successful Community Conversations earlier in the year. This effort will lead to the completion of a new strategic plan for the City. Once completed, the Planning and Zoning Commission will need to closely review the strategic plan to determine what modifications need to be made to the Growth Management Plan to support the strategic plan.

**An assessment of potential gaps in the plan:**

Staff has not identified any potential gaps in the plan. Significant progress is being made on implementation of the 19 Goals contained in the plan. As long as progress continues on implementation of the identified goals and action steps, the plan remains current and relevant.

Many of the comments and suggestions made during the early strategic planning efforts, and communities for all ages process parallel the goals, objectives and action steps contained in the GMP. The common threads and messages of both plans support the continuing implementation of the GMP.

**Updates on other plans adopted by the City:**

The Planning and Zoning Commission, at its March 21, 2017 meeting, adopted the Communities for All Ages (CFAA) Master Plan. This plan includes goals and strategies that will help guide the City of Raymore towards building a community that is friendly towards individuals of all ages and abilities. The CFAA Master Plan focuses on five main areas, including Parks, Outdoor Spaces, and Public Facilities; Housing and Neighborhood Connectivity; Transportation and Mobility; Civic Engagement and Inclusion; and Community Health and Wellbeing. After its adoption, the plan was submitted to Mid-America Regional Council for review. It is anticipated that this plan will allow Raymore to be recognized as a Gold-Level Community for All Ages.

**Other issues deemed relevant by the Community Development Director:**

1. The Transportation Master Plan and associated street classification map were most recently updated in January of 2010. With voter approval of the No-Tax Increase Bond several new road connections will be completed in accordance with the approved master plan. These road segments will likely spur additional development. The time is appropriate for the City to evaluate the Transportation Master Plan to ensure it meets the needs of the community.
2. The amount of prime leasable commercial space available in the City is limited. There are few existing spaces available for mid sized tenants looking to locate in Raymore. While the City does not desire to have a glut of commercial space available for rent, not having enough space to attract businesses is an equally concerning issue. The City needs to encourage the building of commercial spaces available for small to mid-sized tenants.
3. The changing demographics of the community will have a significant impact on Raymore. Participation in the Communities for All Ages initiative brings awareness to the issue. The City adopted a Communities for All Ages Master Plan, thus achieving Gold Level recognition. A committee will need to be formed in the near future to help track and evaluate the implementation of the goals and strategies included in the plan.
4. The United States Supreme Court decision in Reed vs. the Town of Gilbert, Arizona has significant impacts on the City sign regulations. Modifications will need to be made to the Sign Code, specifically regarding temporary signs.

**Recommendations for action on the plan in the following 12-24 months:**

1. Incorporate goals and objectives identified in the new City Strategic Plan into the GMP.
2. Include an Existing Land Use Plan Map and update the undeveloped land use page in the GMP.
3. Update and revise the Future Land Use map in the GMP.
4. Propose an amendment to the Sign Code regarding the regulation of temporary signs throughout Raymore.
5. Update the Street Classification Map to reflect the changes to the realignment of Kentucky Road

### ***Future Work Products***

1. *City Land Use Ratio*. After staff completes its work on the existing land use inventory a work session will be held with the Planning and Zoning Commission to review the map and data. One of the end products of the inventory is to use the data to help establish an appropriate land use ratio for the City.
2. *Strategic Planning Update* Staff commenced work in 2015 on a strategic planning update process, which concluded in early 2017. This effort will lead to the completion of a new strategic plan for the City. This plan is intended to help identify strategic priorities and goals, and guide decision making for the City of Raymore over the next several years.

### ***Topics for consideration by the Planning and Zoning Commission***

#### **Staff recommended changes:**

As the City moves forward with the Raymore Gateway project at the intersection of 58 highway and Kentucky Road, staff should consider the type of development they wish to see in this area of the city.



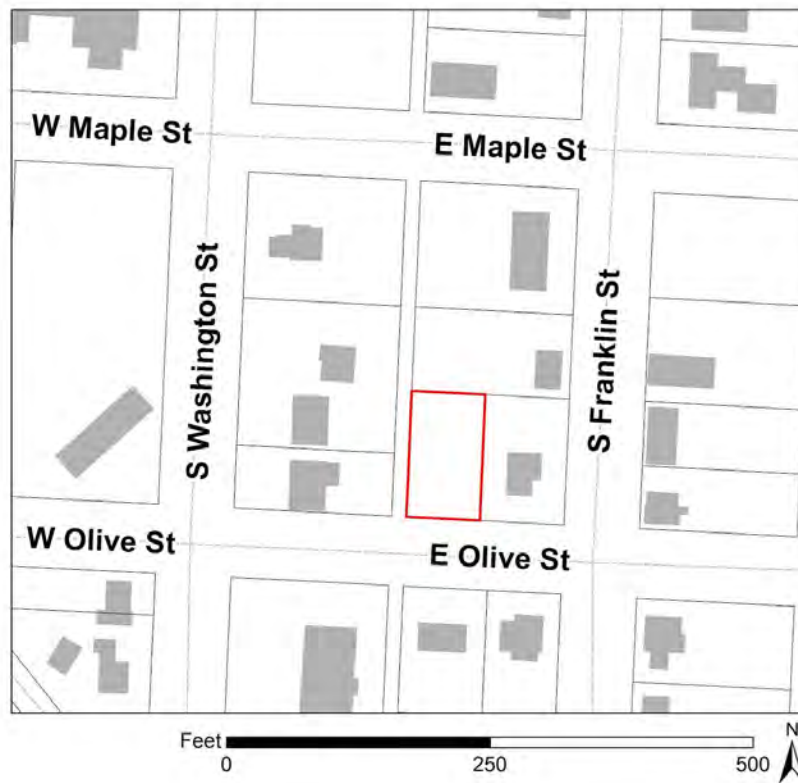
**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** April 18, 2017  
**Re:** Case #17013 - Waiver of Design Requirement for new home proposed to be located at 104 E. Olive Street in the Original Town Neighborhood Overlay District

## GENERAL INFORMATION

**Applicant/  
Property Owner:** True Vision Construction LLC

**Requested Action:** Waiver to Original Town Overlay District design requirement that garage doors facing the street shall be set back at least 8 feet from the primary facade.

**Property Location:** 104 E. Olive Street





**Aerial Photograph:**



**Property Photographs:**



View from Olive Street looking north



View from Olive Street looking down the alley along the western property line

**Existing Zoning:** "R-1/OT" Single Family Residential/Original Town Overlay District

**Existing Surrounding Uses:** **North:** Single-Family Residential  
**South:** Single-Family Residential/Commercial  
**East:** Single-Family Residential  
**West:** Commercial

**Total Tract Size:** 8,391 square feet (.19 acres)

**Subdivision Plat:** Raymore Original Town Plat

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

**Major Street Plan:** The Major Thoroughfare Plan Map contained in the Growth Management Plan has Olive Street classified as a local street, and S. Franklin Street classified as a minor collector

**Advertisement:** City Ordinance does not require advertisement for waiver of design requirements in the Original Town District.

**Public Hearing:** City Ordinance does not require a public hearing for waiver of design requirements in the Original Town District.

## **PROPOSAL**

*Outline of Requested Action:* The applicant seeks a waiver to a design requirement contained in Section 415.050F2 of the Unified Development Code. Specifically, the request is to waive the requirement that garage doors facing the street shall be set back at least 8 feet from the primary facade of a new home proposed to be constructed at 104 E. Olive Street in the Original Town Neighborhood.

## **DISTRICT SPECIFIC DESIGN REQUIREMENTS**

In order for the applicant to accomplish the aforementioned action the Planning and Zoning Commission must approve a request to waive the requirement. The following code language applies:

Section 415.050 OT, Original Town District

F. District-Specific Design Requirements

2. Garage Orientation

- a. Garage doors facing the street shall be set back at least 8 feet from the primary facade.
- b. Garage doors shall not comprise more than 50 percent of the front facade.
- c. Rear-loading, side-loading, and detached garages shall not be subject to standards of this sub-section.

G. Action on Application

The Planning and Zoning Commission may, upon showing of undue hardship by the applicant, waive one or more of the specific requirements of the design standards of this section. The Commission shall approve the minimum waiver necessary to allow the application to be approved. The applicant for any such waiver shall have the burden of showing that the proposed project with such waiver shall have the minimum negative effect on aesthetics and compatibility within the OT district.

## **PREVIOUS ACTIONS ON THE PROPERTY**

1. The Original Town Overlay District was added as a new Overlay and Special Purpose Zoning District in the Unified Development Code on April 26, 2010.
2. The zoning of the property, and all other properties in the Original Town Plat, was reclassified from “R-1” Single Family Residential District to “R-1/OT” Single Family Residential/Original Town Overlay District on April 26, 2010.
3. On June 23, 2016, the home previously located at 214 S. Franklin Street (property directly to the east, also owned by the applicant) was determined by the Raymore Building Official to be a dangerous building as defined by Raymore City Code Section 510.020. An order for demolition of the home was issued.
4. On January 3, 2017, Lots 14 thru 16 of Block 9 in Raymore Original Town were replatted to create two adjacent lots, Tract A and Tract B.
5. On March 29, 2017, an application for a building permit to construct a new home upon the property was submitted for review by the City. Issuance of a permit is on hold pending the outcome of this waiver request.

## **STAFF COMMENTS**

### **1. Purpose of OT District:**

The purpose of the OT, Original Town District is to preserve and enhance the historic character of the Original Town neighborhood. Its intent is to encourage a mix of residential, commercial, and institutional uses while ensuring their compatibility.

### **2. Objectives of OT District**

One of the objectives of the OT District is to encourage compatibility of new construction and structural alterations with the existing scale and character of surrounding properties.

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

R-1/OT	
<b>Minimum Lot Area</b>	
per lot	8,000 sq.ft.
<b>Minimum Lot Width (ft.)</b>	50
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	20
rear	30
side	7.5
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	30

4. **Special Use Conditions:** There are no use-specific standards or conditions.
5. The Original Town Neighborhood Plan, adopted by the Planning and Zoning Commission in May of 2009, contained recommendations regarding design guidelines for new construction. These guidelines were utilized to formulate the Original Town Overlay District standards.
6. Since the adoption of the Original Town Overlay District there have been nine building permits issued for new home construction in the neighborhood. One home, located at 307 W. Plum, immediately across Madison Street from Raymore Elementary School, was completed in 2015. This home has a side-entry garage with a driveway off of South Madison Street. One home, located at 416 S. Washington Street was completed in 2016. The garage orientation requirement was waived for this home, and the property has a front-entry garage with a driveway along Washington Street. The other seven homes, currently under construction at the intersection of Monroe Street and Plum Street, have rear-entry garages with access from an alley. All but one newly constructed home in the neighborhood comply with the garage orientation requirement.

7.



The home previously located on the subject property did not have a garage, but did have a side-entry driveway along S. Franklin Street. This home was demolished in 2016.

8. There are two homes located on the opposite side of Olive Street on the adjacent block. The home located at 105 E. Olive Street (immediately south of the proposed home) has an attached garage, and the home located at 107 E. Olive has a side entry garage.



Home located at 105 E. Olive Street (immediately south of the proposed home).

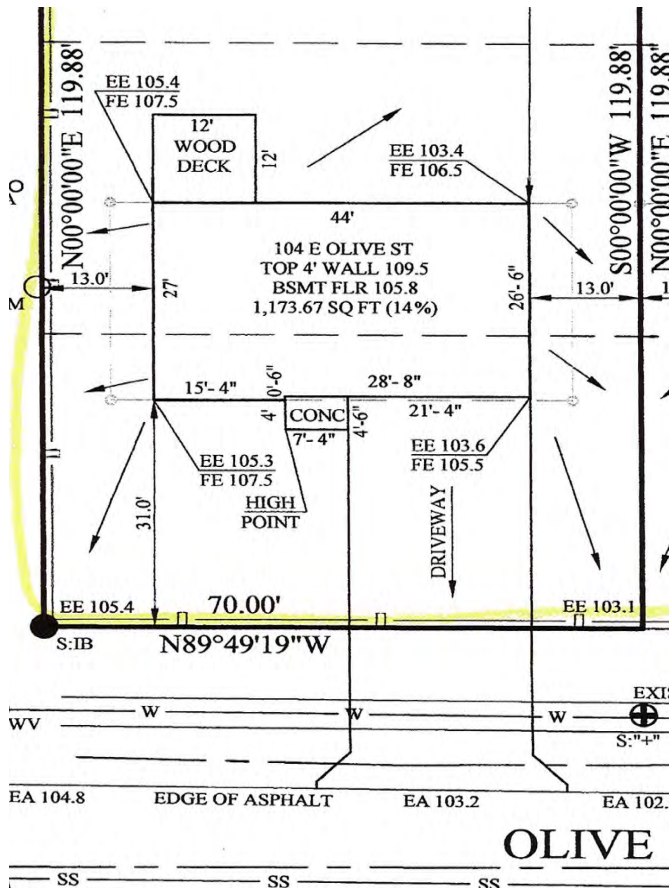
A building permit was issued for this home on January 14, 2000. While the garage does not comply with the design requirements, this home was built prior to the adoption of the Original Town Neighborhood Plan. The design of this home is similar to the design and layout of the home being proposed.



Home located at 107 E. Olive Street (immediately south of the proposed home).

This home is located on the corner of E. Olive Street and S. Franklin Street. The front facade faces Olive Street, and the side entry garage faces Franklin Street.

8.



The plot plan indicates that the garage will be set back six inches from the front facade of the home.

### STAFF RECOMMENDATION

The purpose of the Original Town Overlay District is to preserve and enhance the historic character of the Original Town Neighborhood. During preparation of the neighborhood plan, residents made it clear they wanted new construction to be compatible with the existing homes in the neighborhood. Residents desired to maintain the unique character that exists within the neighborhood.

Staff review of the homes that exist surrounding the subject property show a mixture of home styles and building setbacks, similar to many other blocks within the neighborhood. Although the proposed home is identical to the existing home at 105 E. Olive Street, that particular home was constructed prior to the preparation of the Original Town Overlay District Plan, and was not subject to the design guidelines included in the plan.



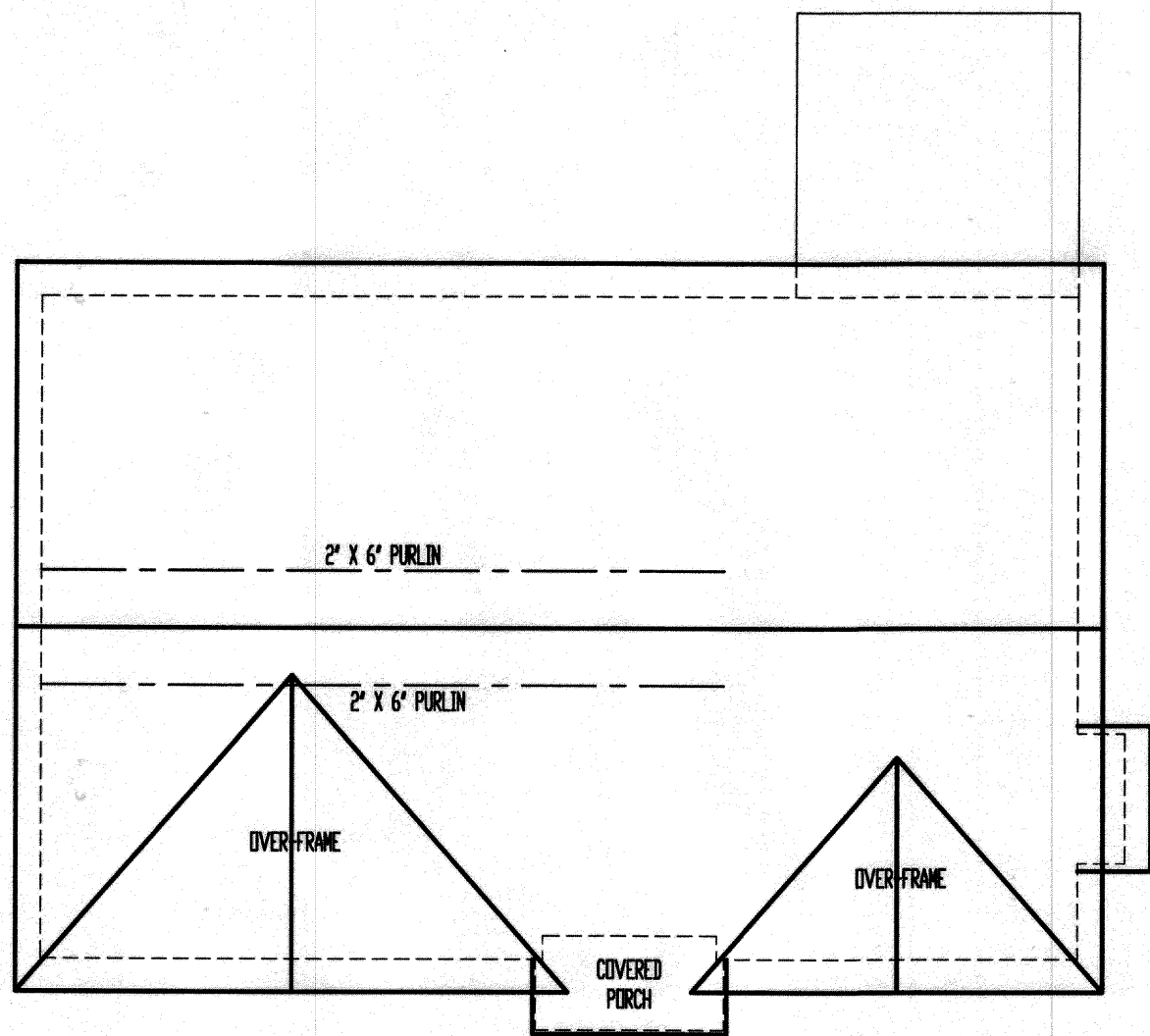
Staff believes that with its current design, the home is out of scale and does not match the style of the existing homes throughout the neighborhood. Given the location of the property in question, in relation to the existing alley, there are many other options for the applicant to consider in terms of a rear-entry or side-entry garage that would better match the existing homes throughout the neighborhood.

Staff recommends that the Planning and Zoning Commission deny Case #17013, request to waive the garage orientation design requirement for the home proposed to be constructed at 104 E. Olive Street.

DESIGNED EXCLUSIVELY FOR  
**TRUE VISION CONSTRUCTION, LLC**

ONE-TIME-BUILD LICENSE AGREEMENT  
FOR CONSTRUCTION IN PECULIAR, MISSOURI.

NOTE: GOVERNING CODES &  
GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS  
TAKE PRECEDENCE OVER THESE PLANS.



ROOF PLAN  
SCALE: 1/8" = 1'-0"

ALL RAFTERS SHALL BE 2" X 6" @ 24" O.C., UNLESS NOTED OTHERWISE.

FLASHING NOTE:  
DRAIN EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.

ROOF NOTES:  
ROOF DESIGNED FOR LIGHT ROOF COVERING  
30psf TOTAL LOAD (10psf DL, 20psf LL (SLJ))

RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL)  
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	24" O.C.	11'-7"
R2-2x6	24" O.C.	14'-2"
R2-2x8	24" O.C.	14'-8"
R2-2x8	24" O.C.	17'-11"
R2-2x10	24" O.C.	17'-10"
R2-2x10	24" O.C.	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE (RECOMMENDED)

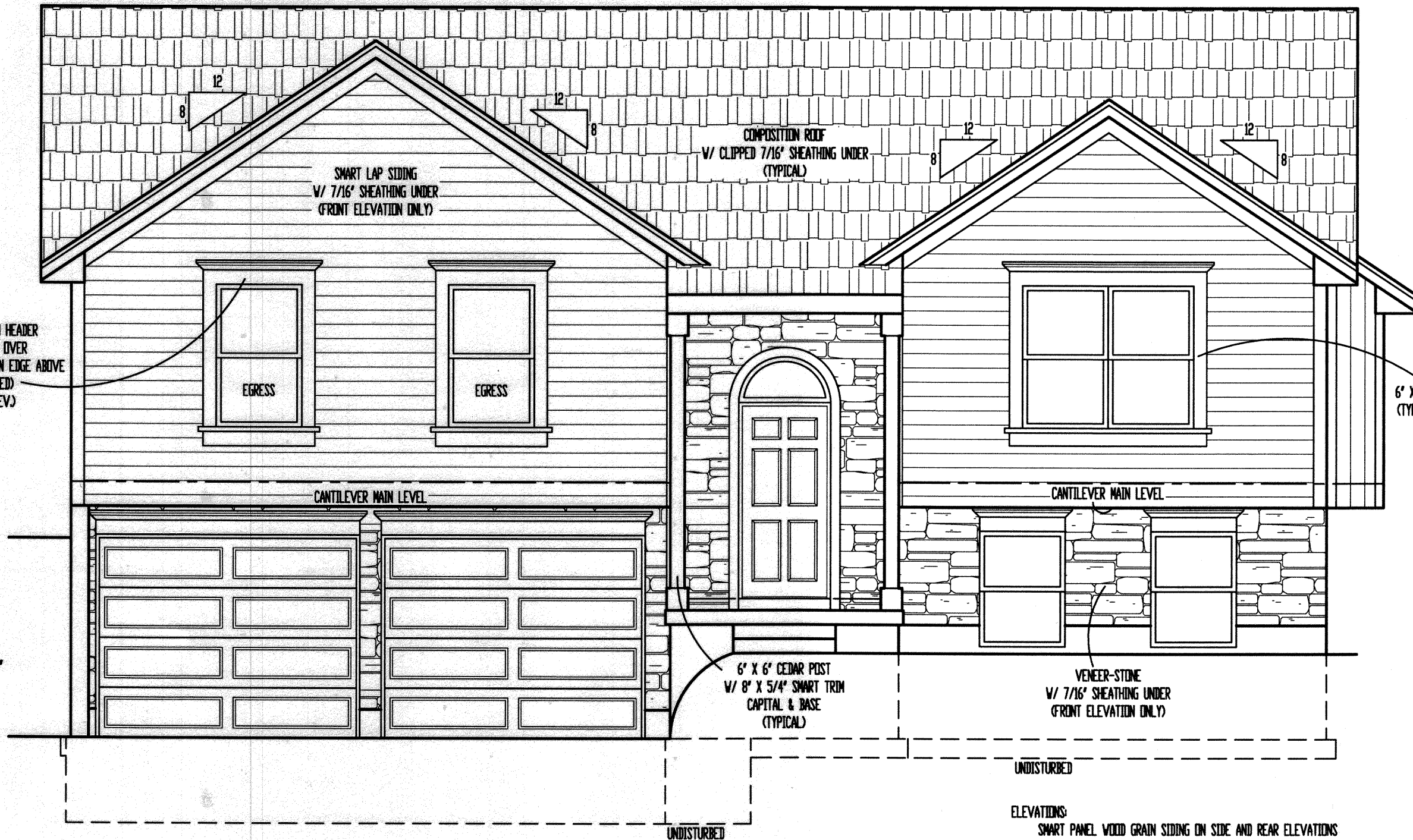
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	24" O.C.	8'-6"
R2-2x6	24" O.C.	9'-9"
R2-2x8	24" O.C.	11'-3"
R2-2x8	24" O.C.	12'-9"
R2-2x10	24" O.C.	14'-3"
R2-2x10	24" O.C.	16'-3"

DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

- VAULTS TO BE 2x10 DEPTH
- RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED)
  - R2-2x8 UP TO 10/12 PITCH
  - R2-2x10 OVER 10/12 PITCH
- ALL HIP & VALLEYS ARE (UNLESS OTHERWISE NOTED)
  - R2-2x8 UP TO 10/12 PITCH
  - R2-2x10 OVER 10/12 PITCH
- PURLINS ARE 2x6 MIN.
  - PURLIN STRUTS ARE AT 4'-0" O.C.
  - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
  - ALL PURLIN STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
  - PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(T) 2x4	8'-0"
(T) 2x4 & (T) 2x6	12'-0"
(T) 2x6 & (T) 2x8	20'-0"
(T) 2x6 & (T) 2x8	30'-0"
(T) 2x6 & (T) 2x8	30'-0"

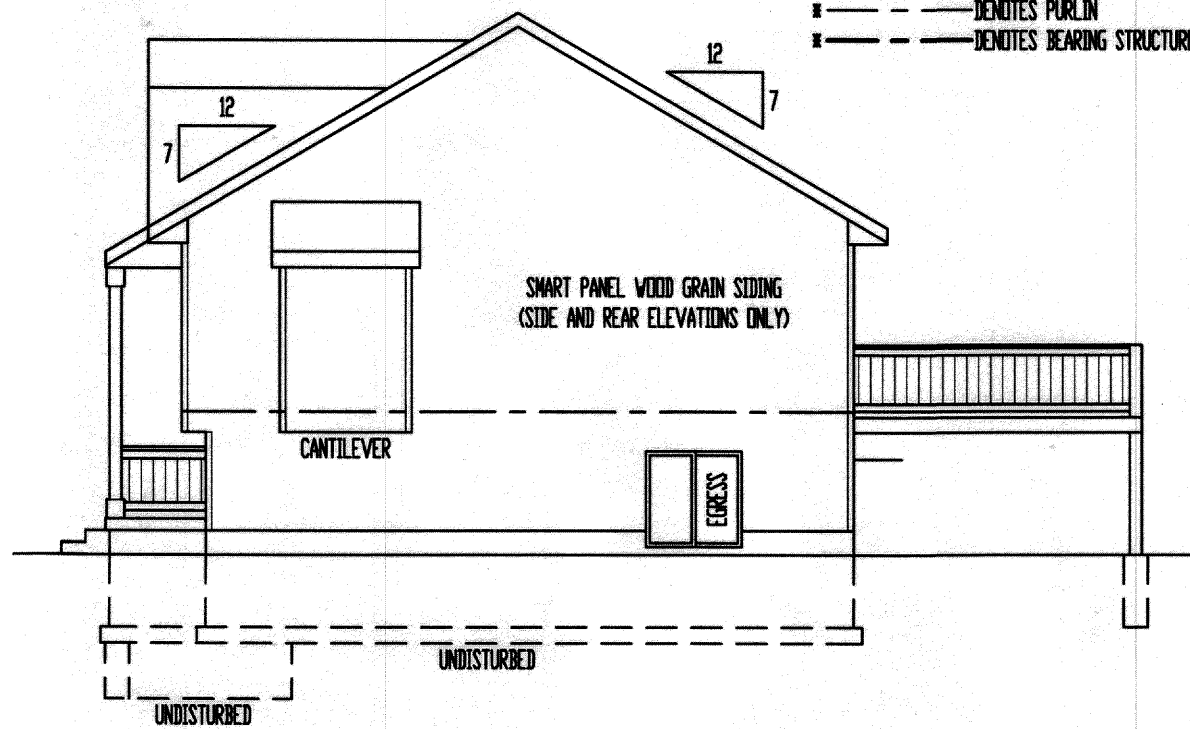
- RIDGE BRACES ARE SAME AS PURLIN BRACES-SPACING, SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)
- HIP & VALLEY BRACES ARE SAME AS PURLIN BRACE NOTES ABOVE
- VERTICAL BRACE IF NOT IS UNDER HIP OR VALLEY
- SLASH IS TOP END OF BRACE ( / ), NOT IS BOTTOM OF BRACE ( o )
- DENOTES BEARING WALL
- DENOTES ROOF BRACE
- DENOTES PURLIN
- DENOTES BEARING STRUCTURE



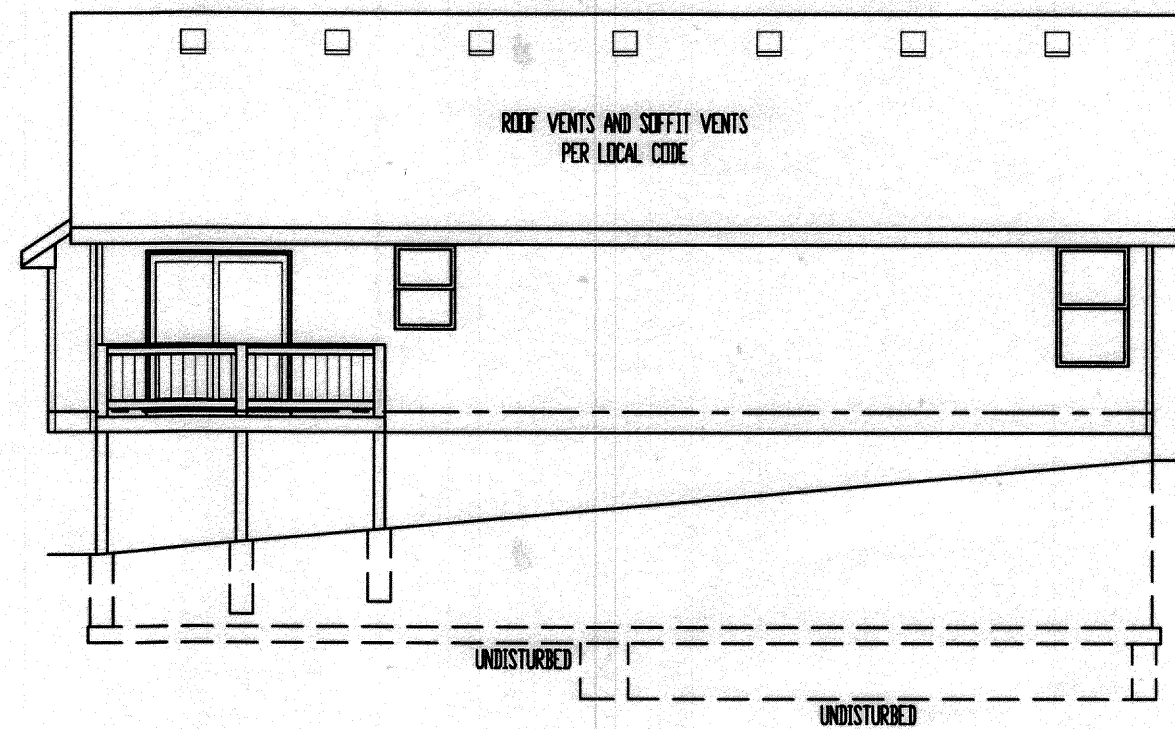
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATIONS:  
SMART PANEL WOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS  
COMPOSITION ROOF SHINGLES  
LOCATE ROOF AND SOFFIT VENTS PER CODE  
ADJUST FOUNDATION TO GRADE

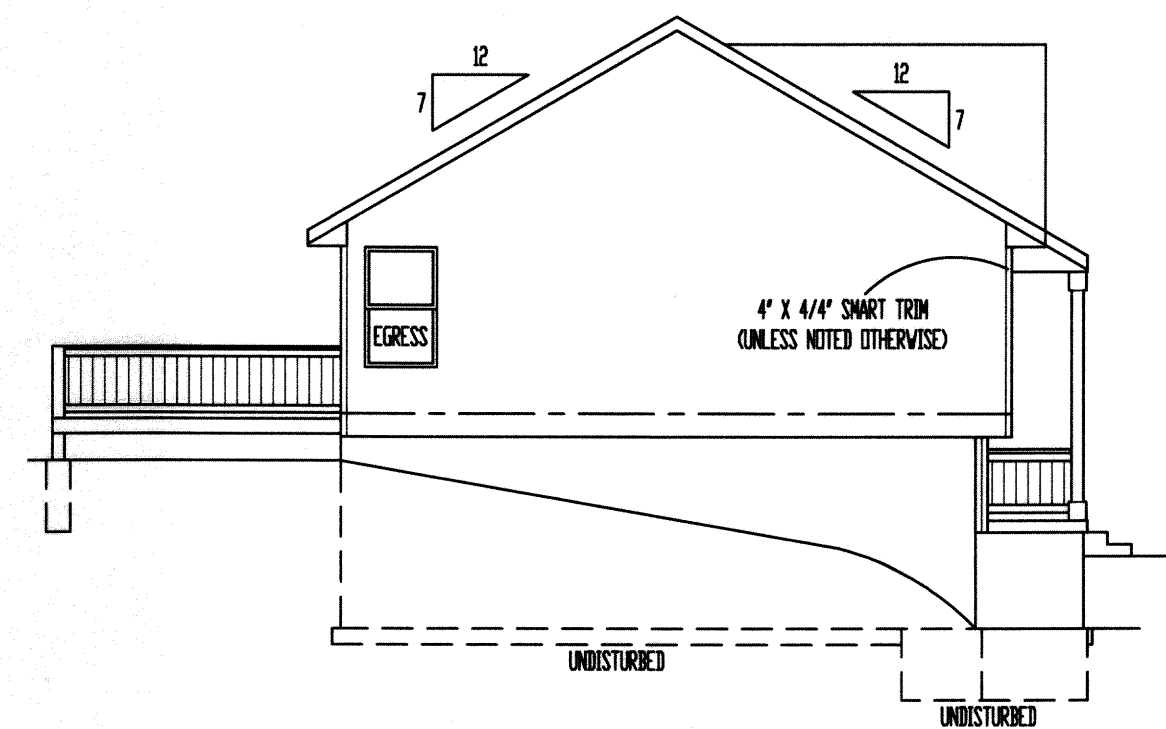
DECK:  
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S  
RESIDENTIAL DECK STANDARDS  
2" X 8" @ 24" O.C. FLOOR JOISTS  
2" X 6" CEDAR DECKING  
6" X 6" CEDAR/TTD. POSTS  
2" X 2" CEDAR SPINDLES  
2" X 6" CEDAR TOP RAIL  
DETERMINE OPTIONAL STAIRS ON SITE



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

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"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life. For God sent not his Son into the world to condemn the world; but that the world through him might be saved." John 3:16-17

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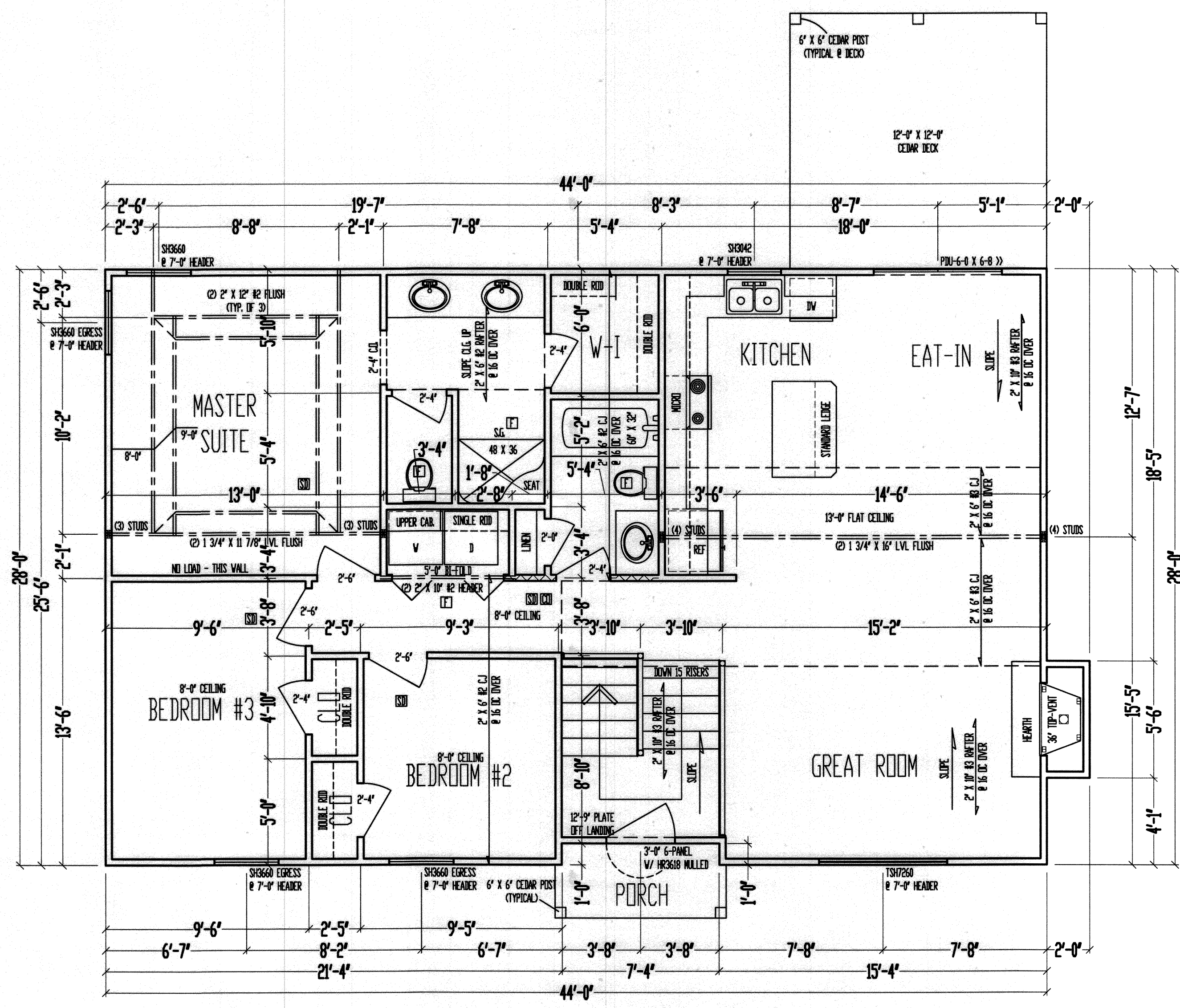
3-23-2017

PLAN TITLE:  
The GENESIS  
RAYMORE, MO

SHEET TITLE:  
ELEVATIONS  
ROOF PLAN

SHEET NO: 1B of 3  
DATE: 03/21/2017

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8'-0" CEILING  
 MAIN LEVEL  
 SCALE: 1/4" = 1'-0"

MAIN LEVEL: 1278 SQ. FT.  
 LOWER LEVEL: 514 SQ. FT.  
 TOTAL: 1792 SQ. FT.

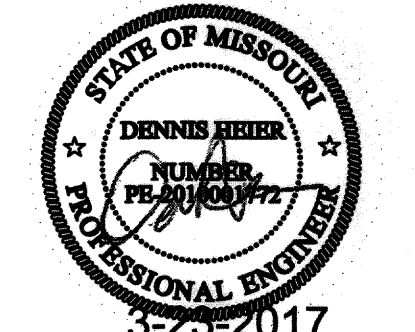
- FRAMING NOTES**
- HOME IS SHEATHED W/ 7/16" D.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - XXXXXXXXXXXXXXXXXXXX = G.B. 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ #6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (ORD. MIN. 4'-0" SECTION FOR BOTH SIDES))
  - XXXXXXXXXXXXXXXXXXXX = LOAD BEARING INTERIOR WALL.
  - (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
  - LOU TIES @ 4'-0" O.C. (TYPICAL)
  - RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
  - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL ONLY REQUIRED WITH I-JOISTS.
  - PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
  - ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
  - ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4" @ 16" O.C., UNLESS NOTED OTHERWISE.
  - EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE)

"He that believeth on him is not condemned but he that believeth not is condemned already, because he hath not believed in the name of the only begotten Son of God and this is the condemnation, that light is come into the world, and men loved darkness rather than light, because their deeds were evil."  
 John 3:18-19

# VIEWPOINT

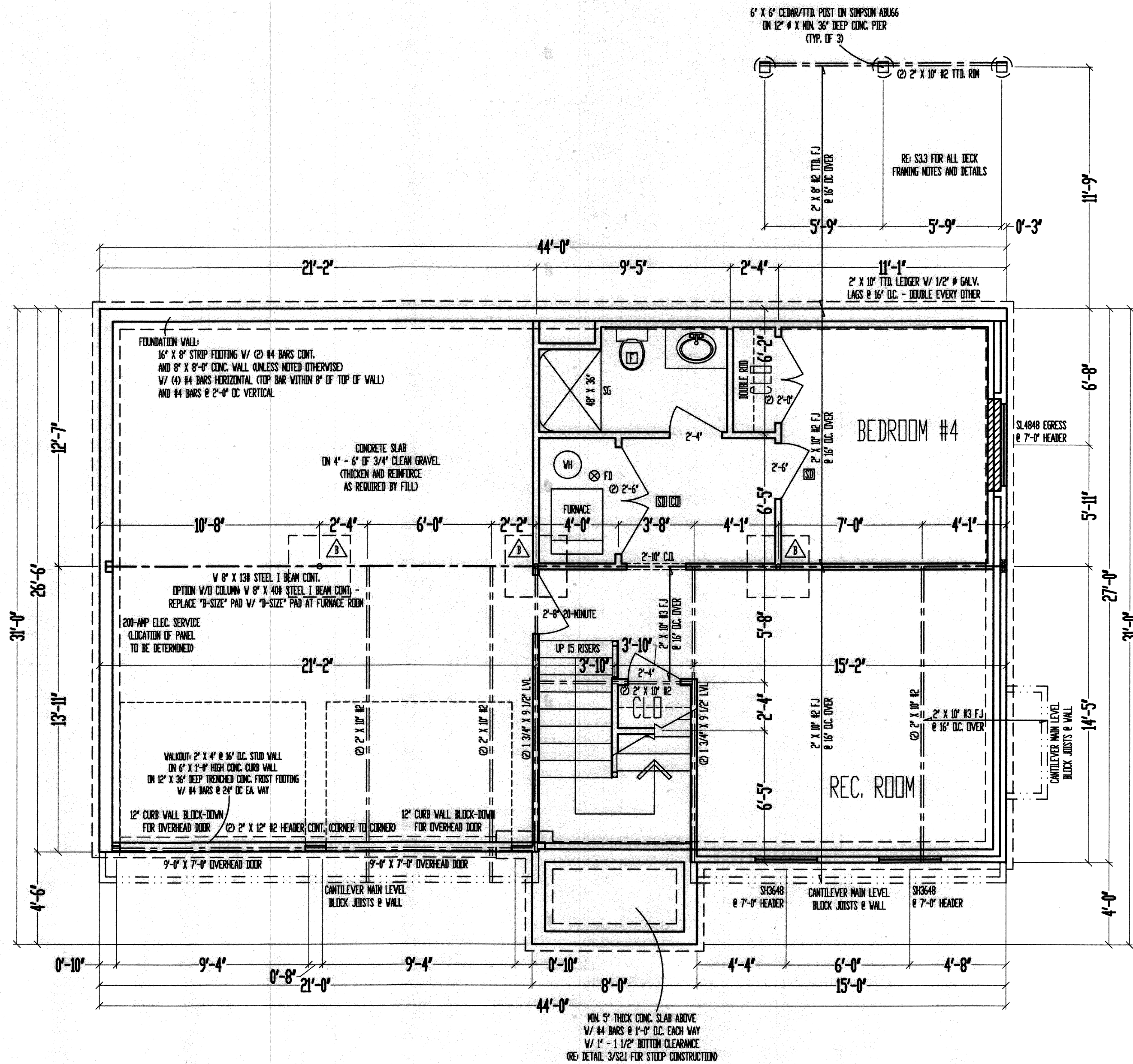
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PLAN TITLE:  
 The GENESIS  
 RAYMORE, MO

SHEET TITLE: MAIN LEVEL PLAN  
 SHEET NO: 2 of 3  
 DATE: 03/21/2017



8'-0" FOUNDATION WALLS  
(UNLESS NOTED OTHERWISE)  
ON 16" X 8" STRIP FOOTINGS  
(STEP WHERE GRADE REQUIRES)

2" X 10" FLOOR SYSTEM  
FOUNDATION  
SCALE: 1/4" = 1'-0"  
LOWER LEVEL: 514 SQ. FT.

**FRAMING NOTES:**

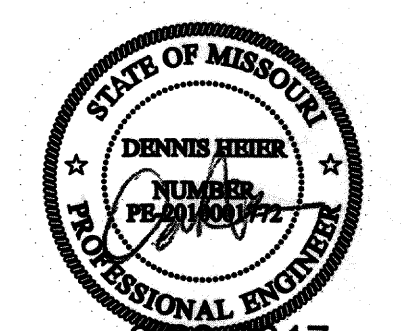
1. HOME IS SHEATHED W/ 7/16" D.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. // // // // // = G.I. 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ #6 - 1 1/4" TYPE V OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR MIN. 4'-0" SECTION FOR BOTH SIDES)
3. / / / / / / / = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10" #2 HEADER @ ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LAG TIES @ 4'-0" (TYPICAL)
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL NOT REQUIRED WITH I-JOISTS.
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4" S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. 1/2" # ANCHOR BOLTS W/ MIN. 7" EMBRIMENT @ 48" O.C. MAX & WITHIN 6" - 12" OF END OF EACH PLATE LENGTH.
13. NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUND ON ANYTHING SHORT OF THE AFORESAID REQUIREMENTS.

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2.50)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2.00)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (24.50)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY (32.00)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY (40.50)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 18" PAD FOOTING W/ (10) #4 BARS EACH WAY (50.00)

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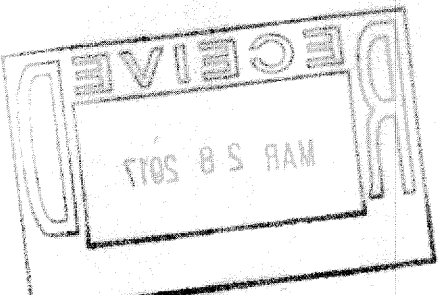
For every one that doeth evil hateth the light, neither cometh to the light, lest his deeds should be reproved. But he that doeth truth cometh to the light, that his deeds may be made manifest, that they are wrought in God.  
John 3:20-21

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3-23-2017  
 PLAN TITLE:  
 The GENESIS  
 RAYMORE, MO

SHEET TITLE: FOUNDATION PLAN  
 SHEET NO: 3 OF 3  
 DATE: 03212017



# Community Development Monthly Report



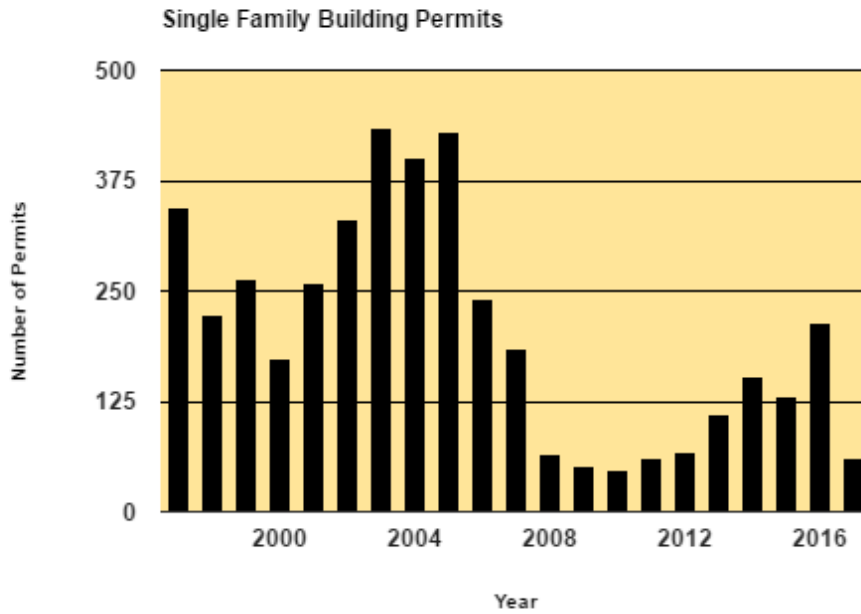
MARCH 2017

## Building Permit Activity

Type of Permit	Mar 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	13	51	29	201
Attached Single-Family Residential	10	10	2	14
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	39	86	89	458
Commercial - New, Additions, Alterations	4	6	4	26
Sign Permits	6	15	11	63
<b>Inspections</b>	<b>Mar 2017</b>	<b>2017 YTD</b>	<b>2016 YTD</b>	<b>2016 Total</b>
Total # of Inspections	671	1,703	1,454	6,354
<b>Valuation</b>	<b>Mar 2017</b>	<b>2017 YTD</b>	<b>2016 YTD</b>	<b>2016 Total</b>
Total Residential Permit Valuation	\$4,690,100	\$8,621,300	\$6,999,800	\$50,026,600
Total Commercial Permit Valuation	\$1,284,300	\$1,320,300	\$228,100	\$6,899,389

### Additional Building Activity:

- Building construction continues for the Raymore Marketplace center at the southeast corner of Dean Avenue and 58 Highway.
- Building construction continues on the addition to the Creekmoor Clubhouse
- Building construction continues on the Centerview building on Municipal Circle
- Remodel work has commenced on the interior of Wal-Mart
- Building construction plans for the remodel of Wendy's; tenant finish of Mod's Pizza; and office area of Foxwood Springs have been reviewed



## Code Enforcement Activity

Code Activity	Mar 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	38	120	32	424
Notices Mailed				
-Tall Grass/Weeds	3	5	0	227
- Inoperable Vehicles	11	34	18	42
- Junk/Trash/Debris in Yard	8	19	2	65
- Object placed in right-of-way	3	7	0	7
- Parking of vehicles in front yard	9	32	1	48
- Exterior home maintenance	4	23	2	16
- Other (trash at curb early; signs; etc)	0	0	9	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	104	149	67	299
Violations abated by Code Officer	6	22	n/a	12

## Development Activity

### Current Projects

- Review of infrastructure plans for Heritage Hills Lots 158 thru 175
- Review of infrastructure plans for Cunningham at Creekmoor Second Plat
- Variance application for 1455 Brompton Lane - rear building setback
- Variance application for 1437 Brompton Lane - rear building setback
- Variance application for 1214 Kingsland Circle - front and rear building setback

	As of Mar 31, 2017	As of Mar 31, 2016	As of Mar 31, 2015
Homes currently under construction	240	197	161
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	551	741	849
Total number of dwelling units in City	8,015	7,815	7,597

## Actions of Boards, Commission, and City Council

### City Council

#### March 6, 2017 work session

- Council held a joint work session with the Planning and Zoning Commission. City Attorney Jonathan Zerr provided training on review of staff reports and findings of fact

#### March 13, 2017

- Approved on 2nd reading the vacation of a portion of a utility easement on an undeveloped lot located at 1214 Kingsland Circle
- Approved on 2nd reading the rezoning of Heritage Hills Lots 136 thru 157 from "R-1" Single Family Residential District to "R-2" Single and Two-Family Residential District
- Approved on 2nd reading the Westbrook at Creekmoor Twelfth Final Plat
- Approved a one-year extension of the expiration date of the North Cass Plaza preliminary plat
- Approved on 1st reading the replat of Shadowood Phase 4 Lots 181 thru 189

#### March 27, 2017

- Approved on 2nd reading the replat of Shadowood Phase 4 Lots 181 thru 189

- Approved on 1st reading the rezoning of T.B. Hanna Station from R-1 (Single-Family Residential) and C-1 (Neighborhood Commercial) to PR (Parks, Recreation and Public Use)

### Planning and Zoning Commission

March 7, 2017

- Recommended approval of the Replat of Shadwood Phase 4 Lots 181 thru 189
- Recommended approval of the rezoning of T.B. Hanna Station from R-1 (Single-Family Residential) and C-1 (Neighborhood Commercial) to PR (Parks, Recreation and Public Use)

March 21, 2017

- Approved the Communities for All Ages Master Plan

## **Upcoming Meetings – April & May**

April 4, 2017 Planning and Zoning Commission

- Meeting Cancelled - Election Day

April 10, 2017 City Council

- 2nd reading - T.B. Hanna Station rezoning

April 18, 2017 Planning and Zoning Commission

- Annual Review of the Growth Management Plan (public hearing)

April 24, 2017 City Council

- Determination of governing body members on the Planning and Zoning Commission

May 2, 2017 Planning and Zoning Commission

- No items currently on agenda

May 8, 2017 City Council

- No development applications currently on agenda

May 16, 2017 Planning and Zoning Commission

March 2017



- No items currently on agenda

May 22, 2017 City Council

- No development applications currently on agenda

## Department Activities

- Staff completed work on the Community for All Ages Master Plan and submitted the plan to the Mid America Regional Council for consideration of Gold Level recognition as a Community for All Ages
- David Gress and Jim Cadoret participated in the Cass County Nonprofits group monthly meeting
- Director Jim Cadoret and Associate Planner David Gress participated in the Planner's Roundtable discussion held at the Mid-America Regional Council
- Staff worked on preparing the annual review and report on the Growth Management Plan
- Director Jim Cadoret and Associate Planner David Gress attended the Legal Decision Making for Planning Commissioners webinar sponsored by the American Planning Association
- Director Jim Cadoret and Associate Planner David Gress attended the Active Transportation in Rural Settings webinar sponsored by the Association of Pedestrian and Bicycle Professionals

## GIS Activities

- Data sharing with Wilson & Company to support design/maintainance of streetlights
- Updates to enterprise GIS & apps
- Strategic material for Economic Development & Finance
- Mapping (segment maps, overall plan & distribution list) for sidewalk construction
- Reporting of qualified trees (alphabetical by common name)
- Trial (2 months) of ESRI Business Analyst to research projections and reports
- Customer service (maps, history, sales, addressing & permitting support)
- Continued support for Kentucky Road Realignment
- Data update to MARC (parks & 911 roads)
- Addressing of Westbrook at Creekmoor 12th