



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 16, 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 - None
5. Consent Agenda
 - a. Acceptance of Minutes from May 2, 2017 meeting
6. Old Business - None
7. New Business
 - a. Case #17015: Rezoning of Heritage Hills, Lots 158 thru 175, R-1 to R-2 (*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, MAY 2, 2017 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: VICE-CHAIRMAN KELLY FIZER, CHARLES CRAIN, LEO ANDERSON, JOSEPH SARSFIELD, ERIC BOWIE AND MAYOR KRISTOFER TURNBOW. ABSENT WAS DON MEUSCHKE AND WILLIAM FAULKNER. 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 – Vice-Chairman Fizer called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call – Roll was taken and Vice-Chairman Fizer declared a quorum present to conduct business.
4. Personal Appearances – None
5. Consent Agenda

A. Acceptance of minutes of April 18, 2017 meeting.

Commissioner Bowie arrived at 7:01 p.m.

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

Vote on Motion:

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

Motion passed 6-0-0.

6. Old Business
 - a. Case #17013 – 104 E. Olive Street - Waiver of Design Requirements

David Gress, Associate Planner, provided an update on the case for the Commission. Mr. Gress indicated the application was filed by Justin Maynard, True Vision Construction, for a waiver to the design requirements applicable to the construction of a new home in the Original Town Neighborhood at 104 E. Olive Street. At the last Commission meeting staff was directed to notify neighboring residents of the request and to invite those neighbors to the meeting this evening. Staff also placed a sign in the yard notifying the public. Staff did receive one call from a neighbor with questions on the request.

Justin Maynard, True Vision Construction, indicated he spoke with the residents at 215 Franklin Street, 106 E. Maple Street, 103 E. Olive Street, and 304 S. Washington Street. All four neighbors were ok with the request. One resident on the corner of Plum and Franklin was not in favor of the request.

Mr. Maynard indicated he also spoke with the operators of the day care center across the street, the Eagles Club, and the Cass County Smiles dentist office, who all expressed no concerns with the request.

Vice-Chairman Fizer opened the meeting for public comments at 7:07 p.m.
Ryan Dowden, owner of the adjacent lot to the north, spoke in favor of the request.

Vice-Chairman Fizer closed the meeting for public comment at 7:07 p.m.

Commissioner Anderson asked Mr. Dowden if he was a resident of the neighborhood.

Mr. Dowden indicated he does not live in the neighborhood but does own the adjacent lot.

Commissioner Bowie asked staff what the original intent was when the requirements were adopted.

Mr. Gress stated the intent was to preserve the unique character of the houses in the neighborhood. There is a variety of garages in the neighborhood and residents did not want the garage to be at the forefront of the home.

Commissioner Bowie asked if any other houses had received a design waiver.

Mr. Gress stated that the house directly across the street, which is of a similar design to the proposed house, was constructed before the design requirements were adopted. There is one other home in the neighborhood that did receive a design waiver.

Mayor Turnbow thanked Mr. Maynard for his work on this request and for reaching out to the neighbors. He stated the UDC does not have a provision that requires that a Good Neighbor meeting be held on this type of request, but does understand staff has taken direction from the Commission to propose an amendment to include a good neighbor meeting as part of the process.

Commissioner Crain asked if the proposed home had a side-entry garage if a waiver would be required.

Jim Cadoret, Community Development Director, indicated a side-entry garage does comply with the requirements.

Mr. Crain stated that having the garage doors on the front is a small deal and it would be a minor change to have the location of the doors on the front of the home.

Vice-Chairman Fizer stated the lot is not really accommodating to have a side-entry garage.

Motion by Commissioner Anderson, Seconded by Commissioner Crain, to approve case #17013, request to waive the garage orientation design requirements for the home proposed to be constructed at 104 E. Olive Street.

Vote on Motion:

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

Motion passed 6-0-0.

7. New Business - None

8. City Council Report

Jonathan Zerr, City Attorney, gave the City Council report.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission.

10. Public Comment

Adam Hembree, 412 N. Jackson Street, commented on the proposed rezoning of land in the Heritage Hills Subdivision south of him. He indicated he is concerned as a property owner on the rezoning and wanted to understand the intent of the zoning request.

Mr. Cadoret stated there will be a good neighbor meeting on this rezoning request tomorrow evening, May 3rd at 6:00 p.m. The Commission will consider the request at its May 16th meeting.

11. Commission Member Comment

Mayor Turnbow stated he was pleased to see the new signs for the businesses at the Raymore Marketplace center at 58 Highway and Dean; that the opening date for Centerview has been pushed back a week or so due to inclement weather; and that he has appointed Melodie Armstrong as a Ward 4 representative to the Planning and Zoning Commission.

Vice-Chairman Fizer thanked the Commission and staff for its assistance.

12. Adjournment

Motion by Commissioner Crain, Seconded by Commissioner Sarsfield to adjourn the May 2, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 6-0-0.

The May 2, 2017 meeting adjourned at 7:28 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: May 16, 2017
Re: **Case #17015 Rezoning, Heritage Hills Lots 158 thru 175**

GENERAL INFORMATION

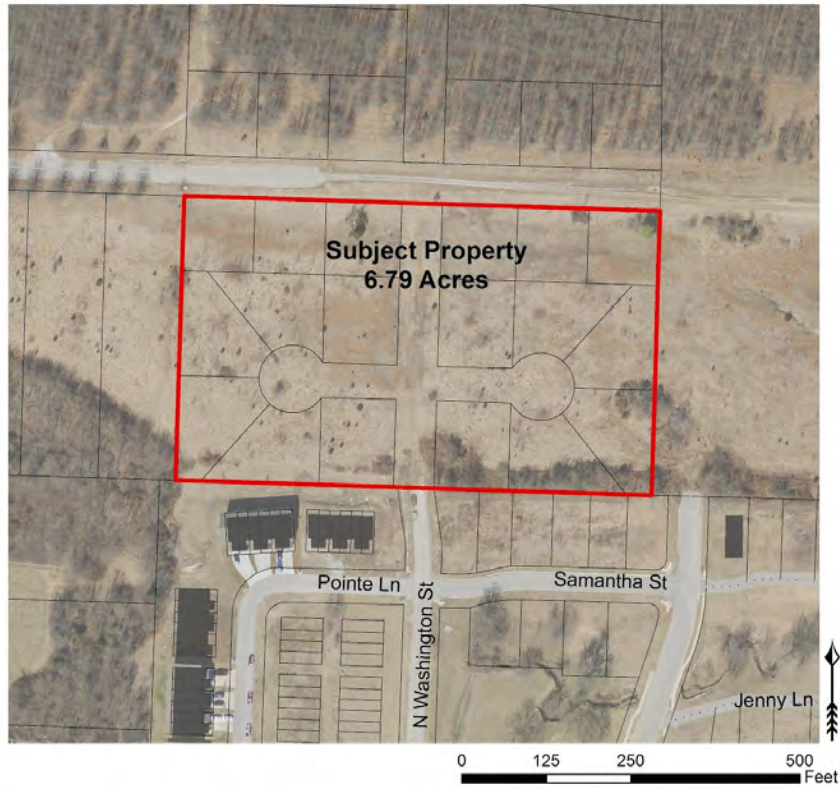
**Applicant/
Property Owner:** Sean Siebert
Ct Midland, LLC
3303 Main Street
Grandview, MO 64030

Requested Action: To reclassify the zoning of Heritage Hills Lots 158 thru 175 from "R-1" Single Family to "R-2" Single and Two Family

Property Location:



2016 Aerial Photograph:



Property Photographs:



View looking north along Washington Street. Current road ends at the southern boundary of the subject property. (PUD zoning to the east, R-3A zoning to the west).



View looking north from Samantha Street, showing the natural buffer along the southern boundary of the subject property.



View looking east along the southern boundary of the subject property.



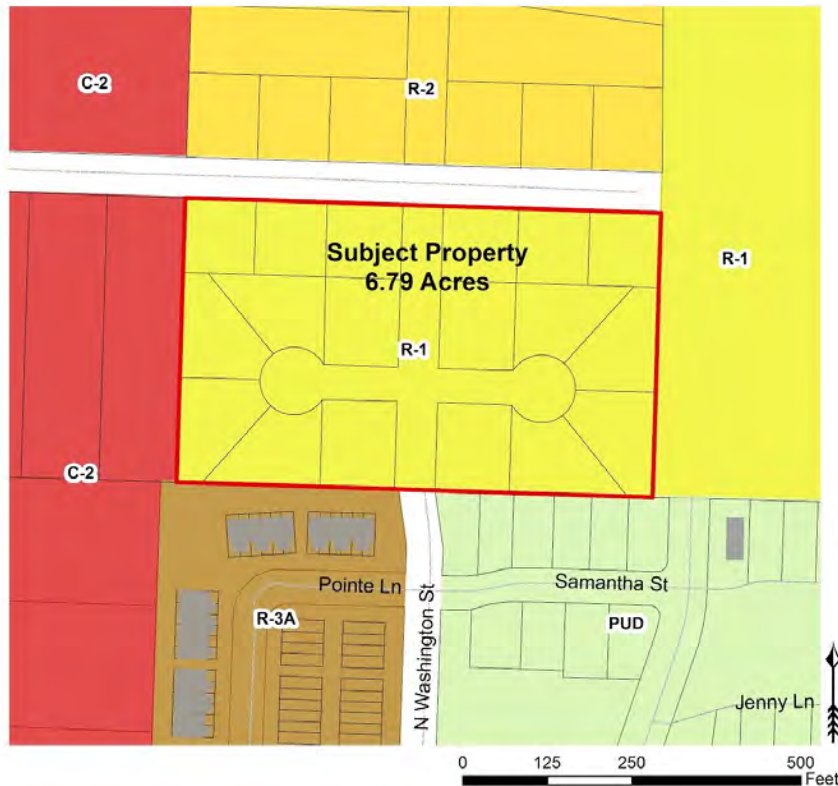
View looking south from Pine Street along the future connection of Washington Street.



View looking east along Pine Street.

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

- North:** "R-2" Single and Two Family Residential District
- South:** "R-3A" Multiple Family Residential District
"PUD" Planned Unit Development District
- East:** "R-1" Single-Family Residential District
- West:** "C-2" General Commercial District



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

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

Legal Description:

Heritage Hills Lots 158 thru 175

Advertisement: April 27, 2017 **Journal** newspaper

Public Hearing: May 16, 2017 Planning and Zoning Commission meeting

- 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 6.79 acres of land, legally described as Heritage Hills Lots 158 thru 175, from "R-1" Single Family Residential District to "R-2" Single and Two Family Residential District.

REZONING REQUIREMENTS

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

Section 470.020 (B) states:

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

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

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

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

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The Heritage Hills Lots 158 thru 175 Final Plat was approved by the City on April 14, 1986 and was recorded on May 6, 1987.
2. The April 3, 1979 Official Zoning Map designated the zoning of the subject property as "R-3" Apartment House Zoning. This zoning designation permitted single-family, two-family and multi-family dwelling units to be constructed.

3. The July 18, 2000 Official Zoning Map designated the zoning of the subject property as “R-3” Multiple-Family Dwelling District. This zoning designation allowed for only multiple-family dwelling units. Two-family dwellings were not allowed.
4. On January 12, 2004 the City adopted a new Official Zoning Map. To prepare the new map staff completed research of all ordinances approving zoning district designation changes. Since no ordinance was found that established the R-3 zoning designation that had been given to the subject property, the zoning established for the subject property by the adoption of the new zoning map was “R-1” Single Family Residential District.
5. The Point at Raymore Townhomes, located directly south of the subject property, were rezoned in 2009 from “R-3B” Apartment Community Residential District to “R-3A” Multiple-Family Residential District. This permitted the construction of single family attached dwellings.
6. Heritage Hills Lots 136 thru 157 (property to the north) were rezoned from “R-1” Single Family Residential District to “R-2” Single and Two Family Residential District on March 13, 2017. This property is also owned by the applicant.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

The Good Neighbor meeting was held on May 3, 2017. Staff provided an aerial and zoning map of the area in question. The applicant, Sean Siebert, and the project engineer presented their request. Two individuals from the surrounding neighborhoods were present, and asked the following questions:

Neighbor: How many homes will be built on this property?

Applicant: There will be 18 homes built on lots 158 thru 175, and 22 homes built on lots 136 thru 157, to the north. Between the two properties there will be a total of 40 homes, with the majority being two-family structures, and roughly 8-10 single family homes

Neighbor: What will be the size of the homes?

Applicant: There will be a mix of two and three-bedroom homes, but the majority of the homes will be two-bedroom.

Neighbor: Will all of the properties be individually owned?

Applicant: The applicant will retain ownership of all of the properties. We are in the process of forming a HOA, which will restrict certain uses of the properties by the tenants (i.e. no trailer parking, trash cans stored inside etc...). Maintenance of the properties will also be provided.

Neighbor: What will be the traffic impact with 40 additional homes?

Applicant: Washington Street will be connected through the development, which will provide access to Foxwood Drive, however, we think the majority of the residents will use Pine Street as the main access to 58 Highway.

Neighbor: Will there be any open space or common areas as part of the development?

Applicant: There will not be any areas dedicated specifically for common green space, but the storm water detention area will be open to a degree.

STAFF COMMENTS

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

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

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

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

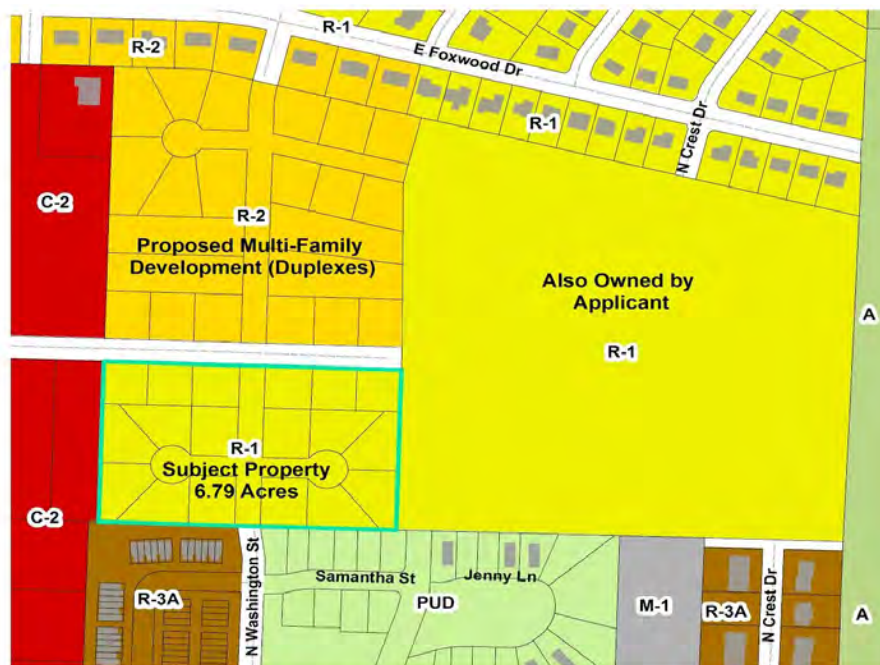
3. The following development standards apply in the R-1 and R-2 district:

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

| | | |
|--------------------------------------|----|----|
| Maximum Building Coverage (%) [1] | 30 | 30 |
|--------------------------------------|----|----|

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

4. There is no minimum home size requirement in the Unified Development Code. Subdivision covenants, if established for the subdivision, can dictate the minimum size of a home.
5. The developer intends to utilize the existing Heritage Hills Lots 158 thru 175 subdivision plat. The platted lots are compliant with the minimum development standards of the R-2 zoning district.
6. There are no screening requirements under the current R-1 or proposed R-2 zoning district for development on the subject property. Future development on the land to the west zoned "C-2" General Commercial will be required to establish a Type "A" landscape screen when development on the land occurs adjacent to the subject property.
7. A natural screening buffer currently exists on the southern boundary of the subject property, between the proposed R-2 zoning and the existing PUD zoning.
8. Development on the subject property will require connection of Washington Street south between Pine Street and Samantha Street.
9. The applicant also has ownership interests in the adjacent land area to the north and east of the subject property.



10. The applicant is currently pursuing development of twenty-two (22) two-family dwellings on the platted lots that exist to the north of the subject property.
11. In March of 2017, when the applicant requested the rezoning of Heritage Hills Lots 136 thru 157, the applicant indicated it was their intention to utilize the existing plat of Heritage Hills Lots 158 thru 175 (subject property) under the existing zoning to construct 18 single family homes
12. Potable water and sanitary sewer lines are on or adjacent to the subject property and can serve development on the property. A stormwater study will need to be prepared prior to approval of any infrastructure plans for the development.
13. Two-family dwellings currently comprise 4% of the total number of dwelling units in the City. There are 340 existing two-family dwelling units in Raymore.

ENGINEERING DIVISION COMMENTS

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

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

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

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

The character of the surrounding neighborhood is a mixture of single and two-family residential structures to the south, with undeveloped land to the east and west. The applicant is currently pursuing development of two-family dwellings on the land to the north.

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

The physical character of the area is undeveloped to the north, east, and west. There is partial development to the south, with the Pointe at Raymore Townhomes currently under construction, and a few single family homes in the Ramblewood subdivision.

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

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

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

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

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

The land directly to the north of the property was recently rezoned as "R-2" to allow for the construction of both single and two family homes. To the south, the Pointe at Raymore Townhomes are nearing construction of two additional buildings, which include 5-6 single family attached units each.

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

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

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

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

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

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

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

The property has always been vacant.

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

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

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

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

REVIEW OF INFORMATION AND SCHEDULE

| <u>Action</u> | <u>Planning Commission</u> | <u>City Council 1st</u> | <u>City Council</u> |
|---|----------------------------|------------------------------------|---------------------|
| <u>2nd</u> Public Hearing | May 16, 2017 | May 22, 2017 | June 12, 2017 |

STAFF RECOMMENDATION

City staff supports the request for reclassification of zoning. The adjacent land to the north was recently re-zoned as R-2 to accommodate single and two family dwellings, and the applicant is currently pursuing the development of two-family dwellings on all 22 lots. The land to the south contains a mix of single family dwellings, single family townhomes, with additional units under construction. The applicant also owns the undeveloped land to the east. The land to the west is currently zoned for commercial development.

The subject property was platted in 1986, but was never developed. The connection of Washington Street south to Pine Street has always been proposed. The lots are sized appropriately for both single and two-family dwellings.

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17015, request to reclassify the zoning of 6.79 acres of land, legally described as Heritage Hills Lots 158 thru 175, from "R-1" Single Family Residential District to "R-2" Single and Two Family Residential District, to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Edward leans, Assistant Director of Public Works:
CC: File
Date: May 4, 2017
Re: Heritage Hills 6th Rezone lots 158 to 175

The Engineering Department has reviewed the application for Heritage Hills Rezone of lots 158 to 175 and offers the following comments.

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

Transportation System

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

Sanitary Sewer:

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

Water System:

The lots will be served by installing improvements an 8 inch main in Rosewood Drive connecting to the existing 8 inch main in Pine Street.

Storm Water Quality:

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

Summary

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

Community Development Monthly Report



APRIL 2017

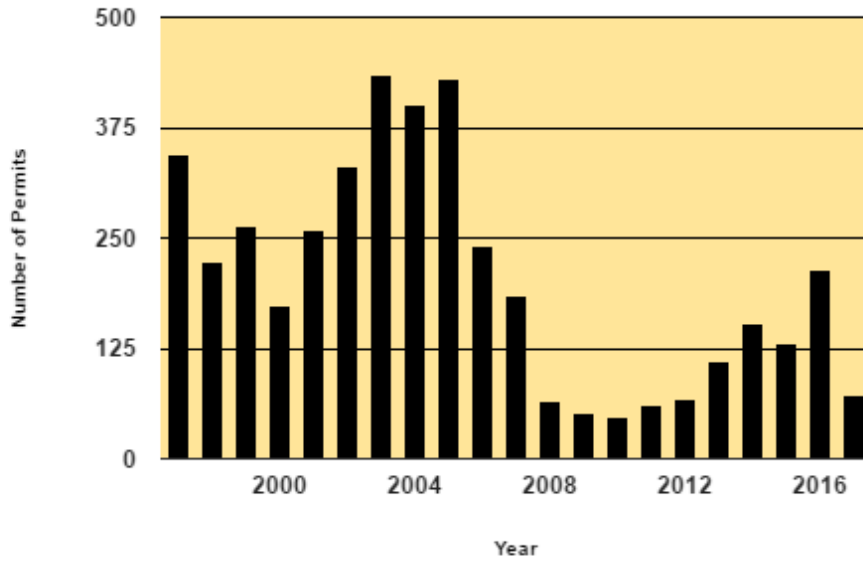
Building Permit Activity

| Type of Permit | Apr 2017 | 2017 YTD | 2016 YTD | 2016 Total |
|--|-----------------|-----------------|-----------------|-------------------|
| Detached Single-Family Residential | 12 | 63 | 49 | 201 |
| Attached Single-Family Residential | 0 | 10 | 2 | 14 |
| Multi-Family Residential | 0 | 0 | 0 | 0 |
| Miscellaneous Residential (deck; roof) | 57 | 143 | 137 | 458 |
| Commercial - New, Additions, Alterations | 6 | 12 | 7 | 26 |
| Sign Permits | 3 | 18 | 15 | 63 |
| Inspections | Mar 2017 | 2017 YTD | 2016 YTD | 2016 Total |
| Total # of Inspections | 743 | 2,446 | 2,009 | 6,354 |
| Valuation | Mar 2017 | 2017 YTD | 2016 YTD | 2016 Total |
| Total Residential Permit Valuation | \$2,792,500 | \$11,413,800 | \$11,951,100 | \$50,026,600 |
| Total Commercial Permit Valuation | \$1,446,800 | \$2,767,100 | \$384,100 | \$6,899,389 |

Additional Building Activity:

- Building construction is completed on the retail building for the Raymore Marketplace. Work continues on Qdoba and Panda Express.
- Building construction continues on the addition to the Creekmoor Clubhouse
- Building construction continues on the Centerview building on Municipal Circle
- Remodel work continues on the interior of Wal-Mart
- Tenant finish work has started for Mod's Pizza in the Raymore Marketplace
- Permits issued for remodeling work at Eagle Glen and Bridle Ridge schools

Single Family Building Permits



Code Enforcement Activity

| Code Activity | Apr 2017 | 2017 YTD | 2016 YTD | 2016 Total |
|--|----------|----------|----------|------------|
| Code Enforcement Cases Opened | 50 | 170 | 68 | 424 |
| Notices Mailed | | | | |
| - Tall Grass/Weeds | 12 | 17 | 20 | 227 |
| - Inoperable Vehicles | 16 | 50 | 21 | 42 |
| - Junk/Trash/Debris in Yard | 3 | 22 | 4 | 65 |
| - Object placed in right-of-way | 2 | 9 | 0 | 7 |
| - Parking of vehicles in front yard | 11 | 43 | 3 | 48 |
| - Exterior home maintenance | 6 | 29 | 5 | 16 |
| - Other (trash at curb early; signs; etc) | 0 | 0 | 15 | 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 | 15 | 164 | 90 | 299 |
| Violations abated by Code Officer | 7 | 29 | n/a | 12 |

Development Activity

Current Projects

- Rezoning of Heritage Hills Lots 158 thru 175 from R-1 to R-2
- Waiver of design standards for 104 E. Olive Street

| | As of Apr 30, 2017 | As of Apr 30, 2016 | As of Apr 30, 2015 |
|---|--------------------|--------------------|--------------------|
| Homes currently under construction | 238 | 180 | 160 |
| Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home) | 568 | 722 | 873 |
| Total number of dwelling units in City | 8,031 | 7,842 | 7,711 |

Actions of Boards, Commission, and City Council

City Council

April 10, 2017

- Approved on 2nd 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)

April 24, 2017

- Accepted the public improvements for Westbrook at Creekmoor Twelfth Plat
- Mayor indicated he will serve on the Planning and Zoning Commission
- City Council indicated they will not have a member serve on the Planning and Zoning Commission
- Approved on 1st reading six amendments to the Property Maintenance Code

Planning and Zoning Commission

April 18, 2017

- Accepted the 2017 Annual Review and Report of the Growth Management Plan
- Continued the request to waive the design requirements for a home proposed at 104 E. Olive Street until May 2.

Board of Adjustment

April 18, 2017

- Approved variance applications for 1455 Brompton Lane; 1437 Brompton Lane; and 1214 Kingsland Circle.

Upcoming Meetings – May & June

May 2, 2017 Planning and Zoning Commission

- 104 E. Olive Street - Waiver of Design Requirements

May 8, 2017 City Council

- 2nd reading - Property Maintenance Code amendments

May 16, 2017 Planning and Zoning Commission

- Reclassification of Zoning - Heritage Hills Lots 158 thru 175 - R-1 to R-2 (public hearing)

May 22, 2017 City Council

- 1st reading - Reclassification of Zoning - Heritage Hills Lots 158 thru 175 - R-1 to R-2 (public hearing)

June 6, 2016 Planning and Zoning Commission

- UDC Annual Review (public hearing)

June 12, 2017 City Council

- 2nd reading - Reclassification of Zoning - Heritage Hills Lots 158 thru 175 R-1 to R-2

June 20, 2017 Planning and Zoning Commission

- No development applications currently on agenda

June 26, 2017 City Council

- No development applications currently on agenda

Department Activities

- The City of Raymore received Gold Level recognition as a Community for All Ages
- David Gress and Jim Cadoret participated in the Cass County Nonprofits group monthly meeting
- Staff submitted an application to receive bronze-level designation under the SolSmart initiative sponsored by the U.S. Department of Energy. SolSmart is designed to distinguish local government leadership in solar processes, programs and procedures that make solar energy more affordable and accessible.
- Director Jim Cadoret represented Raymore as a member of the Kansas City Missouri Longview Area Plan Committee. The Committee is working on a long range plan for the Longview Area, which includes land area on the north side of 155th Street adjacent to Raymore.
- Director Jim Cadoret participated in the Site Selection 101 webinar sponsored by the International Council of Shopping Centers.
- Associate Planner David Gress attended the Age Positive Ideas for an Age-Friendly Future conference at the Kauffman Foundation Center.
- Staff received notification from the Insurance Services Office (ISO) that the Building Code Effectiveness Grading classification for the City is now Class 4 (previously 6) Class for one- and two-family residential property and is now Class 3 (previously Class 5) for commercial and industrial property. Class 1 represents exemplary commitment to building-code enforcement. The ISO is an independent statistical, rating and advisory organization that serves the property/casualty insurance industry. Raymore is pleased to have achieved the new classifications.
- Director Jim Cadoret and Associate Planner David Gress attended the Cass County Non-Profits monthly meeting held at Lord of Love church.
- GIS Coordinator Heather Eisenbarth participated in the 2018 Aerials workgroup meeting held at the Mid-America Regional Council. The group is planning for aerial photography of the Kansas City region to be completed in 2018.
- Code Enforcement Officer Christian Neal attended the Missouri Association of Code Enforcement workshop on Foreclosures and Abandoned Properties held in Columbia.

- Staff completed the annual review of the Property Maintenance Code.
- Building Official Jon Woerner attended the Missouri Association of Code Administrators Spring 2017 Educational Seminar in Lake Ozark.

GIS Activities

- informational support for budgeting purposes
- mapping support for department, planning & bid operations
- development of ArcGIS Online story maps
- addressing and e911 updates
- updates to geospatial inventories for operations/management
- updates to standard cartographic outputs (wall maps, documents, images, etc)
- environmental management research for recommendation
- drafting of conceptual development
- data sharing with MARC as requested
- Transformation of KCPL geospatial layers for local mapping