



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 6, 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 May 16, 2017 meeting
 - b. Case #17016 - Cunningham at Creekmoor Second Plat
6. Old Business - None
7. New Business
 - a. Case #17014 - Unified Development Code Annual Review and Report
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 16, 2017 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, CHARLES CRAIN, LEO ANDERSON, JOSEPH SARSFIELD, ERIC BOWIE (arrived at 7:02 p.m.), DON MEUSCHKE AND MAYOR KRISTOFER TURNBOW. ABSENT WAS MELODIE ARMSTRONG. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS AND CITY ATTORNEY REPRESENTATIVE MIKE FLEMING.

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 May 2, 2017 meeting.

Motion by Commissioner Anderson, Seconded by Commissioner Sarsfield to approve the consent agenda.

Vote on Motion:

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

Motion passed 6-0-1.

6. Old Business - None
7. New Business -
 - a. Case #17015 – Rezoning of Heritage Hills Lots 158 thru 175, R-1 to R-2 (pubic hearing)

Commissioner Bowie arrived at 7:02 p.m.

Brian Glen, P.E. with Phoenix Engineering, representing Ct Midland, LLC, presented the rezoning request to the Commission. Mr. Glen indicated the property owner is requesting to reclassify the zoning of these existing platted lots from R-1, Single Family Residential District to R-2, Single and Two-Family Residential District.

Associate Planner David Gress presented the staff report. Mr. Gress reviewed the site photographs, surrounding zoning and future land use map regarding the subject property. Mr. Gress entered into the record the mailed notices to the adjoining property owners; notice of publication; Unified Development

Code; application; Growth Management Plan; and staff report. Mr. Gress also reviewed the comments provided at the Good Neighbor meeting.

Mr. Gress indicated that staff recommends approval of the rezoning request.

Chairman Faulkner opened the public hearing at 7:15 p.m.

Joshua Anderson, 245 Jenny Lane, spoke to the Commission about his interest in having a buffer between any new homes and homes existing and proposed in Ramblewood. Mr. Anderson stated there is an existing tree row that he would like to have preserved.

Mr. Gress commented that the Commission could place a condition that any existing screening be preserved.

Commissioner Bowie asked for clarification on the existing screening.

Mr. Gress stated that there is a row of trees along the common property line between the subject property and Ramblewood that could be preserved to create a natural buffer. The trees are between ten and forty feet tall.

Chairman Faulkner closed the public hearing at 7:18 p.m.

Chairman Faulkner inquired as to whether the City had a tree preservation ordinance.

Community Development Director Jim Cadoret stated there is no current code requirement for tree preservation.

Chairman Faulkner stated the City was able to require tree preservation as part of the Culver's development, but understands it may not always be possible.

Commissioner Bowie asked what the applicant plans to do with the undeveloped land to the east of the subject property and whether the units will be rentals.

Mr. Gress indicated the property north of Pine Street that was recently rezoned and the subject property being considered tonight will contain rental properties under common ownership of the applicant. The properties will be managed by a property management company. Regarding the property to the east, this land is intended for development in a few years.

Commissioner Bowie asked about the HOA that was mentioned earlier in the meeting.

Mr. Gress stated the applicant is forming an association that will contain covenants for tenants that will be enforced by the property owner.

Commissioner Bowie asked if the applicant owned any other property in the City that they were managing.

Mr. Gress stated yes, they own units along Foxwood Drive north of the subject property and units near the fire station.

Sean Seibert, applicant, indicated his family does own units behind the fire station on Park Drive and have owned the units for 30 years.

Chairman Faulkner asked Mike Fleming, who is filling in for City Attorney Jonathan Zerr, questions regarding the HOA that was discussed, land to the east that is not part of the request, and clarification on the specific request being considered by the Commission.

Mr. Fleming stated that some of the ancillary information shared tonight is not germane to the rezoning application being considered. Mr. Fleming did state that the findings of fact have been addressed and the required information for a decision has been submitted.

Chairman Faulkner referenced a statement made during the discussion of the rezoning of the land to the north regarding the subject property being utilized for single family homes and wondered what had changed since then and why the request to change to R-2.

Mr. Seibert stated the subject property will still have some single family homes. The property to the east will have some single family on the north and south and thought that having PUD in the middle would be a good plan for that land.

Commissioner Anderson stated his concern is there is no master plan presented for all of the land the applicant owns.

Mr. Gress indicated that moving forward the applicant could submit a request to reclassify the zoning for the land to the east but that a master plan was not required to file the rezoning request.

Chairman Faulkner indicated that if we were starting from scratch with none of the land platted there would have been a preliminary plat for the area. The reality is that the subject property has already been platted. Mr. Faulkner reviewed the zoning history of the land and it has changed over time.

Commissioner Sarsfield asked if there is a required ratio of single and two-family units for the subject property.

Mr. Cadoret indicated the R-2 district does allow a mix of single-family and two-family homes, but there is no ratio limiting the maximum number of each dwelling type. There could be as few as 18 units or as many as 36 units on the subject property. Every lot could contain a two-family building.

Chairman Faulkner stated the development is market driven and the owner will build the unit types that are in demand at the time units are constructed.

Mayor Turnbow stated that when the land to the north was considered for rezoning it was supported in part because land to the north was already zoned R-2. This request appears to be zone creep and he is not willing to vote on a change without a plan for the future area.

Mr. Cadoret provided the Commission the history on the discussion staff had with the applicant prior to submittal of any applications for rezoning land they owned in the area and the reasoning staff was supporting the rezoning request.

Commissioner Anderson commented that having mixed zoning does add to some of the confusion and that it would be nice to see a plan for the entire property.

Chairman Faulkner reminded the Commission that it takes a minimum vote of five to either approve or deny the case.

Commissioner Fizer asked if both of the areas are owned by the applicant.

Mr. Gress stated yes.

Motion by Commissioner Anderson, Seconded by Mayor Turnbow, to deny the staff proposed findings of fact and forward case #17015 to the City Council with a recommendation of denial.

Vote on Motion:

Chairman Faulkner Aye

Commissioner Anderson	Aye
Commissioner Armstrong	Absent
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Nay
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 7-1-0.

Commissioner Fizer stated that only 4% of the dwelling units in the City are two-family units and it is good to have a mixture of home types in the City.

8. City Council Report

Mike Fleming, City Attorney representative, gave the City Council report.

9. Staff Report

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

Assistant Public Works Director Ed leans provided an update on the following projects: Gore road water line extension; Foxwood Springs water tower; and the 2016 sidewalk and curb programs.

10. Public Comment

None

11. Commission Member Comment

Commissioner Anderson provided a review of his participation in the 2017 National Planning conference.

Mayor Turnbow indicated that both Kay Jeweler's and Panda Express are open and that Centerview is scheduled to open on June 16.

Chairman Faulkner thanked staff for its assistance.

12. Adjournment

Motion by Chairman Faulkner, Seconded by Commissioner Bowie to adjourn the May 16, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The May 16, 2017 meeting adjourned at 8:10 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: June 6, 2017
Re: Case #17016 -Cunningham at Creekmoor
Second Final Plat - Lots 69 through 104 and
Tracts E and F

GENERAL INFORMATION

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

Property Location: Generally located at the southwest corner of 155th
Street and N. Madison Street



2016 Aerial Photograph:



Existing Zoning: "PUD" Planned Unit Development

Existing Surrounding Zoning: **North:** "PUD" Planned Unit Development
South: "PUD" Planned Unit Development
East: "RE" Rural Estate District
West: "PUD" Planned Unit Development

Existing Surrounding Uses: **North:** Undeveloped
South: Undeveloped
East: Low Density Residential
West: Undeveloped

Total Tract Size: 14.17 acres

Total Number of Lots: 36

Density – units per Acre: 2.54 units per acre

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

Major Street Plan: The Major Thoroughfare Plan Map classifies N. Madison Street as a Major Collector

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

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

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for the Cunningham at Creekmoor Second Final Plat – Lots 69 through 104 and Tracts E and F.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. Cunningham at Creekmoor 1st Plat, located directly to the west, was recorded of February 24, 2009

ENGINEERING DIVISION COMMENTS

The Engineering Division reviewed the application for the Cunningham at Creekmoor 2nd Plat and indicated that there are public facilities adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore. Please see attached memorandum for specific comments.

STAFF COMMENTS

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

Current	
Minimum Lot Area	
per lot	8,400 sq ft
per dwelling unit	8,400 sq ft
Minimum Lot Width (ft.)	70 feet; 30 cul-de-sac lot
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25
rear	25

side; exterior	20
side; interior	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

- The proposed final plat is slightly modified from the approved preliminary plat. The preliminary plat showed Bentwater Drive (part of the 1st plat) as the primary entrance into the Cunningham subdivision from N. Madison Street. That entrance has been relocated south with the addition of Granshire Lane.



Illustration from approved preliminary plat

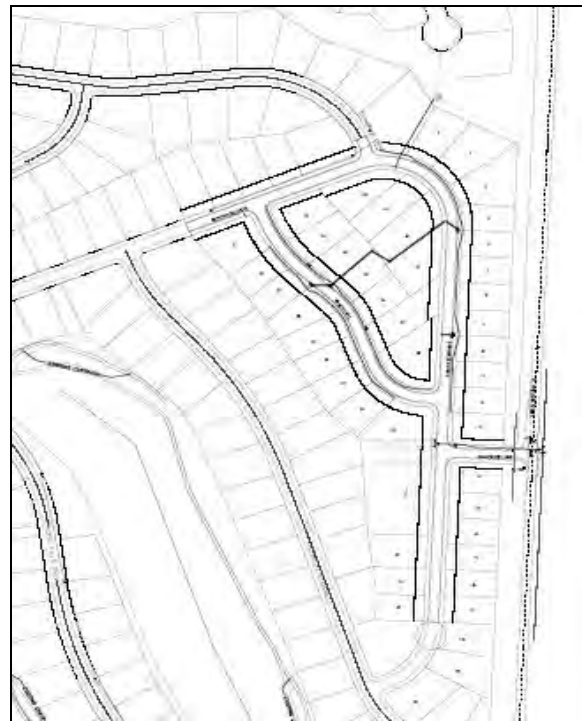


Illustration of the changes to the preliminary plat

- The pool has been relocated from the location indicated on the preliminary plan. The pool will be relocated to the open space at the southwest corner of Granshire Lane and Bentwater Drive.
- The street names and roadway alignments shown on the preliminary plat have been changed slightly to reflect the vacation of the 1st plat.
- Tract E and Tract F are located on the eastern perimeter of the subdivision providing a buffer along N. Madison Street.

6. The applicant indicated that they will construct a right-turn lane on N. Madison Street at Granshire Lane.
7. South Metropolitan Fire Protection District reviewed the final plat and had concerns about the number of street alignments in the City, and suggested that Granshire Lane be moved north to become a continuation of March Lane.
8. Temporary turn-arounds will need to be constructed at the north and south ends of Bentwater Drive, and the northern terminus of March Lane for fire and safety purposes.
9. The applicant will be required to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and be operational prior to the acceptance of the Improvements for the subdivision.
10. A grading permit has been issued, allowing site work to commence on the subdivision phase. These permits can be issued prior to final plat approval if a valid preliminary plat exists and the Public Works Director has approved the plans.

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 differs slightly from the Preliminary Development Plan and Memorandum of Understanding. The applicant has also submitted an application to vacate the 1st plat of the Cunningham. The changes from the the Preliminary Development Plan were made to reflect the vacation of the 1st plat.

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

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

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

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

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u> June 6, 2017	<u>City Council 1st</u> June 26,2017	<u>City Council 2nd</u> July 10, 2017
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STAFF RECOMMENDATION

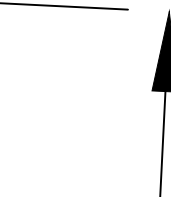
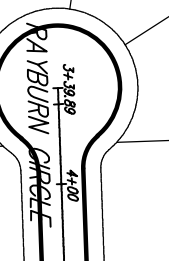
Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17016 Cunningham at Creekmoor Second Final Plat to the City Council with a recommendation of approval.



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1,363 LF

1,427 LF



Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Public Works Director
CC: File
Date: May 31, 2017
Re: Final Plat: Cunningham of Creekmoor, Second Plat: Lots 69 Through 104, Tract E and F

The Creekmoor property is located generally in the southwest quadrant of the 155th Street and Madison Street intersection and encompasses approximately 990 Acres. This phase of the development, Cunningham Second of Creekmoor - Lots 69 through 104, is approximately 14.17 acres.

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

Sanitary Sewer:

The lots will be served by an 8 inch sanitary sewer. The sanitary sewer will be connected to the existing sewer that is approximately 2600 feet west of North Madison Street.

Water System:

The site will be served by installing an 8" main along Bentwater Drive and March Lane and connecting to a 12 inch main extension in Hampstead Lane. This 12 inch main extension will be 3400 feet and will extend to the east to serve Cunningham 2 and all adjacent plats.

Transportation System:

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

A street lighting plan will be submitted to provide lighting to Bentwater Drive, Granshire and March Lane.

Storm Water Management:

The proposed stormwater conveyance system will accommodate the runoff from the watershed. Installing and maintaining erosion control measures will be critical throughout the entire build-out of the property. 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.

Recommendation:

The Engineering Division reviewed the application and found that the Final Plat for Cunningham of Creekmoor, Second Plat, Lots 69 Through 104, Tract E and F complies with the design standards of the City of Raymore.

The Engineering Division recommends approval of this application.

NOTES CONSTITUTING A PART OF THIS PLAT TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

PLAT DEDICATION:

COOPER LAND DEVELOPMENT, INC. ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

"CUNNINGHAM AT CREEKMOOR - SECOND PLAT - LOTS 69 THROUGH 104 AND TRACTS E AND F "

COVENANTS AND RESTRICTIONS:

AT 1:44 O'CLOCK P.M. ON SEPTEMBER 8, 2004, THE DEVELOPER, JOINED BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI ("DCR") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DCR ("PROTECTIVE COVENANTS"), WHICH DCR WAS DATED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEQ.; AND WHICH PROTECTIVE COVENANTS WERE AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI ("PROTECTIVE COVENANTS AMENDMENT") RECORDED ON OCTOBER 3, 2006 IN DEED BOOK 02883, PAGE 0157 AT FILE NUMBER 369902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI; AND WHICH DCR WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, CITY OF RAYMORE, CASS COUNTY, MISSOURI, DATED AUGUST 19, 2016 AND FILED FOR RECORD ON AUGUST 24, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, AND IS THERE RECORDED IN DEED BOOK 4038, PAGE 141 ("FIRST AMENDMENT TO DCR") (THE DCR, PROTECTIVE COVENANTS, PROTECTIVE COVENANTS AMENDMENT AND FIRST AMENDMENT TO DCR ARE HEREAFTER COLLECTIVELY REFERRED TO AS "DECLARATION"). THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. THE DECLARATION AND THE SUPPLEMENTAL DECLARATION IN THEIR ENTIRETIES ARE BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATIONS AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., AND TO COOPER LAND DEVELOPMENT, INC., TO LOCATE, CONSTRUCT, OPERATE, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF POLES, WIRES, ANCHORS, PIPES, CONDUITS, TRANSFORMERS, PEDESTALS, AND/OR STRUCTURES FOR WATER, GAS, ELECTRICITY, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND/OR TRACTS GG, HH, AND II. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "D/E", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID, UNLESS SHOWN OTHERWISE ON THE PLAT. ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SAID EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE XII OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

COMMON PROPERTY:

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC. MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DECLARATION AFORESAID.

RESERVED PROPERTIES:

RESERVED PROPERTIES REFLECTED UPON THIS PLAT ARE NOT A PART OF THIS PLAT OR A PART OF THE AFORESAID DECLARATION AND ARE SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

SIDEWALKS:

THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:

- (a) 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
- (b) IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

USE RESTRICTION:

ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

NOTICE OF NON-APPLICABILITY :

DEVELOPER EXECUTED ON AUGUST 24, 2004, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 CREEKMOOR PLANNED UNIT DEVELOPMENT, WHICH SUPPLEMENTAL DECLARATION WAS FILED FOR RECORD AT 2:12 P.M. ON SEPTEMBER 8, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, IS THERE RECORDED IN DEED BOOK 2493, PAGE 72, ET SEQ., AND THEREBY CREATED THE WESTBROOK VILLAS AT CREEKMOOR AREA. SAID SUPPLEMENTAL DECLARATION IS HEREAFTER REFERRED TO AS THE ("WESTBROOK VILLAS SUPPLEMENTAL DECLARATION"). SAID WESTBROOK VILLAS SUPPLEMENTAL DECLARATION WAS FILED CONTEMPORANEOUSLY WITH THE FILING OF A PLAT OF "WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24" ON SEPTEMBER 8, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK 18 AT PAGE 89. IT IS EXPRESSLY NOTED THAT NEITHER THE TERMS NOR CONDITIONS OF THE WESTBROOK VILLAS SUPPLEMENTAL DECLARATION NOR THE WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 APPLY TO THE "WESTBROOK AT CREEKMOOR--TWELFTH PLAT LOTS 334 AND 335, LOTS 341 THROUGH 362, LOTS 365 THROUGH 368, AND TRACTS GG, HH AND II" OR TO THE SUPPLEMENTAL DECLARATION FOR WESTBROOK AT CREEKMOOR--TWELFTH PLAT LOTS 334 AND 335, LOTS 341 THROUGH 362, LOTS 365 THROUGH 368, AND TRACTS GG, HH AND II.

LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:

THE CREEKMOOR PLANNED UNIT DEVELOPMENT ("DEVELOPMENT") WILL BE SERVED BY A CENTRAL SEWER SYSTEM, THE CENTRAL SEWAGE DISPOSAL SYSTEM IN THE DEVELOPMENT WILL EMPLOY BOTH A GRAVITY FLOW METHOD AND A LOW PRESSURE GRINDER PUMP METHOD OF SEWAGE COLLECTION AND TRANSMISSION.

THE SERVING OF ANY LOT IN THE DEVELOPMENT BY THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM REQUIRES INSTALLATION BY THE ASSOCIATION OF A PUMP TANK, GRINDER PUMP, AND ASSOCIATED PLUMBING AND ELECTRICAL HARDWARE (COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM") ON THE APPLICABLE LOT AT THE TIME OF INITIAL RESIDENCE CONSTRUCTION.

IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNER'S OR BUILDER'S EXPENSE: (AA) PROVIDE A SOURCE OF ELECTRICITY FROM THE RESIDENCE WIRING TO OUTSIDE THE MAIN WALL OF THE RESIDENCE WHERE THE PUMP INSTALLER MAY CONNECT ELECTRICITY TO THE GRINDER PUMP WIRING; AND (BB) EXTEND THE PLUMBING OF THE RESIDENCE OUTSIDE THE MAIN WALL OF THE RESIDENCE FOR CONNECTION TO THE PUMP TANK PROVIDED BY THE ASSOCIATION. THE COSTS OF SUCH INITIAL INSTALLATIONS INCURRED BY THE ASSOCIATION SHALL BE BORNE BY ALL CREEKMOOR OWNERS THROUGH GENERAL ASSESSMENTS LEVIED BY THE ASSOCIATION UNLESS AND UNTIL THE BOARD OF DIRECTORS OF THE ASSOCIATION ("BOARD") SHALL, BY RESOLUTION, OTHERWISE ELECT ANOTHER METHOD OR METHODS TO FUND SUCH COSTS.

THE OWNER UPON WHOSE LOT THE GRINDER SYSTEM IS INSTALLED WILL OWN THE GRINDER SYSTEM, ONCE INSTALLED, AND AS INSTALLED SUCH GRINDER SYSTEMS SHALL NOT CONSTITUTE COMMON PROPERTY.

THE ASSOCIATION SHALL THEREAFTER BE RESPONSIBLE, ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER, FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE INSTALLED AND SHALL THEREAFTER MAINTAIN, REPAIR AND, IF NECESSARY, REPLACE, UTILIZING IN DOING SO ANY INSTALLATION OR EQUIPMENT WARRANTIES WHICH MAY EXIST. THE GRINDER SYSTEM, ALL OF WHICH SHALL OCCUR AT THE EXPENSE OF THE APPLICABLE OWNER, THE ASSOCIATION SHALL PAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, ALL COSTS OF THE GRINDER SYSTEMS MAINTENANCE, REPAIR AND, IF NECESSARY, REPLACEMENT, AND MAY ASSESS ALL SUCH COSTS TO THE OWNER AS A SPECIFIC ASSESSMENT OR, IN THE BOARD'S DISCRETION AND AS THE BOARD DEEMS APPROPRIATE, OTHERWISE COLLECT SUCH COSTS FROM THE APPLICABLE OWNER BY ANY OTHER METHOD THE BOARD MAY DETERMINE.

PROMPT AND FULL REIMBURSEMENT OF THE ASSOCIATION, PURSUANT TO SUCH ASSESSMENT OR OTHER METHOD OF COLLECTION, OF ALL COSTS OF GRINDER SYSTEM MAINTENANCE, REPAIR AND REPLACEMENT UPON A LOT SHALL BE THE APPLICABLE OWNERS INDIVIDUAL RESPONSIBILITY AND SOLE EXPENSE. SUCH OWNERS FAILURE TO REIMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS UPON THE APPLICABLE LOT OR LOTS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION AND/OR TO PURSUE ANY OTHER LEGAL AND EQUITABLE REMEDY AVAILABLE UNDER APPLICABLE LAW.

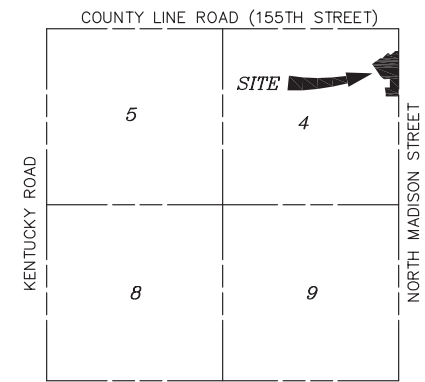
THE ASSOCIATION AND ITS DESIGNATED AGENTS OR EMPLOYEES SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OR OTHER PARCEL OF LAND TO PERFORM THOSE ACTS NECESSARY FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF THE ON-LOT GRINDER SYSTEMS.

NOTE: NONE OF THE LOTS ON THIS PLAT IS TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM.

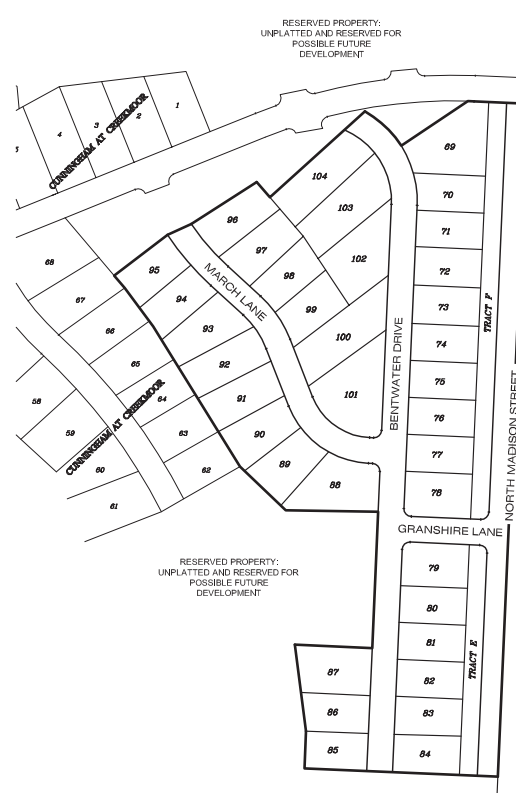
FINAL PLAT CUNNINGHAM AT CREEKMOOR - SECOND PLAT

LOTS 69 THROUGH 104 AND TRACTS E AND F

A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



VICINITY MAP
SECTIONS 4, 5, 8 & 9, TOWNSHIP 46 N, RANGE 32 W
NOT TO SCALE



PROPERTY DESCRIPTION, "CUNNINGHAM AT CREEKMOOR - SECOND PLAT - LOTS 69 THROUGH 104 AND TRACTS E AND F": ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 2°29'41" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 688.43 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF BENTWATER DRIVE AS ESTABLISHED BY THE PLAT OF CUNNINGHAM AT CREEKMOOR FIRST PLAT, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°30'20" WEST, A DISTANCE OF 103.66 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 0°42'18", FOR AN ARC LENGTH OF 12.00 FEET; THENCE SOUTH 56°11'19" WEST, A DISTANCE OF 156.42 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 32°27'13" WEST, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 28°06'55", FOR AN ARC LENGTH OF 98.14 FEET; THENCE SOUTH 48°01'15" WEST, A DISTANCE OF 249.54 FEET; THENCE NORTH 40°28'48" WEST, A DISTANCE OF 39.10 FEET; THENCE SOUTH 57°12'46" WEST, A DISTANCE OF 151.59 FEET; THENCE SOUTH 65°22'30" WEST, A DISTANCE OF 50.66 FEET; THENCE SOUTH 52°37'04" WEST, A DISTANCE OF 130.99 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 67 OF THE AFOREMENTIONED FIRST PLAT; THENCE SOUTH 40°16'08" EAST, THIS AND SUBSEQUENT COURSES ALONG THE NORTHEASTERLY LINE OF LOTS 62 THROUGH 67 OF SAID FIRST PLAT, A DISTANCE OF 31.38 FEET; THENCE SOUTH 36°45'39" EAST, A DISTANCE OF 92.92 FEET; THENCE SOUTH 31°43'29" EAST, A DISTANCE OF 321.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 62; THENCE SOUTH 46°16'06" EAST, A DISTANCE OF 123.27 FEET; THENCE SOUTH 89°05'34" EAST, A DISTANCE OF 180.13 FEET; THENCE SOUTH 2°29'41" WEST, A DISTANCE OF 265.66 FEET; THENCE NORTH 87°30'19" WEST, A DISTANCE OF 150.89 FEET; THENCE SOUTH 7°27'40" EAST, A DISTANCE OF 169.72 FEET; THENCE SOUTH 2°35'25" WEST, A DISTANCE OF 72.70 FEET; THENCE SOUTH 87°30'19" EAST, A DISTANCE OF 377.32 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 2°29'41" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1312.14 FEET TO THE POINT OF BEGINNING CONTAINING 617,381 SQUARE FEET OR 14.173 ACRES, MORE OR LESS.

NOTES:

- 1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER.

SEMI-PERMANENT MONUMENTS:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 76D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED "▲" ON THIS PLAT.
PERMANENT MONUMENTS:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "▲" ON THIS PLAT.
CURB NOTCHES:
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.
- 2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE "MISSOURI COORDINATE SYSTEM OF 1983", WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9999895.
- 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 29037C0029F, EFFECTIVE DATE JANUARY 2, 2013.
- 4. THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.

CASS COUNTY, MISSOURI:
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2017.

DEPUTY COUNTY RECORDER OF DEEDS

CITY OF RAYMORE, MISSOURI:

CITY COUNCIL:
THIS PLAT OF "CUNNINGHAM AT CREEKMOOR - SECOND PLAT - LOTS 69 THROUGH 104 AND TRACTS E AND F" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NUMBER _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE _____ DAY OF _____, 2017.

ATTEST: _____
KRISTOFER P. TURNBOW, MAYOR CITY CLERK CITY ENGINEER

CITY PLANNING COMMISSION:
THIS PLAT OF "CUNNINGHAM AT CREEKMOOR - SECOND PLAT - LOTS 69 THROUGH 104 AND TRACTS E AND F" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

SECRETARY

IN WITNESS THEREOF:

COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2017.

COOPER LAND DEVELOPMENT, INC.

BY: JODY LATHAM
ITS PRESIDENT

NOTARY CERTIFICATION:

STATE OF ARKANSAS)
)SS
COUNTY OF BENTON)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JODY LATHAM, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT SHE IS THE PRESIDENT OF COOPER LAND DEVELOPMENT, INC. AND THAT SHE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

TOTAL AREA	
LOTTED AREA	9.557 ACRES
COMMON PROPERTY STREETS	1.012 ACRES 3.804 ACRES
TOTAL	14.173 ACRES
LENGTH OF RECORDED STREETS	
50' RIGHT OF WAY WIDTH	2084.6 LINEAL FEET

DEVELOPER:
COOPER LAND DEVELOPMENT, INC.,
903 NORTH 47TH STREET, SUITE 101
ROGERS, ARKANSAS 72756

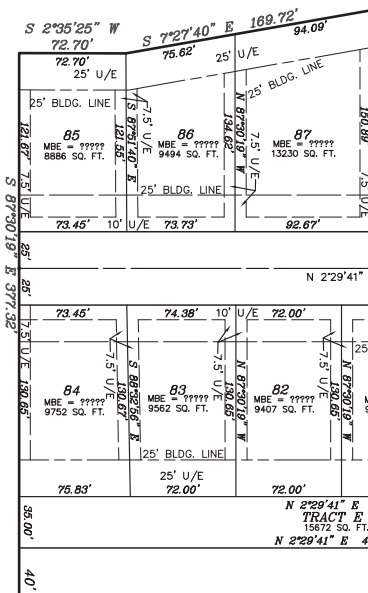
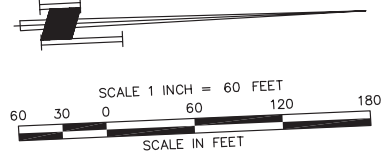
ENGINEER:
RENAISSANCE INFRASTRUCTURE CONSULTING
5015 NW CANAL STREET
RIVERSIDE, MO 64150

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



FINAL PLAT CUNNINGHAM AT CREEKMOOR- SECOND PLAT

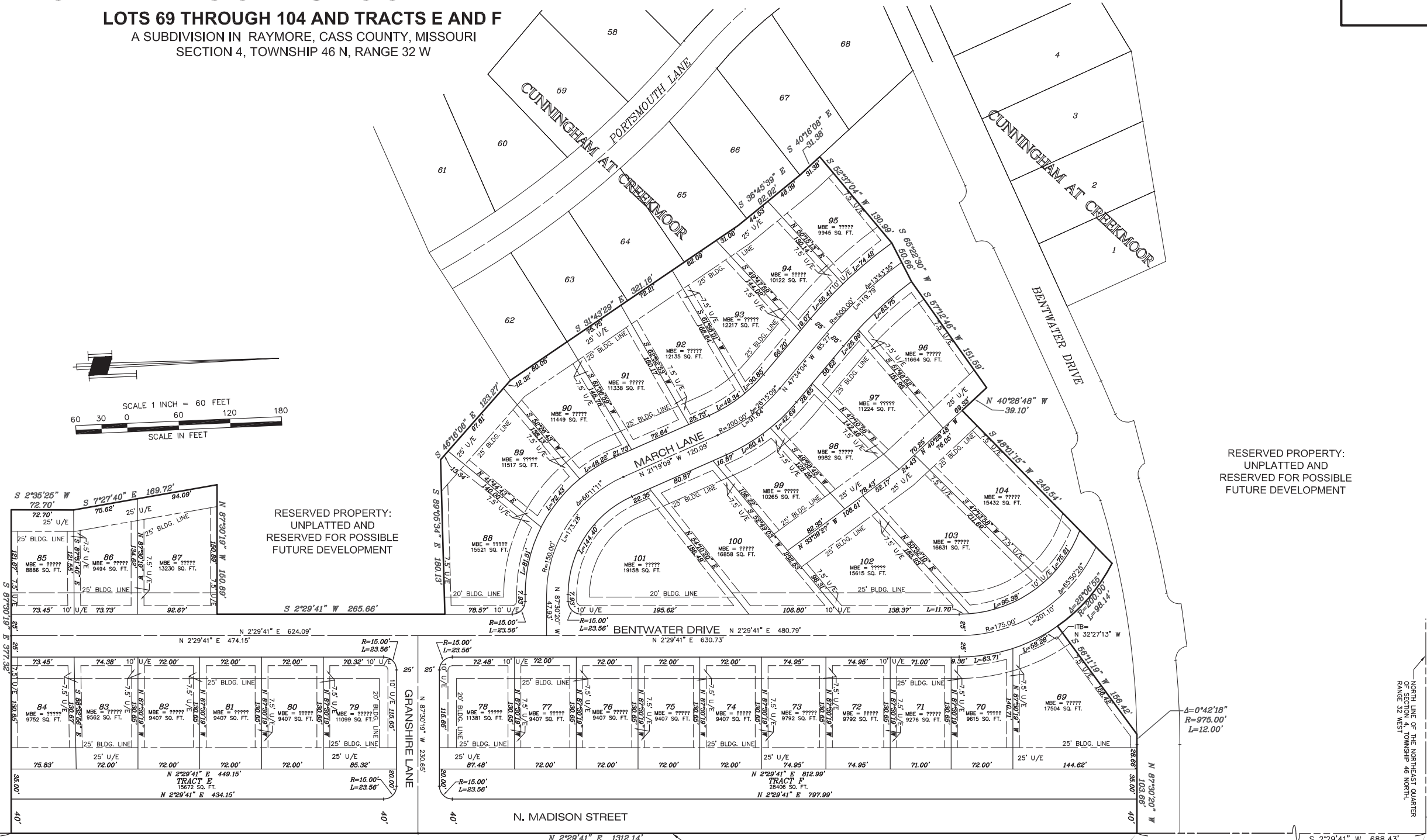
LOTS 69 THROUGH 104 AND TRACTS E AND F
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



RESERVED PROPERTY:
UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT

RESERVED PROPERTY:
UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT

RESERVED PROPERTY:
UNPLATTED AND
RESERVED FOR POSSIBLE
FUTURE DEVELOPMENT



EAST LINE OF THE NORTHEAST QUARTER
OF SECTION 4, TOWNSHIP 46 NORTH,
RANGE 32 WEST

NORTH LINE OF THE NORTHEAST QUARTER
OF SECTION 4, TOWNSHIP 46 NORTH,
RANGE 32 WEST

SOUTHEAST CORNER
SECTION 4, TOWNSHIP 46 NORTH,
RANGE 32 WEST
FOUND COPPERWELD MONUMENT

POINT OF COMMENCING
NORTHEAST CORNER OF THE
NORTHEAST QUARTER
SECTION 4, TOWNSHIP 46 NORTH,
RANGE 32 WEST
FOUND COPPERWELD MONUMENT

LEGEND	
	SETBACK LINE
	UTILITY & DRAINAGE EASEMENT
	SUBDIVISION BOUNDARY
	COMBINATION BLDG SETBACK LINE & UTILITY/DRAINAGE EASEMENT LINE

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

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

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



Unified Development Code Annual Review

June 2017

Report Prepared By:

Community Development Department

CONTENTS

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INTRODUCTION

Why complete an annual review?

The current Unified Development Code (UDC) for the City of Raymore, Missouri was adopted by the Raymore City Council by Ordinance 28117 on December 8, 2008. There have been twenty-four amendments to the UDC, the most recent amendment approved on February 13, 2017

In December of 2009 the Raymore City Council adopted a set of Goals for the City of Raymore that included the following goal:

“Evaluate current zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported”.

Completing an annual review of the UDC enables the Commission to ensure the code is an effective tool in achieving the Council goal that diversity in new developments is encouraged and that community goals and needs are supported. The UDC is one of the primary tools to ensure the goals of the City Growth Management Plan are achieved.

In 2012 the Planning and Zoning Commission commenced a program to complete an annual review of the UDC in June of each year. A report is prepared by City staff outlining activities affecting the UDC over the previous year and identifying any issues or concerns with any provision of the UDC.

The twenty-four amendments to the UDC have been submitted in response to (1) a need to comply with state statute or case law, (2) a change to a general City code provision that impacted a provision of the UDC, or (3) a desire to provide clarification to a provision of the UDC. The 2017 annual review is the sixth attempt for the Commission to be proactive in reviewing the UDC as an entire document and determining if the UDC has been effective in creating development that is meeting the goals of the Growth Management Plan and expectations of the residents of the City.

What will happen with the annual review results?

The Planning and Zoning Commission can decide if any amendments to the UDC should be proposed. The Commission can file an application to amend the text of the

UDC. A public hearing would be held at a Commission meeting with the Commission then making a recommendation to the City Council for its consideration.

Summary of Previous Amendments

Amendment 1 – approved March 9, 2009

Amendment 1 changed the composition of the membership of the Planning and Zoning Commission to be consistent with Missouri State Statute. Additionally, the amendment included provisions regarding what happens when a Commission member moves out of the Ward he/she represents and the process for appointing a Commission member.

Amendment 2 – approved July 27, 2009

Amendment 2 included minor changes to several different chapters of the UDC, including clarification on when a 2nd driveway is permitted on a residential lot; clarifying that citizens are appointed to the Board of Adjustment by the Mayor with the advice and consent of City Council; changing any reference of the City Administrator to City Manager; and adding a code provision regarding the expiration of applications that remain inactive for more than one year.

Amendment 3 – approved September 14, 2009

Amendment 3 established the code provisions regarding renewable energy systems.

Amendment 4 – approved November 9, 2009

Amendment 4 eliminated any listing of specific fees and charges and replaced the language with a reference to the adopted Schedule of Fees and Charges.

Amendment 5 – approved April 26, 2010

Amendment 5 established the Original Town Overlay Zoning District.

Amendment 6 – approved June 14, 2010

Amendment 6 included minor changes to several different chapters of the UDC, including clarifications on temporary uses; illumination of signs; inspection of public improvements in new subdivisions; and vacation of easements.

Amendment 7 – approved August 9, 2010

Amendment 7 clarified regulations pertaining to home occupations.

Amendment 8 – approved February 28, 2011

Amendment 8 included minor changes to several different chapters of the UDC, including clarification on the installation of sidewalks on residential lots; installation of street lights; posting of signs for required public hearings; and projection of structures into a required yard.

Amendment 9 – approved April 11, 2011

Amendment 9 included numerous changes to the sign chapter, including clarification of commercial message signs and non-commercial message signs; temporary signs; and sign definitions.

Amendment 10 – approved April 25, 2011

Amendment 10 added a definition of bar and definition of free standing fast food restaurant to the UDC and added 3 uses to the list of prohibited uses in the City Center Overlay Zoning District.

Amendment 11 – approved August 8, 2011

Amendment 11 included minor changes to several different chapters of the UDC, including projections into required setback areas; parking of recreational vehicles; and concrete mix utilized on residential driveways and public sidewalks.

Amendment 12 – approved June 25, 2012

Amendment 12 included minor changes to the requirements regarding installation of sidewalks on undeveloped lots. Code language was modified to reflect that sidewalks are required on undeveloped lots when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 5 years from the effective date of the UDC.

Amendment 13 – approved September 24, 2012

Amendment 13 included several miscellaneous changes that were recommended as part of the 2012 UDC Annual Review and Report. Code provisions that were modified included: parking of vehicles; sign maintenance; accessible parking; residential fences; variances; and building setback along 58 Highway.

Amendment 14 – approved October 22, 2012

Amendment 14 adopted the new Flood Insurance Rate Maps for the City of Raymore.

Amendment 15 – approved February 11, 2013

Amendment 15 included changes to the requirements pertaining to temporary uses, including adding language regarding mobile vendors.

Amendment 16 – approved August 26, 2013

Amendment 16 included miscellaneous changes recommended from the 2013 UDC annual review completed by the Planning and Zoning Commission at its June 4, 2013 meeting. The changes included (1) allowing an electronic sign along Arterial Streets in the Original Town Overlay District; (2) allowing accessory uses and structures on property zoned Agricultural without the necessity of having a principal structure on the property; (3) stating that no residential driveway may be constructed within a sight triangle; (4) allowing privacy fences to be within ten feet of the front corner of a house; (5) clarifying when the Community Development Director can determine if an application is inactive; and (6) clarifying what happens when a motion by the Commission on an application fails.

Amendment 17 – approved February 10, 2014

Amendment 17 included miscellaneous changes to the UDC. The changes included (1) requiring canopy lights to be recessed so the lens cover is flush with the bottom of the canopy; (2) clarifying that when a sidewalk is required to be constructed on an undeveloped corner lot that the sidewalk is installed along both street frontages; and (3) allowing the Commission to have final approval authority on inflatable sign permit applications.

Amendment 18 – approved February 10, 2014

Amendment 18 included changes that allow an accessory dwelling unit upon property that is zoned Agricultural, Rural Estate or Rural Residential.

Amendment 19 - approved September 8, 2014

Amendment 19 updated the stream buffer provisions contained within the UDC.

Amendment 20 - approved September 8, 2014

Amendment 20 established a new Stormwater Treatment section in the UDC. This code provision applies to all new land development activities within the City.

Amendment 21 - approved January 26, 2015

Amendment 21 included miscellaneous changes recommended as part of the 2014 annual review of the UDC. The changes included (1) clarifying that no outdoor display of commodities, products or merchandise associated with a home occupation is allowed; (2) clarified side and rear yard setbacks for an accessory structure; (3) clarified how sign height is measured for monument signs; (4) clarified that sign permit requests that are not in compliance with the UDC can be applied for as a conditional use permit; (5) included a prohibition of any portion of a non-residential platted lot to extend into floodplain area; and (6) included definitions of subject property and undeveloped lot.

Amendment 22 - approved September 14, 2015

Amendment 22 included miscellaneous changes recommended as part of the 2015 annual review of the UDC. The changes include 1) clarified all utilities in new subdivisions must be underground; 2) incorporated new cul-de-sac design; 3) clarified that sidewalk must be installed in common areas when adjacent lots are developed; 4) clarified stormwater treatment provisions; 5) Planning Commission can approve inflatable sign permits; 6) established specific findings of fact for a Conditional Use Permit for a sign; and 7) defined private utilities and public utilities.

Amendment 23 - approved December 28, 2015

Amendment 23 clarified that if any portion of a corner lot has frontage along a street that meets the threshold to require sidewalk to be installed (on an undeveloped lot), then sidewalk is required to be installed on all street frontages of the corner lot.

Amendment 24 - approved February 13, 2017

Amendment 24 included miscellaneous changes recommended as part of the 2016 annual review of the UDC. The changes include 1) clarify no building can be located in an easement; 2) eliminates requirement for developer to pay a fee for street lights; 3) clarifies corner lots require installation of an ADA ramp when sidewalk is installed; 4) modification to notification process for erosion control enforcement; 5) Replats can be approved by Community Development Director; 6) Replat procedures established; 7) terms unnecessary hardship and replat are defined; and 8) penalty section is modified.

Declaratory Rulings Issued

In accordance with Section 465.040B5 of the UDC the Community Development Director has the power and duty to render interpretations of the Unified Development Code. For purposes of consistency and documentation the Director issues all written interpretations in the form of a declaratory ruling. Each declaratory ruling is added to a Declaratory Ruling Book which is a compendium of all rulings issued since the adoption of the UDC. To date there have been ten (10) rulings issued. One of the rulings has been revoked due to a change in the UDC rendering the ruling obsolete.

Declaratory Rulings issued between January 11, 2009 and June 1, 2011:

- Ruling #1: What is the maximum size allowed for a subdivision entrance sign and how many signs are allowed per subdivision?
- Ruling #2: Are chickens allowed to be raised in the City?
- Ruling #3: Is a four (4) foot privacy fence allowed in a front yard setback area?
- Ruling #4: REVOKED. Is a kiosk for movie rental allowed to be installed or operated on the exterior of a building?
- Ruling #5: Does an adjustment to a lot line require a subdivision plat?
- Ruling #6: Can a fence be constructed in an easement?

Ruling #7: Where is the midpoint of a residential structure in relation to where a fence can be located?

Declaratory Rulings issued between June 1, 2011 and June 1, 2012

Ruling #8: How much of a property can be covered in buildings and other manmade structures?

Declaratory Rulings issued between June 1, 2012 and June 1, 2013

Ruling #9: Is a mobile home allowed in the City of Raymore?

Ruling #10: Can a business that is not licensed or approved as an adult business have adult media or sexually oriented toys or novelties available?

There were no Declaratory Rulings issued between June 1, 2013 and June 1, 2017

The Declaratory Ruling Book is available for review on the Raymore website at www.raymore.com/DocumentView.aspx?DID=1272.

Topics for consideration by the Planning and Zoning Commission

Staff recommends the following provisions of the UDC be amended for the reasons provided with each proposed change. Proposed new text is **highlighted**; deleted text is crossed out.

1. Section 405.040D of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:
 - A. **Keeping of Animals**
 1. Cattle, cows, horses, sheep, goats and similar ~~domestic~~ animals are permitted in the A and RE districts only.
 2. Chickens and similar fowl are permitted in the A and RE districts, and in the R-1 district upon properties of at least three acres in size.
 3. In the RE and R-1 (3-acre minimum lot size) district, maximum number of animals permitted per grazing acre, excluding building coverage, ponds and yard area around the principal dwelling, are:
 - a. 1 head of cattle; or
 - b. 2 sheep; or

- c. 2 goats; or
- d. 2 horses.

Limits for other animals not enumerated herein shall be determined based upon type or size of animal.

Note: The minimum lot size for the RE district is 3 acres. If land is zoned R-1 and is at least 3 acres in size it is reasonable that chickens and similar fowl be allowed.

2. Section 415.050G of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

G. Action on Application

1. 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 minimum negative effect on aesthetics and compatibility within the OT district.~~
2. A public hearing shall be held in accordance with Section 470.010E. A sign shall be posted on the subject property in accordance with Section 470.010E1d.
3. In its deliberation of a request the Planning and Zoning Commission must make findings of fact taking into consideration the following:
 - a. the waiver will not negatively affect the character of the surrounding properties;
 - b. the waiver will provide a home design consistent with the design of homes on the surrounding properties; and
 - c. there is no reasonable alternative available to design the home to be compliant with the required standards.

Note: This amendment would require a public hearing for a request to waive one or more the design requirements for new homes proposed in the Original Town Overlay District.

3. Section 485.010 of the Unified Development Code is hereby amended as follows:

Term	Definition
Mini Warehouse	Storage or warehousing service within a building for individuals to store personal effects and
Self-Storage Facility	for businesses to store materials for operation of an industrial or commercial enterprise located

	elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business or service use.
Dwelling, Accessory, Attached	A type of accessory dwelling that is physically attached to, and/or located within, the existing structure on the lot.
Dwelling, Accessory, Detached	A type of accessory dwelling unit that is built separate from the existing structure, or above an existing accessory structure such as a detached garage.

Note: Definitions need to be added for clarification of code language.

- 4. Section 410.020H of the Unified Development Code is hereby amended as follows

H. Use Standards (Amendment 16 – Ordinance 2013-056 8.26.13)

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use, use subject to special conditions or conditional use.

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
COMMERCIAL USES									
Mini Warehouse Self-Storage Facility	-	-	-	-	-	P	P	-	

Note: Self-storage facility is more accurate terminology for the use being regulated.

- 5. Section 420.030F of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

F. Restaurant

1. The sale of alcoholic beverages will be permissible only as an adjunct, minor and incidental use to the primary use which is the sale and service of food.
2. Restaurants with drive-through facilities must meet the requirements of Section 420.030L.
3. Outdoor patio dining areas are allowed provided the patio area is at least one hundred feet (100') from any residentially zoned area or area containing residential uses.
 - a. Patio areas adjacent to vehicle access drives shall be protected with a railing or similar barrier.

Note: UDC should identify an appropriate setback between outdoor patio areas of a restaurant and residential uses.

- 6. Section 445.010D1b of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

D. Subdivision Review and Approval

1. No plat of a land division may be accepted for recordation or recorded with the Recorder of Deeds until the Community Development Director has either:
 - a. certified in writing that the proposed land division does not constitute a subdivision; or
 - b. determined that the land division constitutes a subdivision and has been reviewed and approved in accordance with the applicable procedures of ~~Section 470.090 through Section 470.150~~ Chapter 470.

Note: Amendment accurately defines the appropriate range of code sections regarding subdivision review.

7. Section 445.020A of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.020 Improvements

A. Improvements Required

Subdividers are responsible for the construction, installation and maintenance of the following improvements according to the standards of this Code in addition to any federal, state or local standards:

1. all roads and sidewalks within the subdivision and improvements to existing roads and/or construction of new roads required for safe and adequate access to the subdivision as may be required by this chapter;
2. one-half of the road and all of the corresponding sidewalk or trail on said one-half of the road for any undeveloped road segment identified on the Transportation Master Plan that is adjacent to the subdivision;
3. water supply and wastewater systems;
4. stormwater management facilities;
5. sewage disposal facilities;
6. other private utilities;
7. street lighting; and
8. any other improvements required by this Code or required at the time of preliminary plat approval.

Subdividers are responsible for maintaining required improvements until such time as they are accepted by the City or transferred to a property owner's association.

Note: Clarification in the code is necessary to define responsibility for future

road segments identified on the City Transportation Plan.

8. Section 445.020F of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

F. Mud Deposit (*Amendment 4 – Ordinance 29137 11.9.2009*)

1. Each builder working within the City limits of Raymore must deposit a sum approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the City Clerk's office at the time of issuing individual building permits. The deposit will be a guarantee that the permit applicant and any subcontractors or employees will keep streets and sidewalks in the area in which they are working free and clear of dirt, gravel, rubbish or other construction debris. The Director of Public Works may waive the deposit required by this section when the applicant is an individual home owner. No person, firm or corporation may dump or deposit or cause to be dumped or deposited any dirt, gravel, rubbish, leaves or other debris; including, but not limited to, lumber; paper; trash; concrete or metal in any street, right-of-way, gutter, storm sewer, waterway or drainage way or erosion of soil that flows onto any street, right-of-way, gutter, storm sewer, waterway or drainage way abutting property from property before or during construction.
2. If upon inspection by the Building Official, Director of Public Works or any of their designated representatives, it is determined that dirt, gravel, rubbish, leaves or other debris has been dumped or deposited in any street, right-of-way, gutter, storm sewer, waterway or drainage way in violation of the provisions of this section, **the provisions of Section 455.020A shall be enforced.** ~~he/she will then notify the responsible permittee and establish a 24 hour period to make the affected area free and clear of said dirt, gravel or debris. If the City's representative cannot determine which permittee is responsible for cleaning the street's right-of-way, the developer of the land will be given 24 hours' notice to make the affected area free of said dirt, gravel or debris. If within the 24 hour period the said area is not clear, the Director of Public Works or his/her designate may authorize the City to take necessary action to clean up the said area and assess all charges at an established hourly rate, but in no case will the charges be less than two hours for labor, materials and equipment.~~

Note: Proposed amendment provides consistency with recently adopted language in Chapter 455: Natural Resource Protection.

9. Section 445.020G of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

G. Construction of Improvements (*Amendment 11 – Ordinance 2011-52 8.08.11*) (*Amendment 22 - Ordinance 2015-068 - 9.14.15*)

1. The subdivision survey shall conform to the procedures as defined in an official document adopted by the Director of Public Works and shall be based on the current Minimum Standards for Property Boundary Surveys 10 CSR 30-2, Missouri Code of State Regulations.

2. All required improvements shall be designed and built according to the latest edition of the Kansas City Metropolitan A.P.W.A. and City of Raymore criteria unless otherwise noted in this chapter.
3. Prior to approval of the final plat, the developer shall submit to the City a cost estimate of the public improvements as specified by the Engineer's plans and specifications.
4. All public and private utilities must be installed underground. Plans for underground facilities shall be prepared by, or at the direction of, the agency involved.
5. All public and private improvements shall be completed according to the plans and specifications approved by the Director of Public Works.
6. All private utilities that have a surface access point for equipment shall be located within recorded easements in the rear yard area of lots. If location in a rear yard easement is impractical due to topography or other physical features of a lot, then the Public Works Director may allow the installation of private utilities in a recorded easement in the front yard area of a lot.
7. When a road segment that is classified as a collector or arterial road on the Transportation Master Plan is located adjacent to the perimeter of the subdivision the subdivider is responsible for construction of the one-half of the road segment that is adjacent to the subdivision and for all of the corresponding sidewalk or trail on said one-half of the road. A cost estimate shall be prepared by the developer's engineer and submitted to the Director of Public Works for review. Once the amount of the estimate is accepted by the Director of Public Works said amount shall be submitted to the City in accordance with Section 445.020C. Said funds shall be guaranteed until the time said collector or arterial road is constructed and the funds shall be utilized for the costs associated with construction of the collector or arterial road.

Note: Clarification in the code is necessary to define responsibility for future road segments identified on the City Transportation Plan.

10. Section 445.020H of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

H. Inspection of Improvements *(Amendment 6 – Ordinance 2010-50 6.14.10)*

1. Construction Plan Review Fee

Prior to the issuance of a construction permit, the subdivider shall pay to the City a plan review fee as approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the City Clerk's office for the review and processing of the Construction and Grading Plans.

2. Inspection of Improvements

- a. Unless otherwise approved by the Director of Public Works, all improvements shall be inspected by the City of Raymore. Prior to the issuance of a construction permit, the subdivider shall pay to the City all fees as indicated in the development agreement for the subdivision. a fee as approved by the Governing Body and listed

~~in the Schedule of Fees and Charges maintained in the City Clerk's office for construction inspection.~~

- b. The subdivider shall contract with a registered professional engineer or surveyor to perform construction staking and preparation of "as-built" construction plans.
- c. Building permits shall not be issued for residential projects until the subdivision plat is recorded, the required improvements have been accepted by the City, and the construction inspection and plan review fees have been paid. A certificate of occupancy shall not be issued for non-residential developments until the subdivision plat is recorded, the required improvements have been accepted by the City, and the construction inspection and plan review fees have been paid.

Note: Amendment clarifies requirements to secure building permits.

11. Section 445.020I of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows

I. Acceptance of Improvements

Upon receipt by the City Council of a certification from the Director of Public Works stating:

- a. that all improvements have been installed in reasonable conformity with the approved engineering drawings and in reasonable conformity with the requirements of this chapter and all other applicable statutes, ordinances, and regulations;
- b. that all "as built" drawings have been furnished as required;
- c. ~~and~~ that all survey monuments are in place; and
- d. that all required fees have been paid,

the City Council will thereupon, by resolution, formally accept such improvements. The improvements shall become the property of the City. This acceptance does not relieve the developer of any obligation to maintain these facilities as may be required by the two year Maintenance Bond.

Note: Clarification of code language.

12. Section 445.020J of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

J. As-Built Drawings

Upon completion of the work, or any phases thereof, the developer shall furnish permanent reproducible "as-built" drawings of the work to the Director of Public Works. The as-built

drawings shall include the following information for sanitary, stormwater, water and streetlight infrastructure:

1. State plane coordinates for manholes, curb inlets, valves and junctions for public force mains, water valves, hydrants, open ends of storm pipe, and street light poles.
2. Depth and top elevations of manholes, flared end sections and curb inlets.
3. Drawings in PDF and Autocad format

Note: Clarification needed on specific information required with as-built plans.

13. Section 445.030A of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

A. Compliance with Growth Management Plan

~~No subdivision may conflict with the Growth Management Plan of the City of Raymore, Missouri.~~ Subdivider's shall refer to the Growth Management Plan when designing a new subdivision layout. Land use, transportation connectivity, and location of trails and park land as indicated in the Growth Management Plan shall be considered in the design and layout of the subdivision.

Note: The GMP is a guide, not a code. Some level of flexibility needs to be allowed while respecting the vision of the GMP.

14. Section 445.030E5 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

5. Double frontage and reverse frontage lots may be approved at the time of preliminary plat approval where necessary to provide separation of residential development from through traffic or overcome specific disadvantages of terrain and orientation. No access shall be allowed onto a collector or arterial road. There is a limit of one access to double frontage and reverse frontage lots.

Note: Clarification needed in code.

15. Section 445.030I8 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

8. Half Streets

- A. Where an existing dedicated or platted half street is adjacent to the tract being subdivided, the other half of the street right-of-way must be dedicated by the subdivider. Half street dedications are not permitted, unless there is satisfactory agreement with the City that all

~~both adjacent property owners developers agree to dedicate and construct the one-half of the street that is adjacent to their property. All internal local and collector streets shall be constructed.~~

- B.** When a collector or arterial road is adjacent to the subdivision, one-half of the applicable right-of-way for the road shall be dedicated to the City as part of the subdivision plat.

Note: Clarification in the code is necessary to define responsibility for future road segments identified on the City Transportation Plan.

- 16. Section 445.030113 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

13. Street Names and Signs

- a. Street names must be suggested by the developer and approved by the Planning and Zoning Commission at the time of the preliminary plat approval.
- b. Street names ~~must comply with the City Addressing and Street Naming Policy. may not duplicate names of any existing street in Raymore and adjacent communities except where a new street is a continuation of an existing street. Street names that are spelled differently but sound the same shall be avoided. The street name pattern established by Raymore must be continued except as approved by the Planning and Zoning Commission.~~
- c. ~~Generally no street should change direction by more than 90 degrees without a change in street name.~~
- d. Reflective street signs, approved by the Director of Public Works, will be provided and installed by the ~~developer subdivider~~ at all street intersections at the ~~developer's subdivider's~~ expense.

Note: Amendment provides consistency with the City Addressing and Street Naming Policy.

- 17. Section 445.040F8 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

- 8. All land to be dedicated to the City for park purposes shall have the prior approval of the Parks and Recreation Board and shall be shown and marked on the plat as “dedicated to the City of Raymore, Missouri, for park purposes”. All land dedicated shall transfer ownership at the time of ~~plat recording~~ of the first final plat, unless otherwise agreed to as part of the development agreement for the subdivision.

Note: Amendment ensures park land is available with the first phase of a subdivision.

18. Section 445.040M of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

M. Platting Requirements

All land to be dedicated to the City for park purposes shall have the prior approval of the Parks and Recreation Board and shall be shown and marked on the plat as “dedicated to the City of Raymore, Missouri, for park purposes”. All land dedicated shall transfer ownership at the time of plat recording of the first final plat, unless otherwise agreed to as part of the development agreement for the subdivision.

Note: Amendment ensures park land is available with the first phase of a subdivision.

19. Section 405.020H of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Use	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PR	Use Standard
RESIDENTIAL USES												
Household Living												
—Accessory Dwelling	P	P	P	-	-	-	-	-	-	-	-	Section 420.050E
Accessory Dwelling, Attached	P	P	P	P	P	P	P	P	P	P	-	Section 420.050E
Accessory Dwelling, Detached	P	P	P	S	S	S	S	!	!	!	!	Section 420.050E

Note: Amendment would allow an accessory dwelling unit in most residential zoning districts provided certain size and design requirements are met.

20. Section 485.050E of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

E. Accessory Dwelling (*Amendment 18 – Ordinance 2014-006 2.10.14*)

All accessory dwellings must meet the following requirements:

1. There shall be only one accessory dwelling per lot
2. An accessory dwelling may be located within an existing residential structure or a detached structure.
3. Detached accessory dwelling units shall be a permitted use in A, RE, and RR zoning districts only, or in R-1 and R-2 zoning districts on lots greater than or equal to 1 acre in

size.

4. ~~In RR zoning only, The accessory dwelling shall not exceed the square footage of the primary dwelling on the lot.~~
5. The accessory dwelling unit shall be limited to 40% of the total square footage of the existing structure, but shall not exceed 1,000 square feet.
6. ~~In RR zoning only,~~ the accessory dwelling structure shall not exceed the height ~~or size~~ of the ~~primary existing~~ structure on the lot.
7. An accessory dwelling shall not be occupied until the ~~primary existing~~ dwelling on the lot is occupied.
8. An accessory dwelling shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City of Raymore.
9. The accessory dwelling structure shall comply with all development standards for the applicable zoning district in which it is located.
10. Either the ~~primary existing~~ or accessory dwelling shall be occupied by the property owner at any time the accessory dwelling is occupied.
11. ~~If the accessory dwelling is located in an accessory structure, the~~ **Detached accessory dwelling units** shall be connected to the public water main separate from the connection of the primary structure.
12. ~~If the accessory dwelling is located in an accessory structure, and said structure is~~ **Detached accessory dwelling units** located within three hundred (300) feet of a public sanitary sewer line, ~~then the dwelling~~ must be connected to the sewer line.
13. The accessory dwelling unit shall be architecturally consistent with the design of the existing structure on the lot.
14. If not the same as the existing structure, the entrance to the accessory dwelling unit shall be subordinate to that of the existing structure, and shall be less visible from the street than the main entrance of the existing dwelling unit.

Note: Amendment would establish size and design requirements for accessory dwelling units.

21. Section 420.070I of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

A. Solar Energy Systems

Solar energy systems shall be a permitted accessory use in all districts subject to compliance with the following requirements:

4. ~~Roof-mounted systems located on front building roofs shall not project more than 24~~

inches perpendicular to the point on the roof where it is mounted.

- ~~2. Roof-mounted systems shall not project above the ridge of a gabled or gambrel roof.~~
- ~~3. Roof-mounted systems shall not project more than four feet above the deck or parapet of a flat or mansard roof. All mounting hardware shall be screened from view according to Section 430.120A.~~
- ~~4. Ground-mounted systems shall not be located in any required yard.~~
- ~~5. Ground-mounted systems on lots under 1 acre shall not be higher than 8 feet.~~
- ~~6. Solar collectors designed as part of an accessory structure such as an awning or canopy shall conform to the standards for that structure.~~
- ~~7. Appurtenant components must be located within an enclosed structure or screened according to Section 430.120.~~

1. Roof Mounted and Wall Mounted Solar Energy Systems:

- a. Roof mounted and wall mounted Solar Energy Systems may be mounted or located on a principal or accessory building.
- b. Roof mounted Solar Energy Systems shall only be located on rear or side-facing roofs as viewed from any adjacent street, unless the applicant can demonstrate that, due to solar access limitations, no location exists other than the street-facing roof, where the solar energy system can function effectively.
- c. Roof-mounted systems shall not project above the ridge of a gabled or gambrel roof.
- d. The total height of any building equipped with an Solar Energy System shall not exceed more than 24 inches above the maximum building height specified for principal or accessory buildings within the applicable underlying zoning district.
- e. Applications for roof and wall mounted solar energy systems shall be accompanied by evidence and information regarding the strength of the structure in which the system will be attached.
- f. Construction, modification, and/or reinforcement of the structure in which the system will be attached must be in compliance with all applicable codes.
- g. In commercially zoned districts only, appurtenant components of wall mounted or roof mounted solar energy systems must be located within an enclosed structure or screened according to Section 430.120.

2. Ground Mounted Solar Energy Systems:

- a. The minimum front, side and rear yard setbacks for ground mounted solar energy systems shall comply with the requirements of the underlying zoning

district.

- b. Ground mounted solar energy systems are prohibited from encroaching into any approved utility easement or right-of-way, or, being placed within any stormwater management system.
- c. Freestanding ground mounted solar energy systems shall not exceed the maximum allowable height within the applicable underlying zoning district.
- d. Total coverage of a lot with a ground mounted solar energy system shall not exceed fifty (50) percent of the lot, or the maximum allowable lot coverage for the underlying zoning district, whichever is less.
- e. The area beneath the ground mounted solar energy system is considered pervious. However, any use of impervious construction materials for the purposes of a foundation system is subject to the requirements found in Section 430.020A.
- f. Ground mounted solar energy systems shall be accompanied by appropriate safety/warning signage, and shall be safely secured to prevent unauthorized access or entry
- g. In commercially zoned districts only, appurtenant components of ground mounted solar energy systems must be located within an enclosed structure or screened according to Section 430.120.

Note: Amendment provides clarification of the requirements for new solar energy systems in the City.

Topics for Discussion

Staff has identified the following topics for discussion:

a. Sign code amendments

Due to the complexity of the sign regulations staff proposes to bring forth the topic as an amendment to the UDC separate from the annual review. Necessary revisions to the sign code is a high priority for staff and is a major part of the 2017 work program for staff. A proposal for review by the Commission is anticipated by fall of 2017.

Community Development Monthly Report



MAY 2017

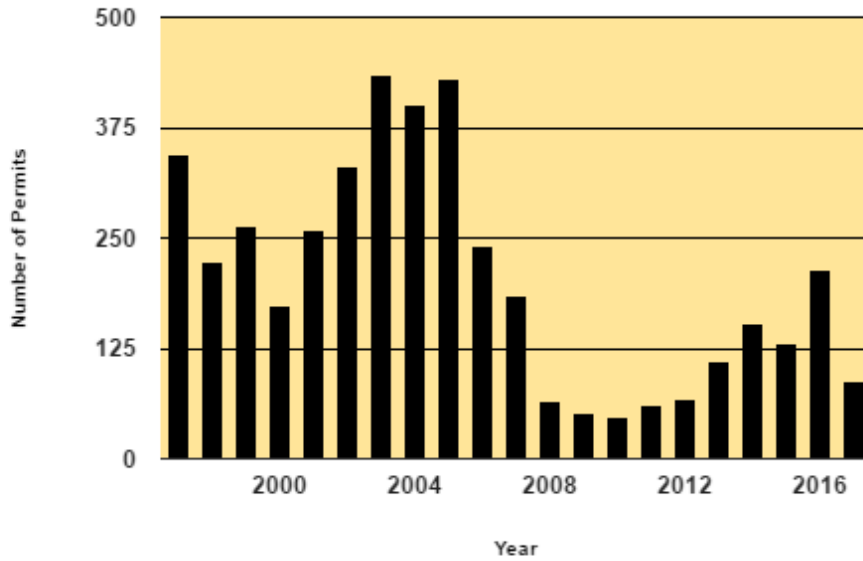
Building Permit Activity

Type of Permit	May 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	15	78	61	201
Attached Single-Family Residential	0	10	14	14
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	n/a	143	180	458
Commercial - New, Additions, Alterations	2	14	10	26
Sign Permits	5	23	19	63
Inspections	May 2017	2017 YTD	2016 YTD	2016 Total
Total # of Inspections	n/a	2,446	2,489	6,354
Valuation	May 2017	2017 YTD	2016 YTD	2016 Total
Total Residential Permit Valuation	\$3,526,100	\$14,939,900	\$16,720,100	\$50,026,600
Total Commercial Permit Valuation	\$238,300	\$3,005,400	\$734,100	\$6,899,389

Additional Building Activity:

- Certificate of Occupancy issued for Kay Jewelers and Panda Express. Work continues on Qdoba and Mod Pizza.
- Building construction continues on the addition to the Creekmoor Clubhouse
- Building construction has been completed on the Centerview building on Municipal Circle
- Remodel work continues on the interior of Wal-Mart
- Permits issued for remodeling work at Eagle Glen and Bridle Ridge schools
- Tenant finish plans have been submitted for Firehouse Subs to locate in the Raymore Marketplace

Single Family Building Permits



Code Enforcement Activity

Code Activity	May 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	59	229	133	424
Notices Mailed				
- Tall Grass/Weeds	39	56	77	227
- Inoperable Vehicles	1	51	22	42
- Junk/Trash/Debris in Yard	5	27	6	65
- Object placed in right-of-way	2	11	0	7
- Parking of vehicles in front yard	9	52	7	48
- Exterior home maintenance	3	32	5	16
- Other (trash at curb early; signs; etc)	0	0	16	19
Properties mowed by City Contractor	7	7	0	68
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	7	0	1
Signs in right-of-way removed	22	186	102	299
Violations abated by Code Officer	7	36	n/a	12

Development Activity

Current Projects

- Vacation of Cunningham at Creekmoor First Final Plat
- Cunningham at Creekmoor Second Final Plat

	As of May 31, 2017	As of May 31, 2016	As of May 31, 2015
Homes currently under construction	n/a	186	171
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	n/a	697	858
Total number of dwelling units in City	n/a	7,871	7,715

Actions of Boards, Commission, and City Council

City Council

May 8, 2017

- Appointed Melodie Armstrong as a Ward 4 appointment to the Planning and Zoning Commission
- Approved on 2nd reading the amendments to the Property Maintenance Code

May 22, 2017

- No development applications on agenda

Planning and Zoning Commission

May 2, 2017

- Approved the request to waive the design requirements for a home proposed at 104 E. Olive Street

May 16, 2017

- Recommended denial of the request to reclassify the zoning from R-1 to R-2 Lots 158 thru 175 in Heritage Hills. (subsequent to the meeting the applicant placed a hold on further review of the application).

Upcoming Meetings – June & July

June 6, 2017 Planning and Zoning Commission

- Cunningham at Creekmoor Second Final Plat
- Annual review and report on Unified Development Code

June 12, 2017 City Council

- No development applications on agenda

June 20, 2017 Board of Adjustment

- 411 S. Fox Ridge Drive - variance to rear yard setback
- 308 E. Walnut Street - variance to side yard setback

June 20, 2017 Planning and Zoning Commission

- Municipal Circle Traffic Flow - (public hearing)

June 26, 2017 City Council

- 1st reading - Vacation of Cunningham at Creekmoor First Plat (public hearing)
- 1st reading - Cunningham at Creekmoor Second Plat

July 4, 2017 Planning and Zoning Commission

- Holiday - no meeting

July 10, 2017 City Council

- 2nd reading - Vacation of Cunningham at Creekmoor First Plat
- 2nd reading - Cunningham at Creekmoor Second Plat

July 18, 2017 Planning and Zoning Commission

- No development applications currently on agenda

July 24, 2017 City Council

- No development applications currently on agenda

Department Activities

- Staff held a Good Neighbor meeting for the proposed changes to Municipal Circle. This project would turn Municipal Circle into a one-way street and add angled parking for the surrounding buildings
- Director Jim Cadoret participated in a webinar on transportation for senior residents sponsored by Grantmakers in Aging
- Staff worked on preparation of the annual review and report on the Unified Development Code
- Director Jim Cadoret, Associate Planner David Gress, and Planning Commissioner Leo Anderson attended the American Planning Association national planning conference in New York City.
- Staff met with representatives of the Police Department, Cass County Health Department, South Metropolitan Fire Protection District and Pathways Community Health to discuss concerns related to hoarding and to identify assistance and resources available.
- Director Jim Cadoret and Associate Planner David Gress participated in the Communities for All Ages Recognition Cities bi-monthly meeting
- Associate Planner David Gress presented Raymore's Communities for All Ages Master Plan to the Kansas City Community for All Ages Advisory Board

GIS Activities

- Informational support for budgeting purposes
- Mapping support for department, planning & bid operations
- Development of ArcGIS Enterprise & Online
- Addressing and E911 updates
- Updates to geospatial inventories for operations/management
- Printing of output & document management
- Configuration of secured mapping service for distributed editing
- Sharing of data/services to consultants, agencies, etc
- Requests for information/support
- Seiler Instruments GPS/GNSS seminar