



To: City Council
From: Planning and Zoning Commission
Date: August 28, 2017
Re: **Case #17022: 25th Amendment to the UDC – Misc. from 2017 Annual Review**

GENERAL INFORMATION

Applicant: City of Raymore

Requested Action: 25th Amendment to the Unified Development Code – Miscellaneous items from 2017 Annual Review of UDC

Advertisement: June 29, 2017 Journal Newspaper
July 27, 2017 Journal Newspaper

Public Hearing: July 18, 2017 Planning and Zoning Commission
August 14, 2017 City Council

Items of Record: Exhibit 1. Growth Management Plan
Exhibit 2. Unified Development Code
Exhibit 3. Notice of Publication
Exhibit 4. Staff Report

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

“In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:”

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.

2. whether the proposed text amendment corrects an error or inconsistency in the code;
3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

STAFF COMMENTS

1. The 25th Amendment to the Unified Development Code (UDC) is the result of discussions held by the Planning and Zoning Commission after completing its 2017 annual review of the UDC. At its June 6, 2017 meeting the Commission discussed the results of research completed by City staff on several topics and directed staff to submit the revisions proposed in the 25th amendment.

2. The 25th amendment to the UDC consists of seventeen (17) separate revisions proposed to the UDC. The amendments are listed in the proposed ordinance as follows:

Section 1: Proposal replaces the term mini-warehouse with self-storage facility and would allow indoor self-storage facilities in the C-2, C-3, BP, M-1 and M-2 districts.

Section 2: Proposal clarifies the procedure to request a waiver to a design requirement in the Original Town zoning district.

Section 3: Proposal clarifies when outdoor patio dining areas are allowed.

Section 4. Proposal adds requirements for design of indoor self-storage facilities.

Section 5. Proposal clarifies applicable code sections for subdivision review.

Section 6. Proposal clarifies improvements required as part of subdivision development.

Section 7. Proposal clarifies enforcement procedures for removal of mud and debris deposited in the street.

Section 8. Proposal clarifies responsibility of subdivider for collector and arterial roads planned along the perimeter of a new subdivision.

- Section 9. Proposal clarifies the subdivider responsibilities for construction of public improvements.
- Section 10. Proposal clarifies the subdivider responsibilities to have the public improvements accepted by the City.
- Section 11. Proposal identifies the requirements for submitting as-built drawings of public improvements.
- Section 12. Proposal clarifies that the subdivider must refer to the GMP when planning a new subdivision.
- Section 13. Proposal clarifies that a subdivider is responsible for one-half of collector and arterial roads proposed along the perimeter of a new subdivision.
- Section 14. Proposal requires that proposed street names comply with the City Addressing Policy.
- Section 15. Proposal clarifies when park land dedication as part of a new subdivision is required.
- Section 16. Proposal clarifies when park land is required to be platted.
- Section 17. Proposal adds definitions for self-storage facilities.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

1. **whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;**

Each of the proposed amendments are consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

2. **whether the proposed text amendment corrects an error or inconsistency in the code;**

The proposed sections of the ordinance do not correct an error or inconsistency.

3. **the areas which are most likely to be directly affected by such change and in what way they will be affected;**

The changes would affect properties throughout the City.

4. **whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and**

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The amendments are proposed to clarify language in the code.

5. **whether the proposed text amendment is in the best interests of the City as a whole.**

The proposed amendments are intended to better clarify language in the code which would be in the best interests of the City as a whole.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	July 18, 2017	August 14, 2017	August 28, 2017

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17022, 25th amendment to the UDC, to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its July 18, 2017 meeting, voted 9-0 to accept the staff proposed findings of fact and forward Case #17022, 25th amendment to the UDC, to the City Council with a recommendation of approval.

CITY COUNCIL ACTION 1ST READING - 8/14/17

The City Council, at its August 14, 2017 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #17022, 25th amendment to the UDC on 1st reading.

CITY COUNCIL ACTION 2ND READING - 8/28/17

The City Council, at its August 28, 2017 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #17022, 25th amendment to the UDC on 2nd reading.