



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 18, 2017 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances
5. Consent Agenda
 - a. Acceptance of Minutes of June 20, 2017 meeting
6. Old Business - None
7. New Business
 - a. Case #17021 - Discover Vision Site Plan, 1018 W. Foxwood Drive
 - B. Case #17022 - 25th Amendment to Unified Development Code (*public hearing*)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Any person requiring special accommodation (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

MEETING PROCEDURES

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Community Development Department to make a personal appearance before the Planning Commission; or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered; or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicant will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION TUESDAY, JUNE 20, 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, DON MEUSCHKE, AND MELODIE ARMSTRONG. ABSENT WERE ERIC BOWIE AND MAYOR KRISTOFER TURNBOW. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS AND CITY ATTORNEY JONATHAN ZERR.

1. Call to Order – Chairman Faulkner called the meeting to order at 7:12 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 June 6, 2017 meeting.

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

Vote on Motion:

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

Motion passed 7-0-0.

6. Old Business - None
7. New Business -
 - a. Case #17020 - Traffic Flow Changes to Municipal Circle (public hearing)

Community Development Director Jim Cadoret presented the staff report.

Mr. Cadoret stated the request is to consider a modification to the traffic flow pattern on Municipal Circle by changing the existing two-way flow into a counterclockwise one-way pattern with angle parking spaces. There are approximately 60 existing parking spaces and the change to angle parking will add an additional 30 spaces.

Mr. Cadoret stated that Chapter 530 of the City Code requires that any change in use of public right-of-way requires a public hearing be held and approval from the Planning and Zoning Commission.

Mr. Cadoret indicated that Municipal Circle is a fifty-foot right of way that was approved in 2002.

Mr. Cadoret stated a Good Neighbor meeting was held on May 3rd and two property owners attended with questions on resurfacing of Municipal Circle and the use of on-street parking by tenants. The City will be completing a micro-surface of the road this summer and that the angle parking spaces are for the use and benefit of everyone.

Mr. Cadoret stated the standards for the angle parking spaces are identified in the Unified Development Code and that all spaces in the Municipal Complex are shared spaces. Minor modifications will be done to the City lot south of City Hall to allow direct access for vehicles to Broadmoor Drive to the east.

Mr. Cadoret stated staff recommends approval of the request.

Chairman Faulkner opened the public hearing at 7:24 p.m.

There were no public comments made.

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

Chairman Faulkner closed the public hearing at 7:25 p.m.

Commissioner Meuschke asked if the new connection to Broadmoor from the City lot would be done as part of the microsurfacing of Municipal Circle.

Assistant Public Works Director Ed leans indicated yes it would.

Commissioner Meuschke asked if the current access drives to the City parking lot would remain.

Mr. Cadoret stated existing access drives would remain.

Commissioner Meuschke asked if the connection to Broadmoor would reduce the number of parking spaces in the City lot.

Mr. Cadoret stated yes, with a reduction of three to four spaces.

Commissioner Sarsfield asked about the use of parking spaces available on other lots in the Municipal Complex and if those spaces were available to everyone.

Mr. Cadoret indicated that all spaces in Municipal Circle are required to be shared spaces and available to anyone.

Commissioner Anderson commented on the Centerview site plan review and that the Commission was advised adequate parking was available and wanted to know how the City got to seeing a need for an additional thirty spaces.

Mr. Cadoret indicated when Centerview was proposed the minimum number of parking spaces required was met. With the proposed angle parking spaces, additional spaces can be provided in front of the buildings on Municipal Circle, which seems to benefit everyone.

Commissioner Anderson asked if sidewalks would be provided around the Circle and if crosswalks would be provided.

Mr. Cadoret stated sidewalk will be constructed by the City around the perimeter of Municipal Circle, crosswalks will be provided between City Hall and Centerview, and lighting will be added along the new sidewalks.

City Attorney Jonathan Zerr reiterated that staff has indicated the change in traffic flow creates a safer environment for pedestrians.

Commissioner Sarsfield asked if any new development had to provide off-street parking.

Mr. Cadoret indicated yes, off-street parking is required for any development in the Municipal Complex.

Commissioner Anderson asked about the undeveloped lots the City owns.

Mr. Cadoret stated the City owns Lots 4 and 5 which are southwest of City Hall.

Motion by Commissioner Anderson, Seconded by Commissioner Sarsfield, to approve the request to modify the existing two-way traffic pattern on Municipal Circle to a counterclockwise one-way pattern and replace the on-street parallel parking spaces with angle parking spaces.

Commissioner Anderson asked if the speed limit would be adjusted on Municipal Circle.

Mr. Cadoret stated the speed limit has not been discussed on being changed, but could be considered.

Chairman Faulkner asked if City Council changes speed limits.

Mr. Cadoret indicated City Council does set speed limits.

Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

City Attorney Jonathan Zerr 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 2017 sidewalk and curb programs.

10. Public Comment

None

11. Commission Member Comment

Commissioner Fizer indicated she attended the Centerview opening and thought it was a wonderful facility.

Commissioner Crain indicated the Centerview building is fantastic and is something to be proud of.

Commissioner Sarsfield stated he attended the opening of Centerview and it is a beautiful building.

Commissioner Anderson also attended the opening of Centerview and likes the utility of the building and that dollars spent on event space outside of Raymore can now remain in the City.

Commissioner Armstrong did not attend the opening but looks forward to seeing it.

Commissioner Meuschke stated he likes the wayfinding signage in Harrisonville and wondered if anything similar can be done in Raymore.

Mr. Cadoret stated improving wayfinding is an item the City will be working on as part of the new branding effort being completed.

Chairman Faulkner stated he also attended the grand opening of Centerview and took the opportunity to drive Municipal Circle and envision the one-way traffic pattern.

12. Adjournment

Motion by Commissioner Meuschke, Seconded by Commissioner Crain to adjourn the June 20, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The June 20, 2017 meeting adjourned at 7:56 p.m.

Respectfully submitted,

Jim Cadoret



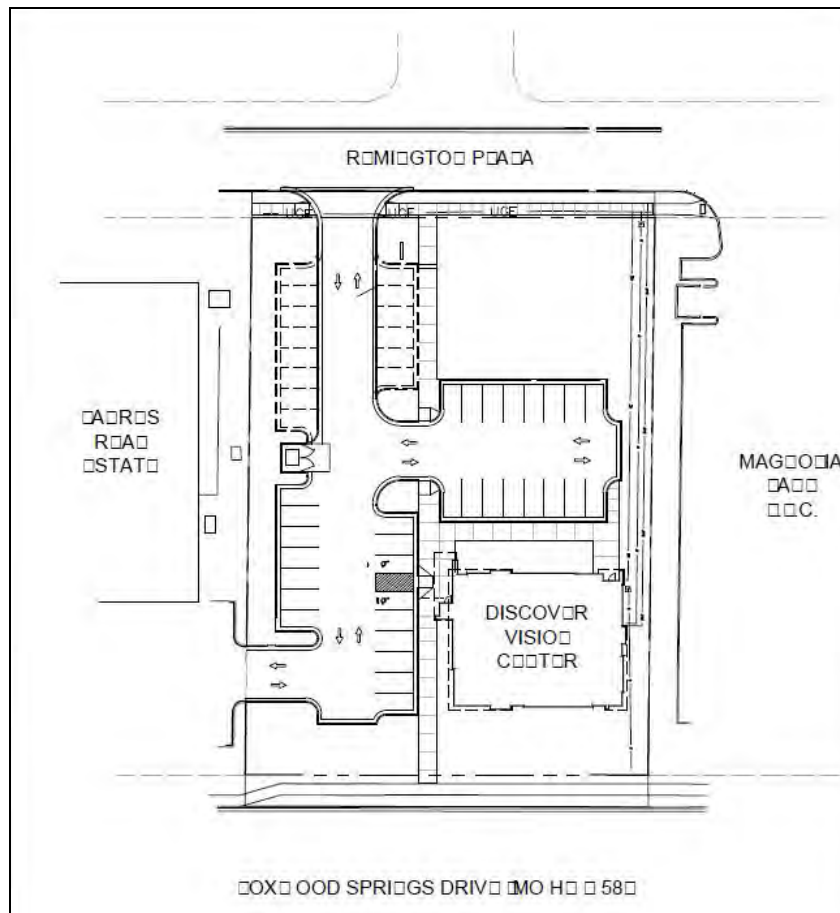
To: Planning and Zoning Commission
From: City Staff
Date: July 18, 2017
Re: Case # 17021 - Discover Vision Center Site Plan - 1018 W. Foxwood Drive

GENERAL INFORMATION

**Applicant/
Property Owner:** Mike Wyrick - Discover Vision Centers
4801 Cliff Ave
Independence, MO 64055

Requested Action: Site plan approval for Discover Vision Centers

Property Location: Highway 58 and Laurus Drive



Aerial Photograph:



Property Photographs:



View from the adjacent property (State Farm, Keller Williams) looking west.



(View from 58 Highway, looking north)



(View from the adjacent property to the west, where the proposed parking lot will connect).

Existing Zoning:

C-3: Regional Commercial District

Existing Surrounding Uses:

North: Office/Commercial
South: Institutional/Church
East: Office/Commercial
West: Office/Commercial

Total Tract Size: 42,352 Square Feet/0.97 acres
Subdivision Plat: Replat of Remington Commercial 4th, Lot 8

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for commercial development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has W. Foxwood Drive classified as a Major Arterial and Laurus Drive, and Remington Plaza classified as local streets.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for a Discover Vision Center located in the Remington Commercial subdivision.

SITE PLAN REQUIREMENTS AND STANDARDS

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 site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or groundwater;

4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action
 - a. All site plans will be reviewed by the Community Development Director.
 - b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
 - c. The Community Development Director must complete the review within 20 days of receiving a complete application.
2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and

action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:
 - a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
 - b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
 - c. the proposed use is allowed in the district in which it is located;
 - d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
 - e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
 - f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
 - g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
 - h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
 - i. provides adequate parking for the use, including logical and safe parking and circulation;
 - j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
 - k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
 - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The Remington Commercial 4th Plat was originally approved by City Council on September 8, 2003. Since it was never recorded, the approval expired on March 8, 2004.
2. The Remington Commercial 4th Plat was re-submitted and approved by City Council on July 12, 2004. The final plat was recorded on July 14, 2004.

ENGINEERING DIVISION COMMENTS

The Engineering Division reviewed has reviewed the Site Plan application. Please see the attached memorandum for specific comments.

STAFF COMMENTS

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

C-3	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (ft.)	100
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	20
side	10
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50

- Special Use Conditions:** There are no use-specific standards or conditions.
- Parking:** A Medical Clinic must comply with the following parking standard:

Use	Minimum Parking Spaces Required
COMMERCIAL USES	
Medical or Dental Clinic	1 per 600 square feet

With a total of 4,580 square feet of space, a total of 8 parking spaces were required.

The proposed site plan indicates that a total of 46 parking spaces will be provided. A total of 32 parking spaces will be developed initially, with two of these being handicapped accessible. There will also be space for future parking, including 14 additional spaces.

The proposed site plan is in compliance with the parking standards for the City of Raymore by providing the 46 parking spaces. The site plan also provides the required number of accessible parking spaces. A total of 2 accessible spaces are required and 2 spaces are provided.

4. Landscaping

Twenty percent (20%) of the lot is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. A total of thirty-two percent (32%) of the site is provided with landscaping. A minimum of six feet (6') of landscaped area is provided along each street frontage and each property line.

A total of 5 trees and 13 shrubs are required between the parking lot area and the adjacent streets. A total of 5 trees and 13 shrubs are provided.

The required trees and shrubs in the parking lot landscaped islands are provided.

Landscaping is provided around the proposed monument sign as required.

5. Building Design:

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

6. Pedestrian Access:

Pedestrian Access to the building has been provided. Sidewalk currently exists along the southern property line, on 58 Highway. A sidewalk is proposed to be installed that crosses the parking lot and connects the Remington Plaza sidewalk to the 58 Highway sidewalk, as well as the front entrance of the building. A striped crosswalk will be required where the proposed sidewalk crosses the parking lot.

7. **Signage:** A master signage plan was not submitted with the application. Signage is not approved as part of the site plan but is shown for illustration purposes only. A sign permit is required prior to installation of any sign.

The proposed location of the monument sign is in compliance with the UDC.

8. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. A truck turning movement plan was submitted as required. The District indicated that there is limited access to the site through the connection of the parking lot to the west. The District is requiring that the entrance off of Remington Plaza be widened to accommodate a truck turning movement.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Stormwater will be collected and treated on site and discharged into an existing pipe on the property to the east, which both property owners have agreed to. A stormwater treatment facility plan and agreement must be completed before a grading permit is approved.
10. **Site Lighting:** The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City. Parking lot lighting poles will be 20' tall with a 90 degree cutoff fixture.
11. **Trash Enclosure:** The exterior of the trash enclosure will be constructed of the same materials as the main building. The enclosure is located on the west side of the parking lot. The enclosure gates will be made out of brick and stone that will coordinate with the main building.
12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. If any electrical and mechanical equipment is added to the building it shall be screened from view from adjacent properties and any adjacent street.
13. **Site Access:** Access to the site will be provided off of Remington Plaza. Additionally, the site plan shows the connection of the proposed parking lot to the existing parking lot to the east.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. **the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. **the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. **the proposed use is allowed in the district in which it is located;**

A medical office is an allowable use in the C-3 zoning district.

- d. **vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of Remington Plaza. Additionally, the site will also connect to the existing parking lot to the east, which exits onto Laurus Drive.

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from Remington Plaza, and also connects to an existing sidewalk on the north side of 58 Highway

- f. **the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building on the southeastern portion of the lot does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. **open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are no unique natural resource features on the site that need to be preserved.

- h. **the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are no major alterations to the existing topography of the lot that will be made for this project.

- i. **provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the proposed use meets and exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. A six foot landscaped area is required and provided around the perimeter of the site.

- k. **includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
July 18, 2017

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #17024 Discover Vision Center Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.
4. Applicant shall submit a revised site plan showing the following changes:
 - Relocation of the striped crosswalk markings to the “mid-parking lot crossing”.
 - Widened entrance from Remington Plaza with labeled radii, able to accommodate a fire apparatus.
 - Location and screening details of mechanical equipment.

Prior to issuance of a Certificate of Occupancy:

5. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
6. Two of the accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated “lift van accessible only” with signs that meet the requirements of the federal Americans with Disabilities Act.
7. If the electrical transformer box and/or any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.
8. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

9. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
10. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
11. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works
CC: File
Date: July 11, 2017
Re: Discover Vision Center, 1018 W. Foxwood Drive- Site Plan

The Engineering Department has reviewed the application for Discover Vision Center Site Plan and offers the following comments.

The subject property is located west of the intersection of Johnston Drive and Hwy 58.

Transportation System

Access to the site will be via Hwy 58 and Remington Plaza.

Sanitary Sewer:

The lot will be served by an existing 8 inch sanitary sewer that is located on the north side of Remington Plaza.

Water System:

The site will connect to the existing 12 inch waterline located on the south side of Remington Plaza.

Storm Water Quality:

Stormwater will be conveyed to the bio-retention basin that is located northeast portion of the site. A stormwater treatment maintenance agreement will be provided to meet water quality standards and control runoff.

Summary

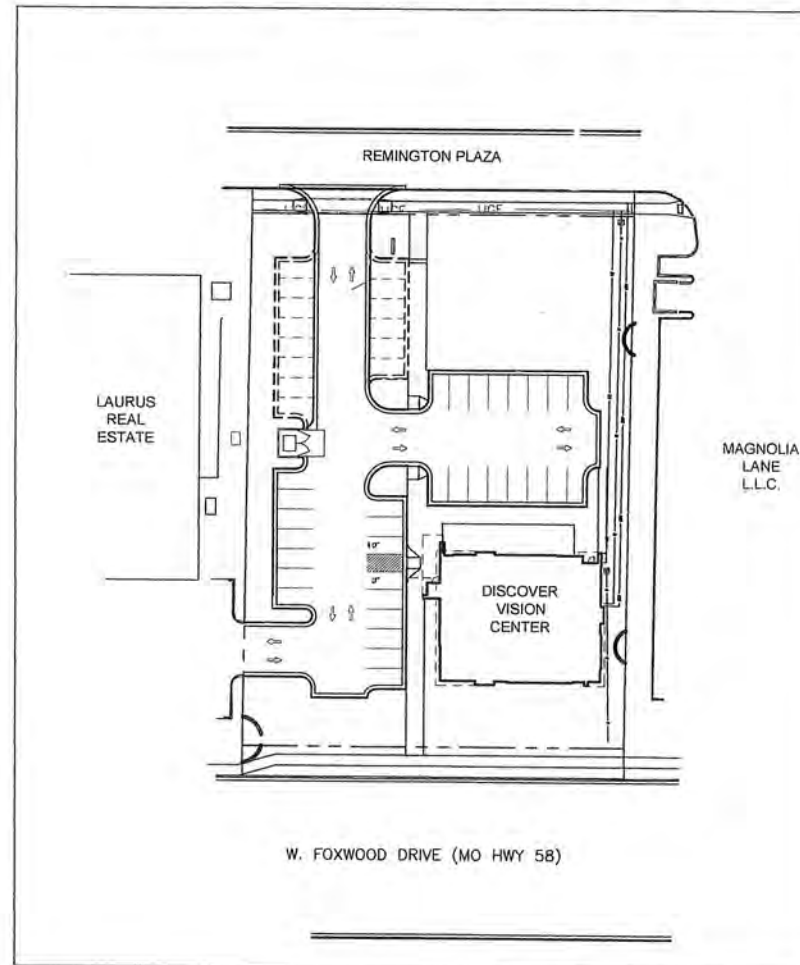
The plans and specifications comply with the design standards for the City of Raymore. The Engineering Division recommends approval of this application.

SITE PLAN REVIEW

16 JUNE 2017
7 JULY 2017 (REVISED)

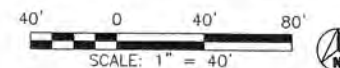


RAYMORE, MISSOURI



REFERENCE SITE PLAN

SCALE: 1" = 40'



SCALE: 1" = 40'



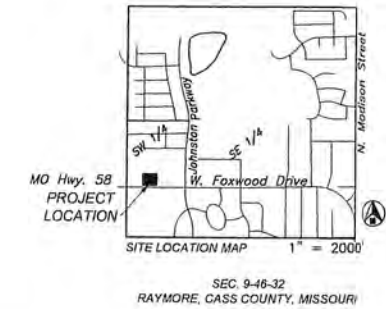
LEGAL / LAND DESCRIPTION:

Lot 8, REPLAT OF REMINGTON COMMERCIAL 4TH PLAT, LOTS 8 AND 9, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 18 at Page 81 and in Plat Book 22 at Page 19.

BENCHMARK:

ELEVATION = 1105.86
SET SQUARE CUT ON TOP OF CONCRETE LIGHT POLE BASE, ±100' SOUTH OF AND ±10' EAST OF THE NORTHEAST CORNER OF LOT 8.

VICINITY LOCATION MAP



STANDARDS

- THE CITY OF RAYMORE PUBLIC IMPROVEMENT CONSTRUCTION STANDARDS
- KANSAS CITY METRO MATERIALS BOARD SPECIFICATIONS FOR CONCRETE WORK
- AMERICAN PUBLIC WORKS ASSOCIATION - KANSAS CITY METROPOLITAN (APWA)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CITY OF RAYMORE, MISSOURI'S MUNICIPAL CODE AND THE GENERAL TECHNICAL SPECIFICATIONS FOR PRIVATELY FUNDED PUBLIC INFRASTRUCTURE IN EFFECT ON THE APPROVAL DATE NOTED ON THESE PLANS AND INCORPORATED HEREIN BY REFERENCE.
2. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THEIR INSURANCE MEETS THE REQUIREMENTS OF THE CITY OF RAYMORE, MISSOURI.
3. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE UNIFORM TRAFFIC CONTROL DEVICES FOR THE CITY OF RAYMORE, MISSOURI TRAFFIC CONTROL HANDBOOK FOR STREET MAINTENANCE AND CONSTRUCTION OPERATIONS. COORDINATE WITH THE CITY OF RAYMORE, MO FOR ALL TRAFFIC CONTROL REQUIREMENTS.
4. THE CONTRACTOR OR THEIR CONCRETE SUPPLIER SHALL, AT THE CONTRACTOR'S EXPENSE, SUBMIT A CONCRETE MIX DESIGN FOR ANNUAL APPROVAL BY THE KANSAS CITY METRO MATERIALS BOARD (KCMMB) PRIOR TO PLACEMENT OF CONCRETE IN THE PUBLIC STREET RIGHT OF WAY. ADDITIONAL INFORMATION REGARDING KCMMB APPROVED CONCRETE MIX DESIGNS IS AVAILABLE AT WWW.KCMMB.ORG. ALL CONCRETE MIX DESIGN SHALL BE KCMMB4K.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS AND SECTION CORNERS. ANY PROPERTY CORNERS AND/OR SECTION CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, DRIVEWAYS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, IRRIGATION SYSTEMS, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY OF RAYMORE'S SATISFACTION.
7. LOCAL TRAFFIC WILL BE CARRIED THROUGH CONSTRUCTION.
8. CONTRACTOR SHALL COORDINATE ADJUSTMENTS AND RELOCATIONS WITH UTILITY COMPANIES.
9. THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.
10. THE CONTRACTOR SHALL COMPLY WITH STATE LAW REQUIRING ANY PERSON OR FIRM DOING EXCAVATION ON THE PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
11. EXCAVATION FOR UTILITY WORK IN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY WORK PERMIT FROM THE PUBLIC WORKS DEPARTMENT, IN ADDITION TO OTHER PERMITS.
12. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY UNLESS NOTED OTHERWISE ON THE PLANS. OR IF SPECIFIC WRITTEN APPROVAL IS PROVIDED BY THE CITY.
13. ROCK REMOVAL SHALL BE SUBSIDIARY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THE LOCATION OF A CONSTRUCTION ENTRANCE, STAGING AREA, AND CONCRETE WASHOUT AREAS.

SHEET INDEX:

- COVER SHEET
- CIVIL**
- C100 SITE PLAN
 - C200 GRADING, DRAINAGE & STORM SEWER PLAN
 - C300 UTILITY PLAN/SANITARY SEWER PLAN
 - C400 EROSION CONTROL PLAN

LANDSCAPE

- L100 LANDSCAPE PLAN

ARCHITECTURAL

- A1 BUILDING ELEVATIONS

SITE ELECTRICAL

- PH1 PHOTOMETRIC PLAN

Civil Engineer:

UHL ENGINEERING, INC.
4121 W. 83rd Street, Suite 156
Shawnee Mission, Kansas
(913) 385-2670
www.uhlengineering.com

Architect:

G² Guy Gronberg Architects, P.C.
113 SE 3rd St.
Lee's Summit, MO 64063
(816)524-0878
www.guygronberg.com

MEP ENGINEER:

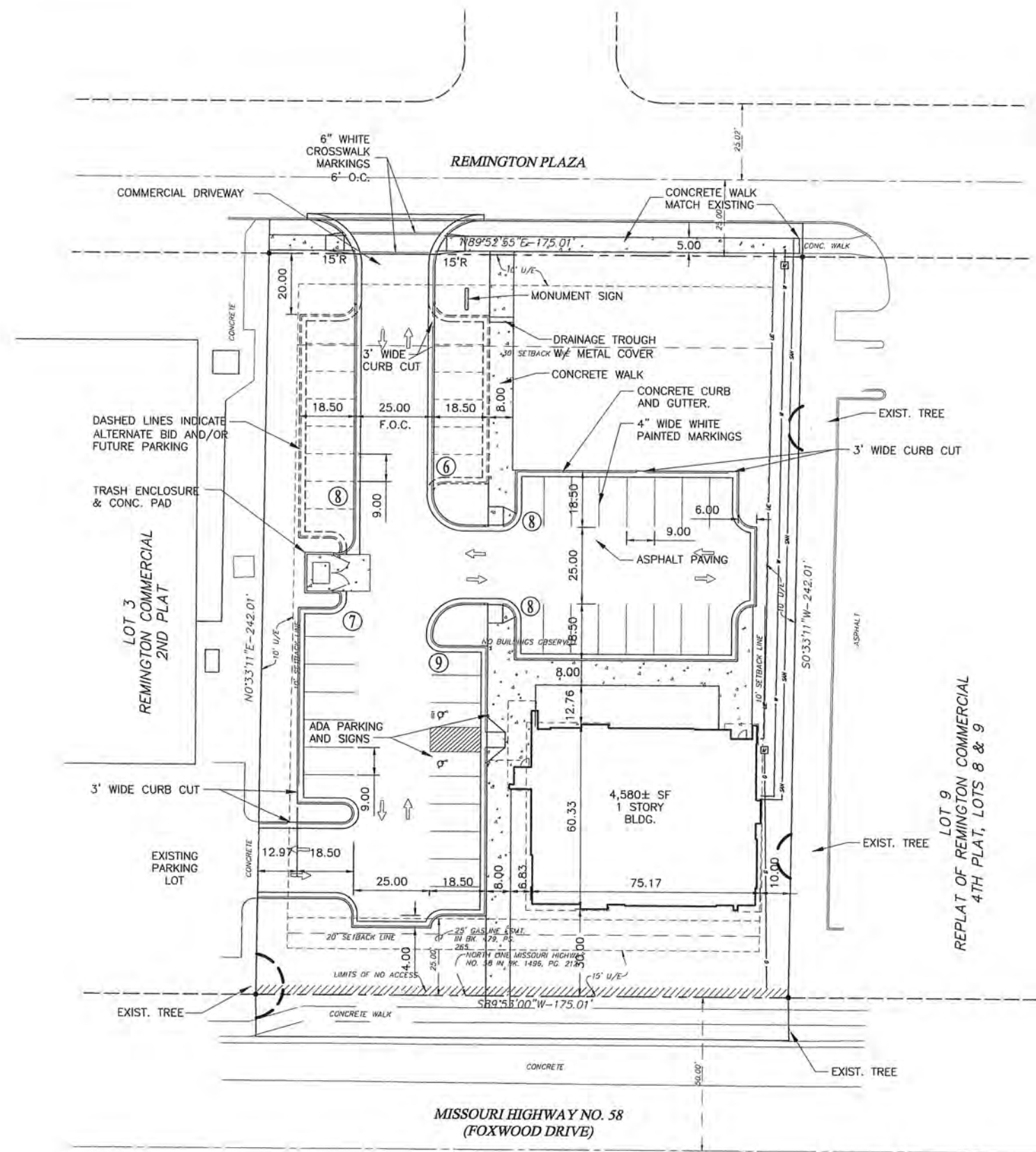
BC BC Engineers, Inc.
5720 Reeder
Shawnee, KS 66203
(913)262-1772
www.bcengineer.com

Owner:



Discover Vision Centers
4801 Cliff Avenue - Suite 100
Independence, MO 64055
(816)350-4537
www.discovervision.com





SITE PLAN:
SCALE: 1" = 20'-0"

ZONING:
C-3 (INCLUDING ALL SURROUNDING AREAS)

DEVELOPMENT DATA:
LAND AREA = 42,352 SF (0.97 ACRES)

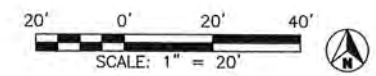
PROPOSED BUILDING USE:
MEDICAL CLINIC

BUILDING COVERAGE:
4,580 SF = 10.8% OF LOT

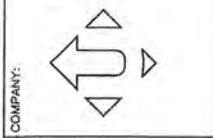
PARKING REQUIRED:
1 SPACE PER 600 SF
4,580/600 = 8 SPACES REQUIRED

PARKING PROVIDED:
32 SPACES
+14 ALTERNATE SPACES
=46 TOTAL SPACES
(INCLUDES 2 ADA SPACES - ONE TO BE VAN ACCESSIBLE)

ALL DIMENSION ARE TO THE BACK OF CURB (B.O.C.) UNLESS NOTED OTHERWISE



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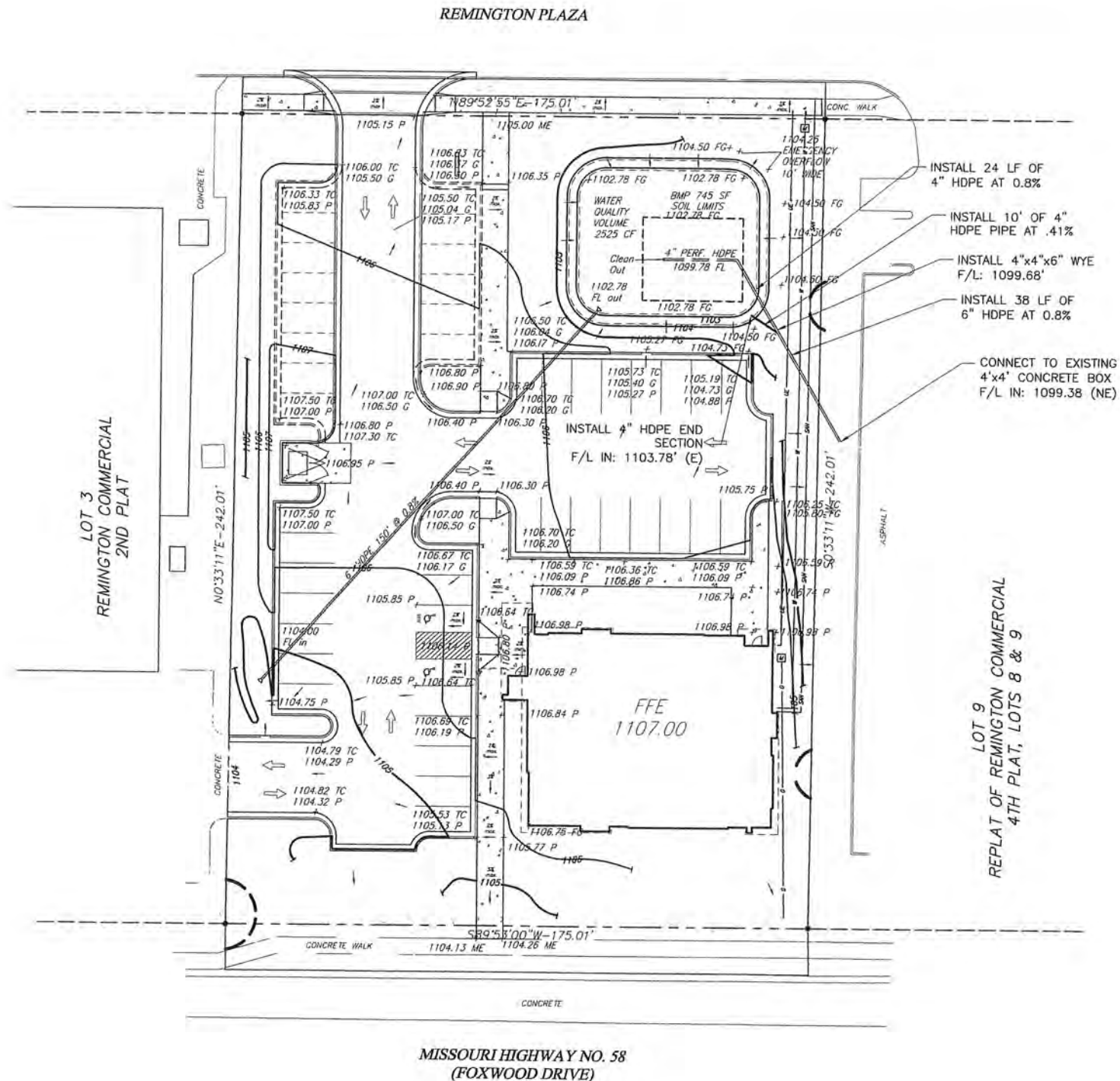
Discover Vision Center
ATTN: Mike Wyrick
4801 Cliff Ave.
Independence, Missouri 66208
(816) 350-4537

OWNER:	PROJECT:	COMPANY:	DATE
Discover Vision Center	Discover Vision Center	UHL ENGINEERING, INC.	7 JULY 2017

CITY REVIEW COMMENTS	REVISION/DESCRIPTION

ISSUE DATE: 16 JUNE 2017
DESIGNED BY: TSU
DRAWN BY: DCC
CHECKED BY: TSU
SHEET NAME:
SITE PLAN

SHEET NUMBER:
C100



GRADING, DRAINAGE & STORM SEWER PLAN

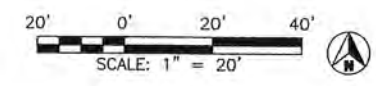
GRADING PLAN:
SCALE: 1" = 20'-0"

GRADING LEGEND

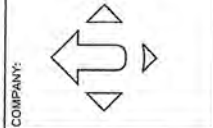
97.00	SPOT ELEVATION
TC	TOP OF CURB
P	PAVEMENT
G	GUTTER

- NOTES:**
1. CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN ARE IN FEET.
 2. ANY EXCESS EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

DISTURBED AREA:
TOTAL DISTURBED AREA = 0.86 AC



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DATE:
7 JULY 2017

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DRAWN BY: DCC
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SHEET NAME:
GRADING, DRAINAGE &
STORM SEWER PLAN
SHEET NUMBER:
C200

UTILITY INFORMATION

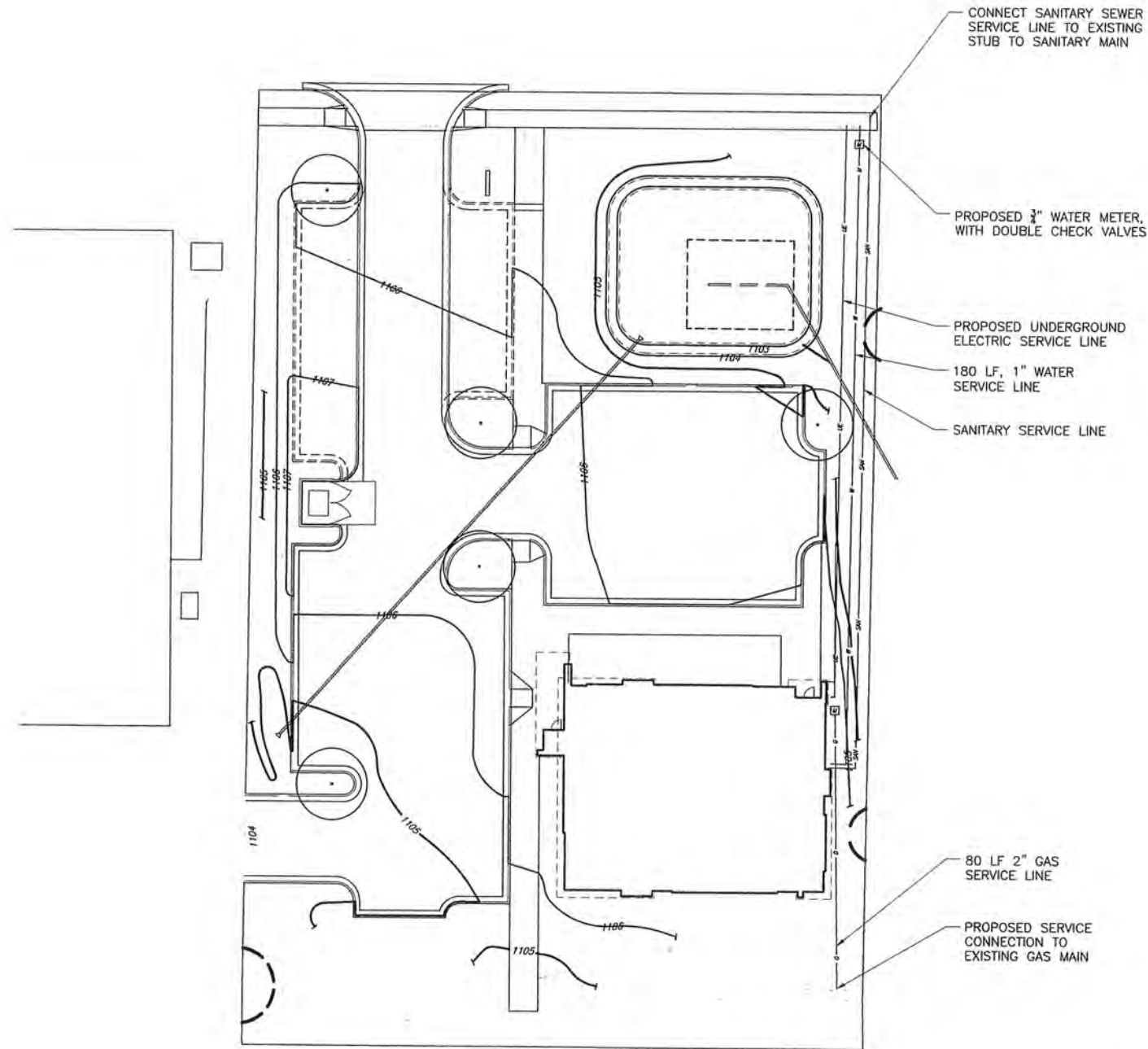
NOTE: 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES FOR FIELD VERIFICATION OF THE UNDERGROUND UTILITIES.

CITY OF RAYMORE (STREET LIGHTS, ETC.)	816-331-5182
CITY OF RAYMORE WATER/SEWER	816-331-5182
U.S. TELECOM (FIBER OPTICS)	1-800-521-0579
AT&T CABLE HAZARD CENTER	1-800-252-1133
VONAGE	1-888-218-9015
COMCAST	816-795-1100
KANSAS CITY POWER & LIGHT CO-ELECT.	816-471-5275
GOOGLE FIBER	866-777-7550
MISSOURI GAS ENERGY / LACLEED	800-582-1234
SOUTHWESTERN BELL TELEPHONE	
CASS COUNTY WASTEWATER	816-380-8134

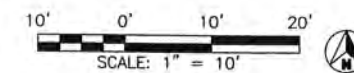
UTILITY NOTES:

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL 811 OR 1-800-344-7483 (DIG RITE)

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE OR 811.



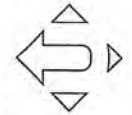
UTILITY/SANITARY SEWER PLAN



UCS 1



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 1018 W. Foxwood Drive
 RAYMORE, MISSOURI

OWNER:
 Discover Vision Center
 ATTN: Mike Wyrick
 4801 Cliff Ave.
 Independence, Missouri 66208
 (816) 350-4537

CITY REVIEW COMMENTS REVISION/DESCRIPTION	DATE
	7 JULY 2017

ISSUE DATE: 16 JUNE 2017
 DESIGNED BY: TSU
 DRAWN BY: DCC
 CHECKED BY: TSU
 SHEET NAME:
 UTILITY/SANITARY SEWER PLAN
 SHEET NUMBER:

C300

SEQUENCE OF EXCAVATION/WORK ACTIVITIES

THE FOLLOWING LIST GENERALLY DESCRIBES THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB THE SOILS.

THE ESTIMATED DURATION OF LAND DISTURBANCE IS 120 DAYS.

- MARK CONSTRUCTION LIMITS. CLEAR AND GRUB AREAS REQUIRED FOR PERIMETER EROSION CONTROL AND DEVICES.
- INSTALL PERIMETER EROSION AND SEDIMENT CONTROL ITEMS. EROSION CONTROL SHALL BE INSTALLED PRIOR TO THE BEGRIMING OF SITE WORK.
- INSPECT CONTROL MEASURES PRIOR TO CONSTRUCTION COMMENCEMENT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- STRIP TOPSOIL AND STOCKPILE. ADD ANY ADDITIONAL RUNOFF PROTECTION.
- PERFORM MASS GRADING.
- INSTALL STABILIZED CONSTRUCTION STAGING AND PARKING, AS REQUIRED.
- INSTALL CONCRETE WASHOUT BASIN.
- STABILIZE AREAS WITH VEGETATION, OR OTHER APPROPRIATE MEANS, THAT WILL BE EXPOSED FOR A PERIOD OF TIME. STABILIZE STEEP SLOPES.
- INSTALL ANY ADDITIONAL CONSTRUCTION EROSION CONTROL ITEMS.
- INSTALL INFRASTRUCTURE IMPROVEMENTS (I.E. UTILITIES, STORM SEWERS, PARKING SURFACE).
- INSPECT PRIOR TO COMMENCEMENT OF BMP CONSTRUCTION.
- PERFORM FINAL GRADING.
- CONSTRUCTION OF STORMWATER BMP'S.
- REMOVE SILT, AS NECESSARY.
- STABILIZE THE REMAINDER OF THE SITE.
- REMOVE EROSION CONTROL DEVICES ONCE GROUND COVER IS ESTABLISHED.

EROSION CONTROL NOTES:

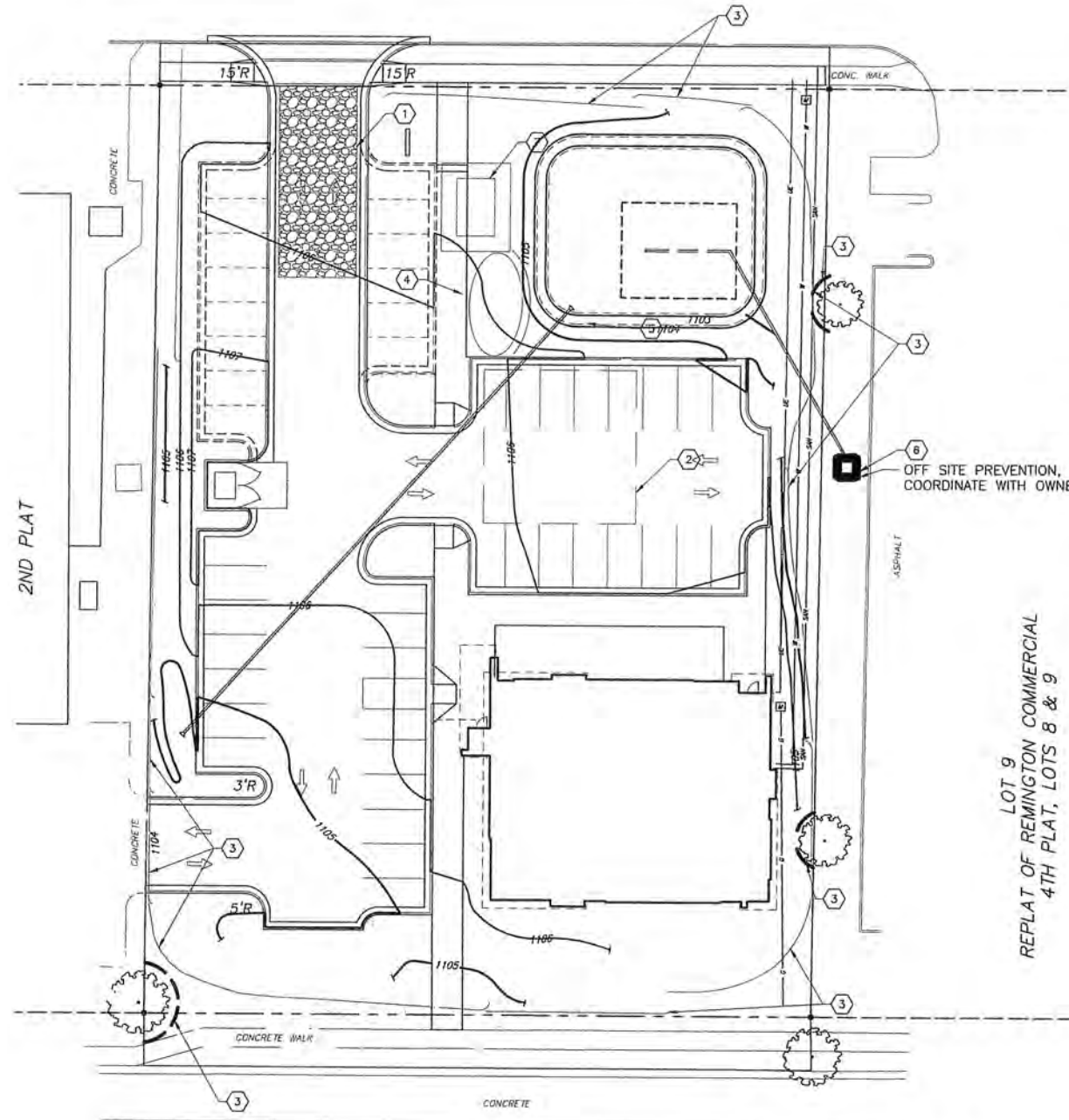
- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR ROAD AND SEWERS, OF THE CITY OF RAYMORE, MISSOURI IF ANY OF THE GENERAL NOTES CONFLICT WITH THE RAYMORE'S STANDARDS, THE RAYMORE'S STANDARDS SHALL OVERRIDE.
- ALL REQUIREMENTS OF KC APWA SECTION 2150 SHALL BE SATISFIED BOTH DURING CONSTRUCTION AND POST CONSTRUCTION PERIODS.
- THE PROPOSED CONSTRUCTION ENTRY, STOCKPILE AREA AND CONCRETE WASH-OUT PIT SHALL BE IDENTIFIED PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AND SEDIMENT REMOVAL UNTIL 70% OF PERMANENT VEGETATION HAS BEEN ESTABLISHED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.
- CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL AS NEEDED, AS SOON AS PRACTICABLE, AFTER INSPECTION.
- PRIOR TO INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY EROSION CONTROL SHALL BE COMPLETED ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); EMBANKMENTS OF PONDS, BASINS, AND TRAPS. SEDIMENT CONTROL SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS ON ALL DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO THOSE AREAS THAT ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.
- THE CONTRACTOR SHALL TEMPORARILY SEED, MULCH OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE LAND DISTURBANCE ACTIVITY HAS CEASED FOR A PERIOD OF FOURTEEN (14) CALENDAR DAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OF MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OF OFFSITE SEDIMENTATION.
- GOOD HOUSEKEEPING PRACTICES SHALL BE PERFORMED, INCLUDING SPILL RESPONSE SHALL BE PERFORMED IN ACCORDANCE WITH THE KC APWA STANDARD SPECIFICATIONS, SECTION 2150.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE CITY OF RAYMORE, MISSOURI'S TECHNICAL PROVISIONS SPECIFICATIONS, AND THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN, A COPY OF WHICH SHALL BE MAINTAINED AND UPDATE ON SITE AT ALL TIMES.

GENERAL INFORMATION

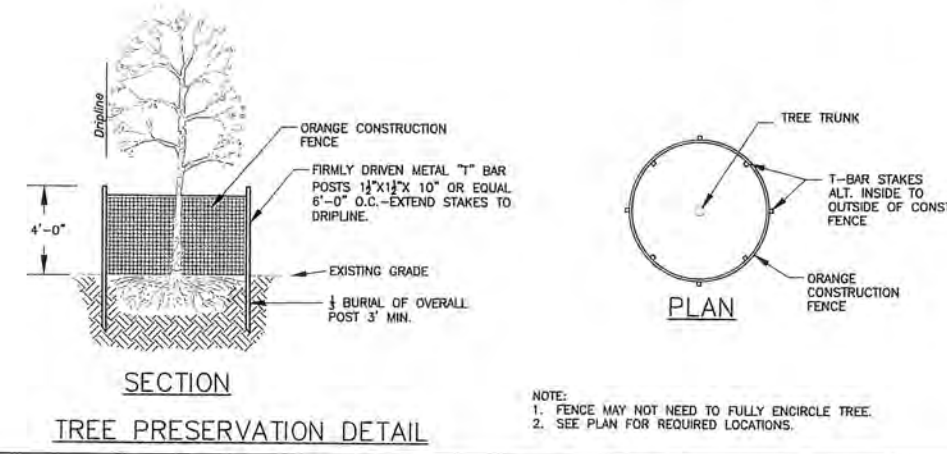
- THE PROPERTY CONSIST OF ARISBURG SILT LOAM. INFORMATION SOURCE: NRCS SOIL SURVEY.
- NO APPARENT WETLANDS EXIST ON SITE.
- NO REGULATORY 100YR FLOOD PLAINS ARE LOCATED ON THE PROPERTY AS DETERMINED BY THE FEMA FLOOD MAP FOR THIS SITE.
- NO STREAM CORRIDORS ARE PRESENT ON THE SITE.
- DISTURBED AREA IS 0.86 ACRES.

CONSTRUCTION NOTES

- PRIOR TO ANY SITEWORK EROSION CONTROL MUST BE INSTALLED.
- ALL WORK SHALL BE IN ACCORDANCE WITH APWA SECTION 2150 EROSION AND SEDIMENT CONTROL.
- ALL RADII SHOWN ARE MEASURED A THE BACK OF CURB.



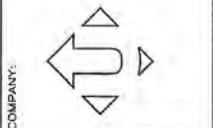
EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	MAYBE REMOVED AFTER STAGE:	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE	C	
	2	PARKING & STAGING AREA	C	
	3	SILT FENCE & TREE PRESERVATION	D	
	4	STOCKPILE	D	IF NEEDED
	5	SILT FENCE	D	IF STOCKPILE IS NEEDED
B - AFTER GRADING	6	AREA INLET PROTECTION	D	OFFSITE
	7	CONCRETE WASH OUT	D	
C - PRIOR TO PAVING				
D - AFTER CONSTRUCTION COMPLETED AND VEGETATION IS ESTABLISHED	8	SEEDING & MULCHING	D	SEED OR SOD ALL DISTURBED AREA



NOTE:
1. FENCE MAY NOT NEED TO FULLY ENCIRCLE TREE.
2. SEE PLAN FOR REQUIRED LOCATIONS.



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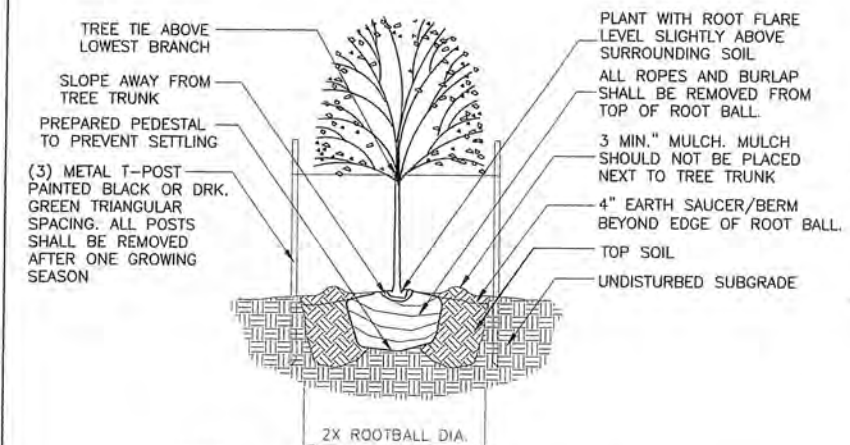
Discover Vision Center
ATTN: Mike Wyrick
4801 Cliff Ave.
Independence, Missouri 66208
(816) 350-4537

DATE: 7 JULY 2017

CITY REVIEW COMMENTS REVISION/DESCRIPTION

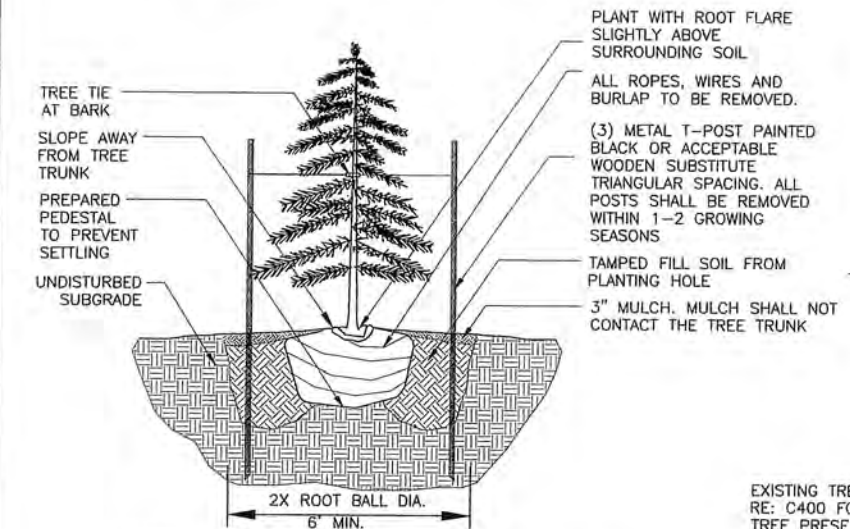
ISSUE DATE: 16 JUNE 2017
DESIGNED BY: TSU
DRAWN BY: OCC
CHECKED BY: TSU
SHEET NAME: EROSION CONTROL PLAN

SHEET NUMBER: **C400**



NOTES:
 1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 2. IN AREAS OF TURF, SURROUND BED WITH 6" DIAMETER OF 3" DEEP MULCH

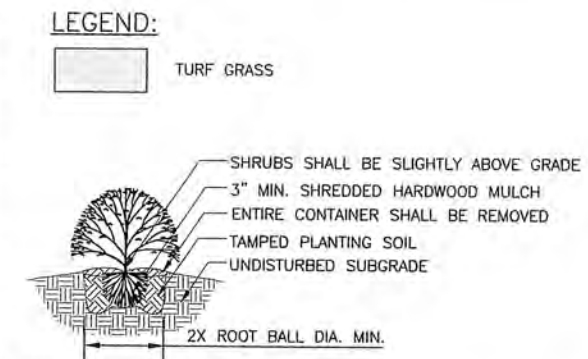
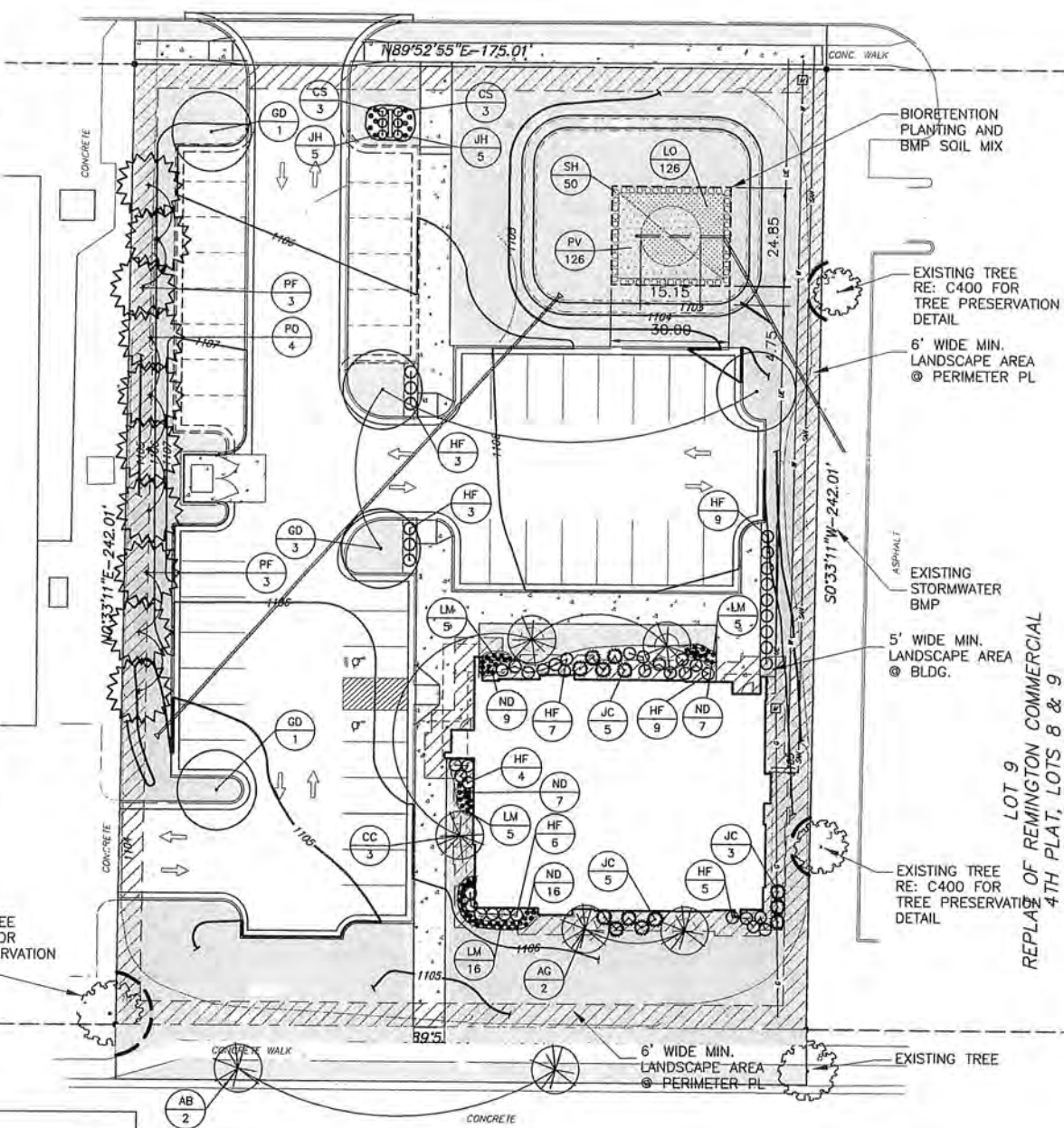
DECIDUOUS TREE PLANTING DETAIL
 No Scale



NOTES:
 1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 2. IN AREAS OF TURF, SURROUND BED WITH 6" DIAMETER OF MULCH

EVERGREEN TREE PLANTING DETAIL
 No Scale

REMINGTON PLAZA



NOTES:
 1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
 2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 4. SOAK GENEROUSLY TO COMPACT AND SETTLE

SHRUB PLANTING DETAIL
 No Scale

PLANT SCHEDULE				
QTY.	KEY	Common/Scientific Name	Size	Notes
TREES ***NO SUBSTITUTIONS OF REQUIRED TREES WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF RAYMORE.				
2	AB	Trident Maple/Acer buergerianum 'Streetwise'	1.5" Cal.	Matched
5	GD	Espresso Kentucky Coffeetree/Gymnocladus dioicus 'Espresso'	2.5" Cal.	Matched
6	PF	Vanderwolf Pine/Pinus flexilis 'Vanderwolfs Pyramid'	6' ht.	Matched
4	PO	Serbian Spruce/ Picea omorika	6' ht.	Matched
3	CC	Eastern Redbud/Cercis canadensis	1.5" Cal.	Single Stem
2	AG	Autumn Brilliance Serviceberry/ Amalanchier grandiflora 'Autumn Brilliance'	1.5" Cal.	Matched
SHRUBS/GROUND COVER				
46	HF	St. John's Wort/Hypericum frondosum 'Sunburst'	3 Gal.	
13	JC	Sea Green Juniper/Juniperus chinensis 'Sea Green'	3 Gal.	
39	ND	Heavenly Bamboo/Nandina domestica 'Fire Power'	3 Gal.	
31	LM	Variogated Lillyturf/Liriope muscari 'Variogata'	1 Gal.	
6	CS	Kelsey's Dwarf Red-Osier dogwood/Cornus sericea 'Kelseyi'	3 Gal.	
10	JH	Blue Rug Juniper/Juniperous horizontalis 'Wiltoni'	3 Gal.	
BIORETENTION CELL PLANTINGS				
83	LO	Rice Cutgrass/Leersia oryzoides	1 QT	24" tri sp.
83	PV	Switchgrass/Panicum virgatum	1 QT	24" tri sp.
50	SH	Prairie Dropseed/Sporobolus heterolepis	1 gal.	24' o.c.
TURF GRASS Fescue Sod				

LANDSCAPE DEVELOPMENT DATA:
 THE FOLLOWING ARE REQUIREMENTS WERE DERIVED FROM CHAPTER 430 LANDSCAPE AND SCREENING OF THE RAYMORE UNIFIED DEVELOPMENT CODE 24TH AMENDMENT DATED 2/13/2017.

430.010 APPLICABILITY
 A. ALL NEW STRUCTURES, BUILDINGS AND PARKING LOTS MUST COMPLY WITH THE LANDSCAPE AND SCREENING REQUIREMENTS OF THIS CHAPTER.

430.020 LANDSCAPE AREA REQUIREMENTS
 A. WHERE REQUIRED.
 REQUIREMENT: COMMERCIAL/INDUSTRIAL = 20% MIN. (WITH 20% MAX. POROUS NON-LIVING MATERIALS)
 PROVIDED: 42,253 SF TOTAL SITE
 13,441 SF TOTAL LANDSCAPE AREA
 = 32% LANDSCAPE AREA
 =6.9% OF THE LANDSCAPE AREA IS POROUS NON-LIVING MATERIALS

B. PLACEMENT OF LANDSCAPE AREA.
 B.1. REQUIREMENT: 6' WIDE ALONG STREET FRONTAGES. (SEE PLAN)
 B.2. REQUIREMENT: 6' WIDE ALONG PERIMETER PROPERTY LINES. (SEE PLAN)

C. FOUNDATION LANDSCAPING.
 REQUIREMENT: 5' WIDE MINIMUM ALONG THE FOUNDATION OF ALL BUILDINGS. (SEE PLAN)

430.030 PARKING AREA LANDSCAPING
 A.1 INTERIOR PARKING LOT LANDSCAPING
 1 SHADE TREE PER 10 PARKING SPACES
 3 SHRUBS PER 10 PARKING SPACES
 REQUIRED:
 BASE 32 PKG SPACES = 4 TREES
 = 10 SHRUBS
 ALTERNATE 46 PKG SPACES = 5 TREES
 = 13 SHRUBS
 PROVIDED: 5 TREES & 13 SHRUBS
 A.2. LANDSCAPE ISLANDS 8' WIDE & 128 SF MIN.

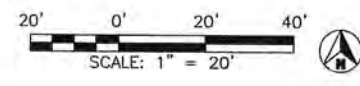
B. PERIMETER PARKING LOT LANDSCAPING
 B.1. APPLICABILITY. ALL NEW OFF-STREET PARKING MUST INSTALL PERIMETER PARKING LOT LANDSCAPING.
 B.2. PARKING AREAS ABUTTING RESIDENTIAL DISTRICTS. DOES NOT APPLY.
 B.3. PARKING AREAS ABUTTING PUBLIC STREETS. DOES NOT APPLY.
 B.3.a. MAINTAIN A 6' LANDSCAPE STRIP THE LENGTH OF THE R.O.W. + ONE SHADE TREE PER 40 LF ALONG THE PARKING. DOES NOT APPLY.
 B.3.b. DOES NOT APPLY.

SECTION 430.040 LOADING AREAS - DOES NOT APPLY
 SECTION 430.050 3' WIDE MIN. LANDSCAPE AREA AROUND MONUMENT SIGNS
 SECTION 430.060 SITE TREES - DOES NOT APPLY
 SECTION 430.070 STREET TREES

REMINGTON PLAZA IS NOT DESIGNATED AS A GREENWAY.
 FOXWOOD SPRINGS DRIVE IS DESIGNATED AS A GREENWAY.
 REQUIRED: 1 TREE PER 50 LF (EXCLUDING DRIVEWAYS) TREES TO BE LOCATED IN THE R.O.W.
 =175' FRONTAGE ALONG FOXWOOD SPRINGS DRIVE
 =175/50 = 3 TREES REQUIRED
 PROVIDED: = 3 TREES (INCLUDES 1 EXISTING)

***NOTE: ALL TREES TO BE SELECTED FROM THE LIST OF ALLOWABLE TREE SPECIES FOR STREET TREES REFERENCED IN SECTION 430.090 AND APPROVED BY THE CITY PRIOR TO INSTALLATION.

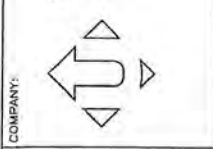
SECTION 430.080 SCREENING REQUIREMENTS
 430.080 B. SCREENING TABLE C-3 TO C-3 = "+" DESIGNATION RESULTING IN A 6' MIN. LANDSCAPE AREA REQUIRED AS IN SECTION 430.020



DAVID C. CAMPBELL
 LANDSCAPE ARCHITECT
 Lee's Summit, MO
 816.510.8728



UHL ENGINEERING, INC.
 4121 W. 89th Street, Suite 156
 Prairie Village, Kansas
 (913) 385-2870
 www.uhlengineering.com



DISCOVER VISION CENTER
 1018 W. Foxwood Drive
 RAYMORE, MISSOURI

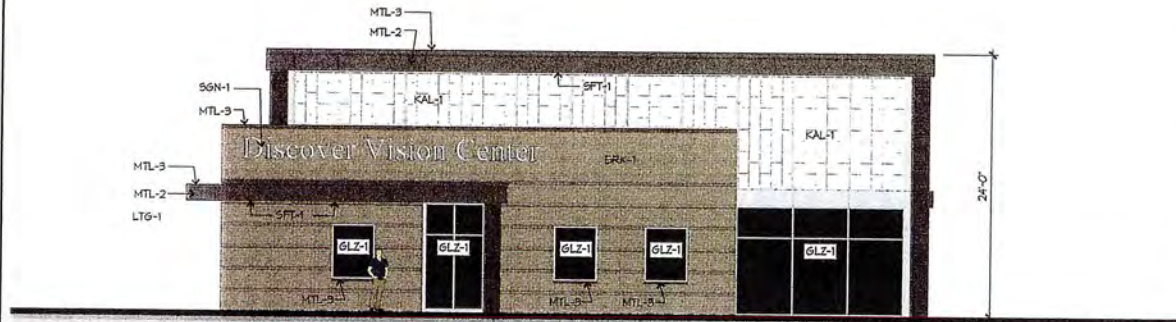
Discover Vision Center
 ATTN: Mike Wyrtek
 4801 Cliff Ave.
 Independence, Missouri 66208
 (816) 350-4537

ISSUE DATE: 16 JUNE 2017
 DESIGNED BY: TSU
 DRAWN BY: DCC
 CHECKED BY: TSU
 SHEET NAME: LANDSCAPE PLAN

CITY REVIEW COMMENTS REVISION/DESCRIPTION
 7 JULY 2017 DATE
 SHEET NUMBER: **L100**



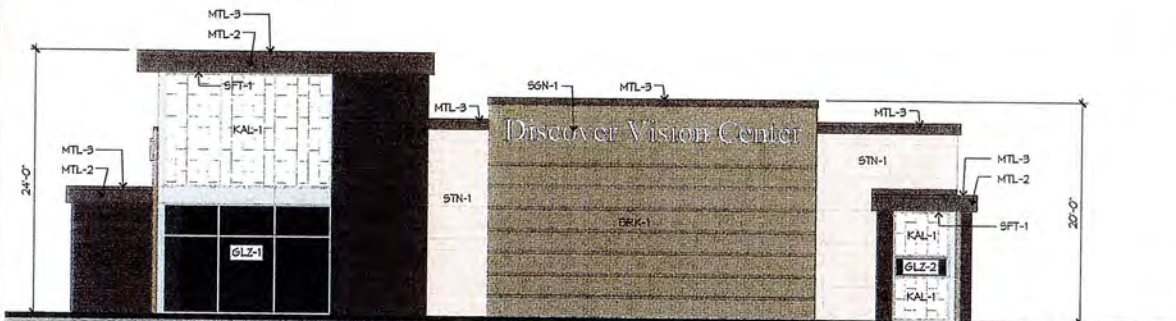
1 WEST RENDERING



2 WEST ELEVATION
1/8"=1'-0"



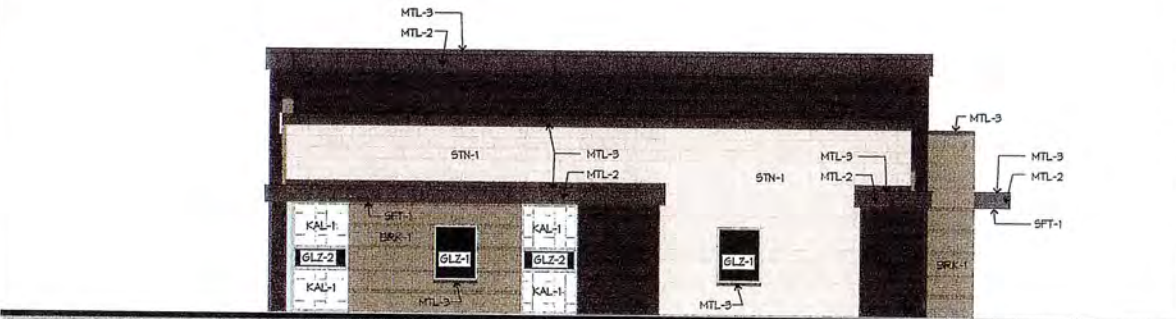
3 SOUTH RENDERING



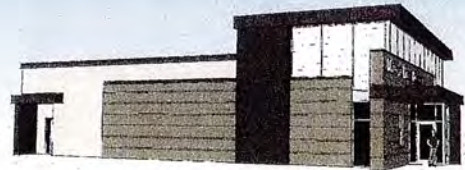
4 SOUTH ELEVATION
1/8"=1'-0"



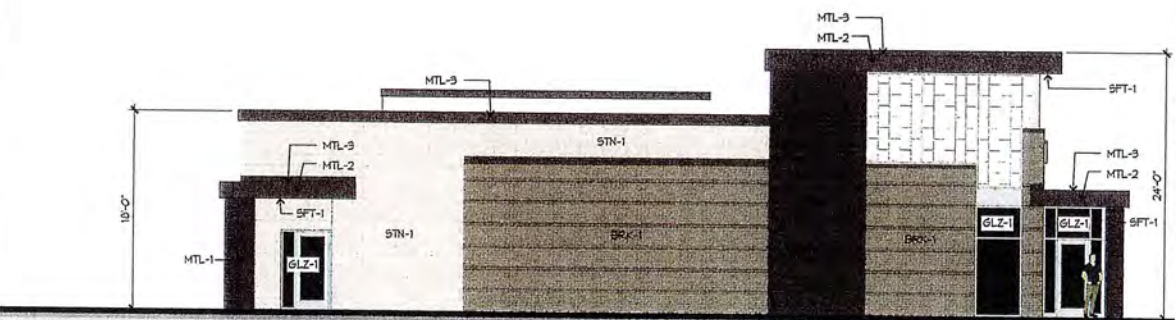
5 EAST RENDERING



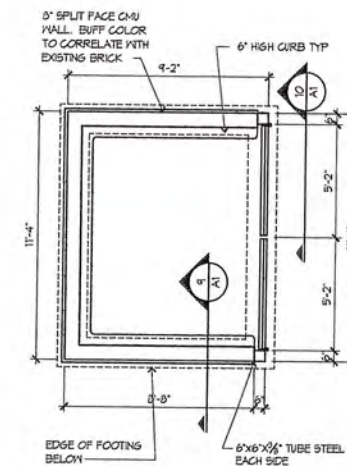
6 EAST ELEVATION
1/8"=1'-0"



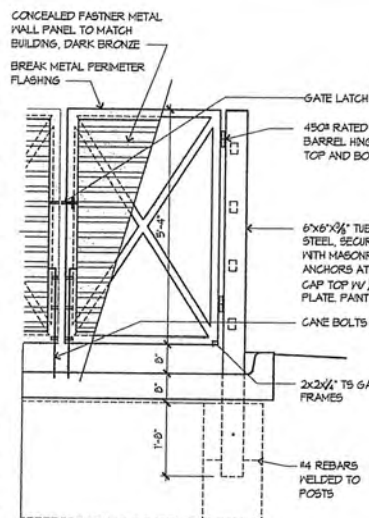
7 NORTH RENDERING



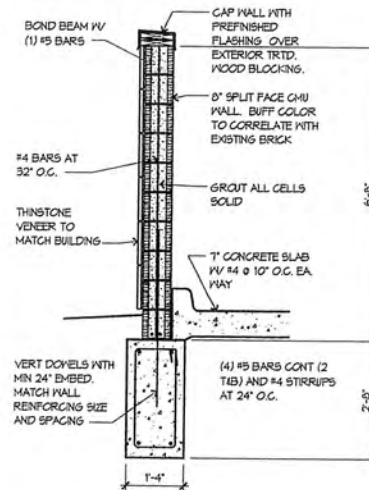
8 NORTH ELEVATION
1/8"=1'-0"



11 TRASH ENCLOSURE
1/4"=1'-0"



9 GATE ELEVATION
1/2"=1'-0"



10 TRASH SECTION
1/2"=1'-0"

EXTERIOR MATERIAL LEGEND

- STN-1 THINSTONE VENEER, 12H x 24H x 1" DP MANUFACTURED THINSTONE VENEER. (COLOR = LIMESTONE)
- BRK-1 MODULAR BRICK VENEER. PROVIDE ONE COURSE OF RECESSED BRICK AT 24" O.C. VERTICAL. (COLOR = DARK BEIGE)
- MTL-1 CONCEALED FASTNER METAL WALL PANEL WITH A DRAMATIC SHADOW LINE CREATED BY HORIZONTAL STRUCTURAL RIBS (COLOR = DARK BROWN) PROVIDE MATCHING PERIMETER TRIMS.
- MTL-2 DRY JOINT FLUSH METAL WALL PANEL (COLOR = DARK BROWN)
- MTL-3 METAL GAP FLASHING (COLOR = DARK BROWN)
- GLZ-1 ALUMINUM STOREFRONT (COLOR = CLEAR ANODIZED) WITH 1" INSULATED GLASS (COLOR = BRONZE TINT)
- GLZ-2 ALUMINUM WINDOW BY KALHALL (COLOR = CLEAR ANODIZED) WITH 1" INSULATED GLASS (COLOR = BRONZE TINT)
- KAL-1 KALHALL SYSTEM (COLOR = WHITE)
- SFT-1 EXPOSED CEDAR AT UNDERSIDE OF SOFFIT. AT ENTRANCE CANOPIES PROVIDE FULLY RECESSED LED CAN LIGHTING IN SOFFIT
- SGN-1 WALL SIGN INDIVIDUAL CHANNEL LIT LETTERS SEGMENTS. TO BE SUBMITTED UNDER SEPERATE SIGN PERMIT



7-7-17

GUY GRONBERG ARCHITECTS, P.C.
119 BE 3RD ST.
LEAS SUMMIT, MO 64063
PHONE: 816.524.0370
FAX: 816.524.0370



A NEW BUILDING FOR:

1018 W. Foxwood Drive
Raymore, MO 64083
www.discovervision.com

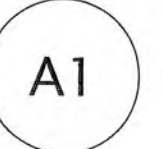
Discover O
VISION CENTERS

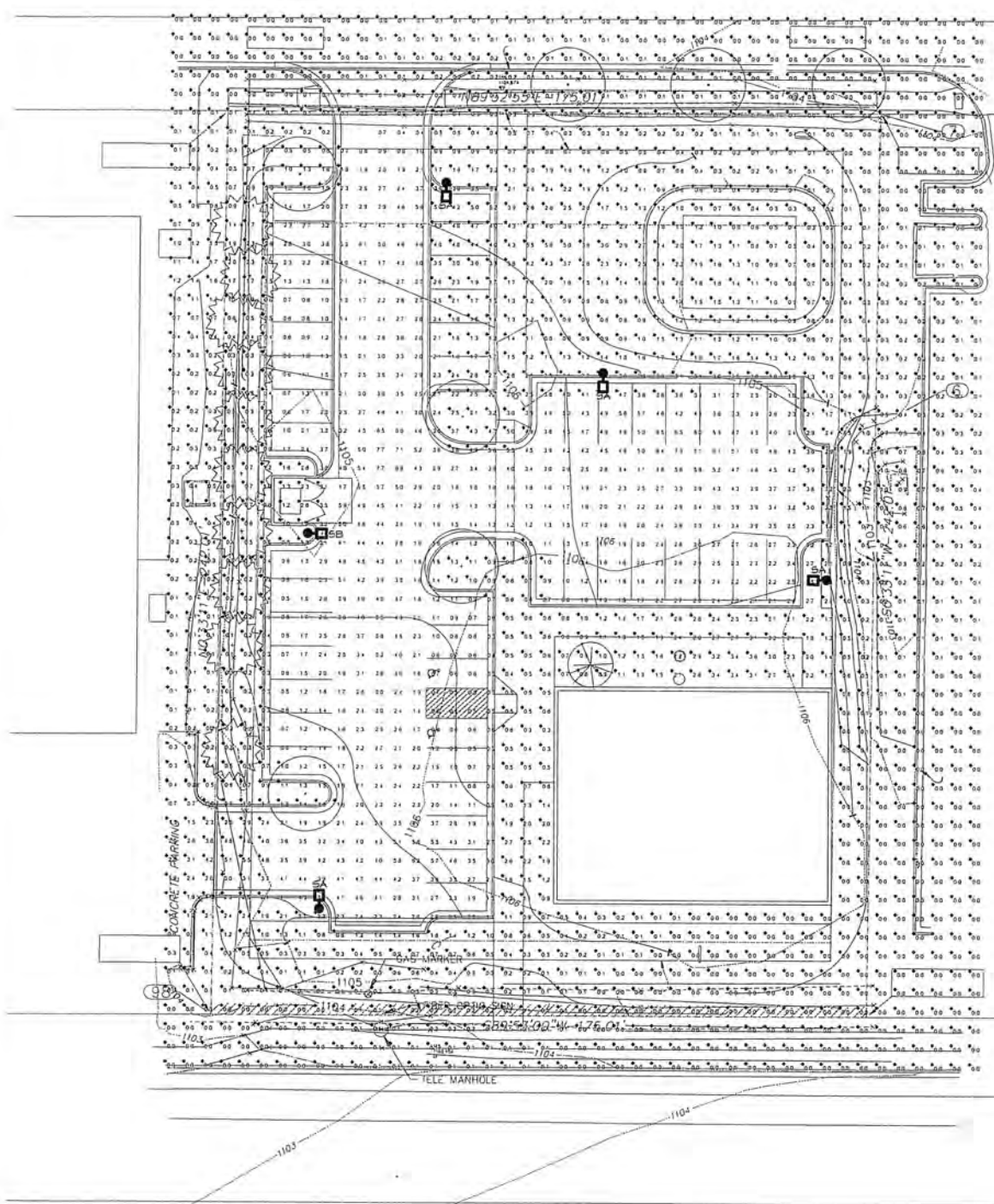
This drawing has been prepared as an advisory of service by the architect, and is not to be used for construction purposes without the architect's approval. The architect shall not be responsible for any errors or omissions in this drawing, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect. The architect's liability is limited to the amount of the fee received by the architect for the preparation of this drawing.

DATE: 06-11-17

1-1-17

PROJECT: 16006





PHOTOMETRIC SITE PLAN
SCALE: 1"=20'

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking/Drive Thru	2.7	7.7	0.4	19.3:1	6.8:1

CIMARRON LED	Cat.#	Type	Approvals	SPAULDING LIGHTING
---------------------	-------	------	-----------	---------------------------

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation. Slope collection of unwanted debris from corners on top of the housing.
- Rugged laser die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance.
- Separate optical and electrical compartment for optimum component operation.
- One piece die cast silicone gasket ensures weather proof seal around each individual LED for IP65 rating.
- Backlight Control (BLC) option available for 85% light reduction, down 1 charge future appearance or EPA, recommended for Type II and Type IV distributions.
- Stamped bezel provides mechanical compression to seal the optical assembly.
- Complements the Hubbell Soutwest series of outdoor fixtures.
- Weight - 45.0 pounds, 67A - 1.3 1/2"
- Features exclusive w/Hubb technology -Wireless system for On, Off and 0-100% full range dimming control -Programmable autonomous operation

Optics:

- Choice of 32 h gh brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions.
- CCT: 5100K standard, 3000K, 4200K and tunable friendly Amber LED options.
- CRI: 70

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz.
- Integral step-down transformer for 347V & 480V.
- Ambient operating temperature -30° C to 40° C.
- Automatic thermal self-protection.

Drivers have greater than 90% power factor and less than 10% THD

- Optional continuous dimming to 10% or dual capacity available.
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery.
- 1050 mA driver available with BCL configuration for increased lumen output.
- LED electrical assembly, including FR substrate, contains no power on the hot side.
- Surge protection of 10KA @20 µSec wave; clamping voltage of 320V & surge rating of 27KA.

Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Ten die-cast aluminum arm designs are available providing maximum design flexibility.
- The decorative arm offers a sleek compact look while the straight arm follows the housing's contoured lines for continuity of style.
- Fixture ships with arm installed for ease of installation and mounts to 1/2" dia. pattern.
- Wall bracket, metal arm filler and pole accessories are also available allowing easy mounting for virtually any application.

Finish:

- 100% translucent polyester powder paint finish applied at nominal 2.5 mil thickness.

Warranty:

- Five year limited warranty for more information visit www.spauldinglighting.com/customer-support/

Listings:

- Listed to UL 1208 and CSA C22.2 #250.0-24 for wet locations.
- DesignLights Consortium qualified.
- DALI approved • IP65

CERTIFICATIONS LISTINGS

ETL, LED, w/HUBB, IES, Lighting Facts, UL, Energy Star

PRODUCT IMAGE(S)

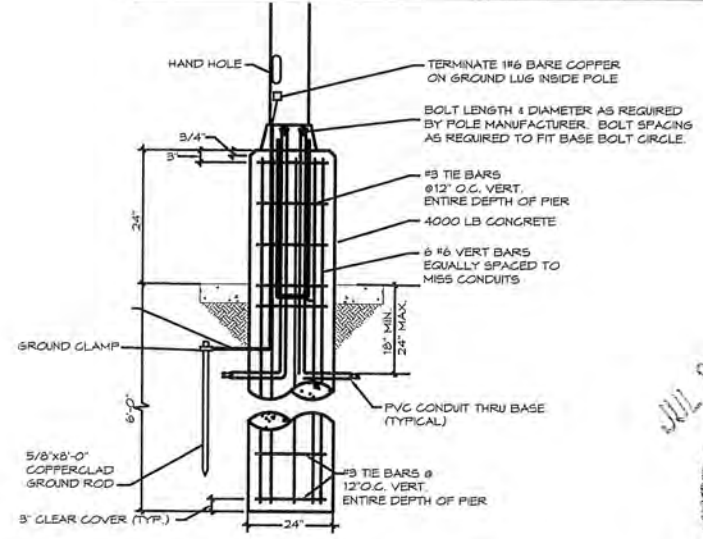
DIMENSIONS

ORDERING INFORMATION SEE NEXT PAGE

SPAULDING LIGHTING Spaulding Lighting • 701 Midtown Boulevard • Greenville, SC 29607 • Phone: 604-670-1000
Our fixtures are available in a variety of sizes and finishes. Product specifications are subject to change without notice.
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LIGHT FIXTURE POLE SCHEDULE	
SPAULDING LIGHTING 666-25-40-7-A2-XX	20'X4" SQUARE STRAIGHT STEEL POLE ON 2' HIGH CONCRETE BASE. VERIFY FINISH

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LF	Notes
☐	SA	4	CL1-X-4CL-1-4K-4-BC	TYPE IV CIMARRON LED	40 - NICHIA 4000K LED's	Absolute 0.4	308	
☐	SB	1	CL1-X-4CL-1-4K-2-BC	TYPE II CIMARRON LED	40 - NICHIA 4000K LED's	Absolute 0.4	308	



POLE FOUNDATION DETAIL
SCALE: NONE



BC ENGINEERS INCORPORATED
5720 Reeder
Barnes, St. Louis
(314)262-1772

FE COA #2009003629

NOT TO SCALE

PROJECT FOR:
DISCOVER VISION
RAYMORE, MO

ISSUE DATE:
6-15-17

REVISION:

SHEET TITLE
PHOTOMETRIC

PH1



To: Planning and Zoning Commission
From: City Staff
Date: July 18, 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
Public Hearing: July 18, 2017 Planning and Zoning Commission
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 nineteen (19) separate revisions proposed to the UDC. The amendments are listed in the proposed ordinance as follows:

Section 1: Proposal is to clarify that chickens are only allowed in the A and RE districts, or in the R-1 district upon properties at least three acres in size.

Section 2: 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 3: Proposal clarifies the procedure to request a waiver to a design requirement in the Original Town zoning district.

Section 4: Proposal clarifies when outdoor patio dining areas are allowed.

Section 5: Proposal adds requirements for design of indoor self-storage facilities.

Section 6: Proposal clarifies requirements for roof, wall and ground mounted solar energy systems.

Section 7: Proposal clarifies applicable code sections for subdivision review.

Section 8: Proposal clarifies improvements required as part of subdivision development.

- Section 9. Proposal clarifies enforcement procedures for removal of mud and debris deposited in the street.
- Section 10. Proposal clarifies responsibility of subdivider for collector and arterial roads planned along the perimeter of a new subdivision.
- Section 11. Proposal clarifies the subdivider responsibilities for construction of public improvements.
- Section 12. Proposal clarifies the subdivider responsibilities to have the public improvements accepted by the City.
- Section 13. Proposal identifies the requirements for submitting as-built drawings of public improvements.
- Section 14. Proposal clarifies that the subdivider must refer to the GMP when planning a new subdivision.
- Section 15. Proposal clarifies that a subdivider is responsible for one-half of collector and arterial roads proposed along the perimeter of a new subdivision.
- Section 16. Proposal requires that proposed street names comply with the City Addressing Policy.
- Section 17. Proposal clarifies when park land dedication as part of a new subdivision is required.
- Section 18. Proposal clarifies when park land is required to be platted.
- Section 19. Proposal adds definitions for self-storage facilities.

STAFF 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.

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE OF THE RAYMORE CITY CODE.”

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 25th amendment to the Unified Development Code on July 18, 2017, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and,

WHEREAS, the Planning and Zoning Commission heard public testimony at the public hearing and has submitted its recommendation of xxxxxx to the Governing Body of the City of Raymore, Missouri; and,

WHEREAS, the Governing Body, City Council of Raymore, Missouri, held a public hearing on the proposed 25th amendment to the Unified Development Code on August 14, 2017 after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and

WHEREAS, the City Council of the City of Raymore, Missouri has determined the amendments proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 405.040D of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 405.040 Additional Regulations

D. 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 district and in the R-1 district upon properties of at least three acres in size, 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;
- b. 2 sheep;
- c. 2 goats; or
- d. 2 horses.

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

Section 2. Section 410.020H of the Unified Development Code is hereby amended as follows

Section 410.020 Use Table

H. Use Standards

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	-	
Self-Storage Facility, Indoor	-	-	S	S	S	P	P	-	420.030M

Section 3. Section 415.050G of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 415.050 OT, Original Town District

G. ~~Action on Application~~ Waiver

1. The Planning and Zoning Commission may, upon showing of undue hardship by the applicant, waive one or more of the specific design 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.

Section 4. Section 420.030F of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 420.030 Use-Specific Standards, Commercial Uses

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 property or area containing residential uses.
 - a. Patio areas adjacent to vehicle access drives shall be protected with a railing or similar barrier.

Section 5. Section 420.030M of the Unified Development Code is hereby added as follows:

Section 420.030 Use-Specific Standards, Commercial Uses

M. Self-Storage Facilities

Self-storage facilities located in the C-2, C-3, or BP Zoning district must comply with the following standards:

1. General Standards:

- a. No unit(s) within a facility shall be utilized as living quarters or as a place of business.
- b. No outside storage of commercial vehicles, heavy equipment, machinery, or recreational vehicles shall be permitted.
- c. Individual storage units shall be located within the facility and only accessible from interior corridors.

2. Building Design:

- a. Facilities shall be designed to be entirely self-contained, with no individual storage unit doors placed on the exterior of the structure.
- b. The exterior of buildings utilized for facilities shall be in compliance with Section 440.010.

Section 6. Section 420.070I of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 420.070 Renewable Energy Systems

I. Solar Energy Systems

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

- ~~1. 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.

Section 7. Section 445.010D1 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.010 General

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.

Section 8. 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 on common areas within the subdivision;
2. 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;
3. one-half of the roads classified as a collector or arterial road on the Transportation Master Plan that are located adjacent to the perimeter of the subdivision;
4. all of the sidewalk or trail on said one-half of the collector or arterial road identified in A3 above;
5. water supply and wastewater systems;
6. stormwater management facilities;
7. sewage disposal facilities;
8. other private utilities;
9. street lighting; and
10. 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.

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

Section 445.020 Improvements

F. Mud Deposit

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.~~

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

Section 445.020 Improvements

G. Construction of Improvements

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.

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

Section 445.020 Improvements

H. Inspection of Improvements

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. **For residential developments,** 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.
- d. **For non-residential developments,** 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.**

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

Section 445.020 Improvements

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.

Section 13. Section 445.020J of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.020 Improvements

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.

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

Section 445.030 Subdivision Design and Layout

- 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.

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

Section 445.030 Subdivision Design and Layout

I. Streets

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.

Section 16. Section 445.030I13 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.030 Subdivision Design and Layout

I. Streets

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.

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

Section 445.040 Park Land Dedication

F. Suitability Criteria

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.**

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

Section 445.040 Park Land Dedication

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.

Section 19. Section 485.010 of the Unified Development Code is hereby amended as follows:

Section 485.010 General Definitions

Term	Definition
Mini Warehouse Self-Storage Facility	Storage or warehousing service within a building for individuals to store personal effects and 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.
Self-Storage Facility, Indoor	A fully enclosed self-storage facility with independent, enclosed units available to individuals to store personal effects and 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.

Section 20. This Ordinance shall be known as the twenty-fifth amendment to the Unified Development Code.

Section 21. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

Section 22. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 14TH DAY OF AUGUST, 2017.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 28TH DAY OF AUGUST, 2017 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke, III
Councilmember Holman
Councilmember Kellogg
Councilmember Moorhead
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Community Development Monthly Report



JUNE 2017

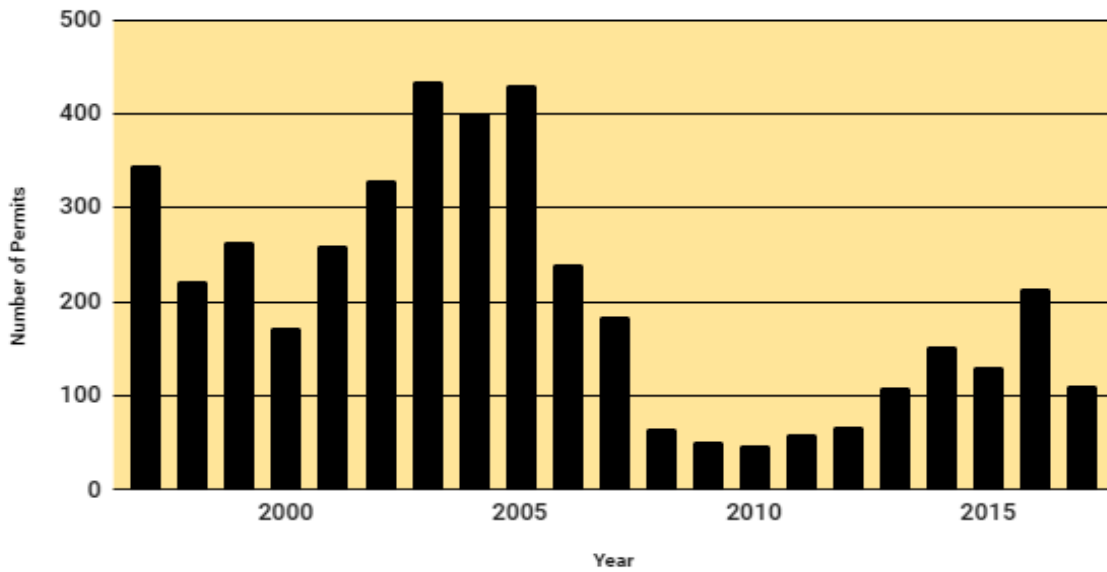
Building Permit Activity

Type of Permit	June 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	24	102	88	201
Attached Single-Family Residential	0	10	14	14
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	49	248	239	458
Commercial - New, Additions, Alterations	6	21	13	26
Sign Permits	9	32	27	63
Inspections	June 2017	2017 YTD	2016 YTD	2016 Total
Total # of Inspections	671	3,938	3,066	6,354
Valuation	June 2017	2017 YTD	2016 YTD	2016 Total
Total Residential Permit Valuation	\$5,325,900	\$20,265,800	\$23,256,900	\$50,026,600
Total Commercial Permit Valuation	\$373,900	\$3,384,800	\$810,100	\$6,899,389

Additional Building Activity:

- Work continues on Qdobe, Firehouse Subs and Mod Pizza in the Raymore Marketplace.
- Building construction was completed on the addition to the Creekmoor Clubhouse
- Permits issued for remodeling work at Eagle Glen and Bridle Ridge schools
- Works continues on the remodel of Wendy's

Single Family Building Permits



Code Enforcement Activity

Code Activity	June 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	49	278	149	424
Notices Mailed				
-Tall Grass/Weeds	26	82	91	227
- Inoperable Vehicles	5	56	22	42
- Junk/Trash/Debris in Yard	5	32	7	65
- Object placed in right-of-way	1	12	0	7
- Parking of vehicles in front yard	6	58	7	48
- Exterior home maintenance	3	35	5	16
- Other (trash at curb early; signs; etc)	3	3	17	19
Properties mowed by City Contractor	11	18	15	68
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	7	0	1
Signs in right-of-way removed	10	196	110	299
Violations abated by Code Officer	8	44	n/a	12

Development Activity

Current Projects

- Vacation of Cunningham at Creekmoor First Final Plat
- Cunningham at Creekmoor Second Final Plat
- Discover Vision Center site plan

	As of June 30, 2017	As of June 30, 2016	As of June 30, 2015
Homes currently under construction	240	211	171
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	531	670	827
Total number of dwelling units in City	8,068	7,873	7,722

Actions of Boards, Commission, and City Council

City Council

June 12, 2017

- Appointed Joseph Wells as a full member, John Seimears and Tom Circo as alternate members, to the Board of Adjustment

June 26, 2017

- Approved on 1st reading the vacation of the Cunningham at Creekmoor First Plat
- Approved on 1st reading the Cunningham at Creekmoor Second Plat
- Approved on 1st reading an amendment to the Building Code regarding withholding of permits for non-payment of fees and charges due to the City

Planning and Zoning Commission

June 6, 2017

- Recommended approval of the Cunningham at Creekmoor Second Plat
- Discussed the 2017 annual review and report on the Unified Development Code

June 20, 2017

- Approved the request to modify the traffic flow pattern on Municipal Circle from two-way to a counterclockwise one-way pattern with angle parking

Board of Adjustment

June 20, 2017

- Approved a variance to allow a rear yard deck to be covered with a roof structure at 411 S. Fox Ridge Drive
- Approved a reduction in the required side yard setback for proposed self storage units at 308 E. Walnut Street

Upcoming Meetings – July & August

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
- 2nd reading - Building Code amendment - withholding of permits

July 18, 2017 Planning and Zoning Commission

- UDC 25th Amendment (public hearing)
- Discover Vision site plan

July 24, 2017 City Council

- No development applications currently on agenda

August 1, 2017 Planning and Zoning Commission

- Raymore Storage Center Site Plan - 308 E. Walnut Street

August 14, 2017 City Council

- 1st reading - 25th amendment to the Unified Development Code (public hearing)

August 15, 2017 Planning and Zoning Commission

- No development applications currently on agenda

August 28, 2017 City Council

- 2nd reading - 25th Amendment to the Unified Development Code

Department Activities

- Director Jim Cadoret and Associate Planner David Gress met with Kansas City, Missouri, planners to discuss the Longview Area Planning effort. This neighborhood plan for the southern Kansas City area is adjacent to the northern boundary of Raymore.
- Director Jim Cadoret and Associate Planner David Gress met with Laura Machala of the Mid-America Regional Planning Council to discuss the final steps needed to achieve Gold Level recognition as part of the Solsmart solar energy program.
- Staff participated in webinar training on installation of Solar Panel systems.
- GIS Coordinator Heather Eisenbarth participated in the UMKC School of Computing and Engineering leadership development training program.
- Director Jim Cadoret and Associate Planner David Gress presented lessons learned from Raymore's participation in the Communities for All Ages recognition program to the Lee's Summit management team and Planning and Zoning Commission.

GIS Activities

- Troubleshooting of IIS and ArcGIS Portal for use of SSL with ArcGIS Online to support enterprise logins and other workflows
- Met with Wilson Company to coordinate mapping of streetlight asset improvements, includes addressing of meters
- Researched/attributed storm water conveyance system features with date to provide summary report of asset installations by month/year and by subdivision as requested
- Configuration of secure mapping services required for distributed editing using tools available through web platform & ArcGIS online including; storm pipes, storm nodes, water quality inspection priorities and BMP monitoring efforts by summer intern from a device.
- Provided enhancements to data & mapping applications as requested
- Support for Cass County, MO mapping of financial districts

- Leadership training UMKC College of Engineering - Transparency
- Comments for digital submission requirements including; siteplan, construction documentation, asbuilts & record Drawings
- Technical Training - GIS and Sampling Techniques
- Performing randomized quality checks for quality assessment of multiple geospatial inventories