



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 1, 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 July 18, 2017 meeting
6. Old Business - None
7. New Business
 - a. Case #17024 - G & G Storage Site Plan, 308 E. Walnut Street
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, JULY 18, 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, ERIC BOWIE (ARRIVED 7:08 P.M.), MELODIE ARMSTRONG, AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS AND CITY ATTORNEY REPRESENTATIVE MIKE FLEMING.

1. Call to Order – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. Personal Appearances – None
5. Consent Agenda
 - a. Acceptance of minutes of June 20, 2017 meeting.

Motion by Commissioner Anderson, Seconded by Commissioner Meuschke to approve the minutes as presented.

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	Abstain

Motion passed 7-0-1.

6. Old Business - None
7. New Business -
 - a. Case #17021 - Discover Vision Center Site Plan, 1018 W. Foxwood Drive

Guy Gronberg, architect for the project, presented the application to the Commission. Mr. Gronberg provided an overview of the project and indicated they are in agreement with the staff comments and recommended conditions.

Associate Planner David Gress presented the staff report. After review of the items contained in the report, Mr. Gress presented proposed findings of fact for the Commission to consider and indicated staff recommends the Commission accept the proposed findings and approve the site plan subject to 11 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.

Commissioner Bowie arrived at 7:08 p.m.

Commissioner Anderson asked staff to discuss the dialogue staff had with the applicant on the design of the building as he does not see cohesion with other nearby buildings.

David Gress commented there were no conversations on the materiality of the building but staff was satisfied with the high quality of the materials selected. There is no requirement for the architecture to match the architecture of surrounding buildings.

Mr. Gronberg stated his client liked the new Kay Jewelers building and wanted to construct a commercial building with commercial materials. Mr. Gronberg stated the building to the east is a glorified house using materials customarily seen in residential buildings. The building to the west is a metal building. His client wanted to use brick, steel and glass in the building.

Commissioner Anderson stated he understood the requirements were met but would have liked to see an attempt to tie the architecture together. He wanted the applicant to consider materials similar to the building to the east to tie the two buildings together.

Chairman Faulkner asked if Discover Vision has consistent design standards in their new buildings.

Mr. Gronberg stated the buildings have a flat roof using brick, glass and steel. This proposed building is the smallest that Discover has done.

Commissioner Anderson stated he likes the stone used in the building to the west and would like to see cohesion between the proposed building and the building to the west.

Chairman Faulkner asked if the northeast corner of the site could be utilized for a future building.

Mr. Gress stated the area could accommodate a future building if the stormwater detention area were relocated.

Mr. Gronberg indicated his client has planned for future expansion in the proposed building and has no intentions to build in the northeast corner of the site. Proposed parking exceeds the minimum standard to allow adequate spaces for employees and customers.

Commissioner Fizer stated she likes the building and doesn't mind that the architecture doesn't match the adjacent buildings. This will be a nice addition to the City.

Commissioner Bowie asked if any conclusions had been made on a signage plan.

Mr. Gress stated a master sign plan is not required but the applicant showed signs on the building for conceptual purposes only.

Mr. Gronberg indicated the signs shown on the building elevation will be the size and design of the signs installed.

Commissioner Bowie asked if there is an entrance on the south side.

Mr. Gress stated there will be no entrance to the building on the south side.

Commissioner Crain commented that the Commission talked at length on the design of the Pathways building and that he liked unique identity of buildings.

Commissioner Anderson clarified that what he is looking for is a cohesive element shared by the buildings.

Commissioner Sarsfield stated he likes the building as designed and likes to see distinct designs.

Chairman Faulkner stated that Section 440.010 of the Unified Development Code provides direction on building design standards. The standards are intended to break up the monotony and promote some diversity in the appearance of buildings. Our standards go to the building and not consistency between buildings.

Mayor Turnbow indicated he was not as concerned as Commissioner Anderson with regard to differences in the facades. The colors are similar in nature even though design of the buildings is different. It all seems to come together in the neighborhood. The building is eye catching and they have taken into consideration the architecture utilized in the Raymore Marketplace project.

Motion by Mayor Turnbow, Seconded by Commissioner Crain, to accept the staff proposed findings of fact and approve case #17021, Discover Vision Center site plan, subject to the 11 conditions outlined in the staff report.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Nay

Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 8-1-0.

Commissioner Anderson stated his concern on the application and that he has the mindset that we live in this community and we need to have standards that we all live by.

b. Case #17022 - 25th Amendment to the Unified Development Code (public hearing)

Community Development Director Jim Cadoret provided an overview of the staff report. An amendment to the Unified Development Code (UDC) does require a public hearing and he entered into the record the Growth Management Plan: Unified Development Code; notice of publication in The Journal, and the staff report.

The 25th amendment comes from the Commission annual review of the UDC held in June. There are nineteen separate changes proposed in the application. Staff recommends the Commission accept the staff proposed findings of fact and forward case #17022, 25th amendment to the Unified Development Code, to the City Council with a recommendation of approval.

Chairman Faulkner opened the public hearing at 7:57 p.m.

There were no public comments.

Chairman Faulkner closed the public hearing at 7:57 p.m.

Chairman Faulkner asked about Section 1 of the proposed ordinance regarding keeping of animals. He wasn't certain the language was clear.

Mr. Cadoret stated the Animal Control Code provides regulations on certain animals as well.

Commissioner Sarsfield questioned why chickens were in the same code section as larger animals such as cattle and horses. He commented that his son is allowed to have chickens where he lives and can have chickens up to a certain size, but no roosters. Mr. Sarsfield questioned why three acres for chickens yet no acreage requirement for dogs.

Chairman Faulkner commented he has seen a prohibition on roosters in other communities.

Commissioner Armstrong stated she shares the concern raised by Commissioner Sarsfield and that Lee's Summit does not have a lot size limitation but does limit total number to six. The three acre requirement is excessive.

Commissioner Bowie asked about Section 4 proposal and if there is a requirement for a minimum fence height for outdoor dining areas.

Mr. Cadoret stated there is a minimum height requirement under the building code.

Mayor Turnbow asked staff to recap previous discussions that have been held regarding keeping of chickens.

Mr. Cadoret stated the topic of keeping of animals has been discussed by the Commission and City Council on a couple of occasions. Council determined that the keeping of animals is expected to be allowed on acreage property but not on subdivision lots under 3 acres. This proposal is only to include R-1 zoned properties over 3 acres in size on lots that allow keeping of animals. Staff is aware of several nearby communities that do allow chickens on smaller residential lots.

Mayor Turnbow asked about Section 16 and the proposal to amend the street name requirements.

Mr. Cadoret stated the City does have an adopted addressing policy that controls street names and addressing. The policy does not require streets to be numbered similar to Kansas City. Street naming is generally left to the subdivision developer, with review completed so no overlap of street names would be created and proper prefixes and suffixes are utilized.

Commissioner Fizer asked about the roof mounted solar panel requirements and the Tesla Solar Roof system.

Mr. Gress indicated that those solar installations would be allowed since they are incorporated into the roof shingle.

Commissioner Armstrong asked about the demarcation that panels can only be on non-street facing elevations.

Mr. Gress indicated that requirement is in place for aesthetic purposes. If the front roof is the only available roof for solar then the code does allow for consideration of a waiver of the requirement.

Mr. Gress stated he has completed considerable research and has utilized codes adopted by other communities as a guide. This requirement is common for most communities but he is willing to do additional research.

Motion by Commissioner Anderson, Seconded by Commissioner Fizer, to accept the staff proposed findings of fact and forward case #17022, 25th amendment to the Unified Development Code, to the City Council with a recommendation of approval.

Chairman Faulkner stated there remain a few questions regarding keeping of animals and solar energy. He asked for clarification on options from the City Attorney.

City Attorney representative Mike Fleming indicated the Commission could vote on the motion as is or propose an amendment to the motion.

Motion by Mayor Turnbow, Seconded by Commissioner Crain, to amend the motion to exclude Section 1 and Section 6 of the proposed ordinance pending further review by staff.

Mayor Turnbow stated he thought these two proposed amendments warranted additional research by staff.

Vote on Motion to Amend:

Chairman Faulkner	Aye
Commissioner Anderson	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye

Mayor Turnbow Aye

Motion passed 9-0-0.

Vote on Original Motion as Amended:

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

Motion passed 9-0-0.

8. City Council Report

City Attorney Representative Mike Fleming 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: Bid opening for stormwater project is July 27th; 2017 mill and overlay project starts July 24th; and the microsurface of Municipal Circle will start on July 29th. Mr. leans indicated this is his last Planning Commission meeting.

10. Public Comment

None

11. Commission Member Comment

Commissioner Bowie thanked Mr. leans for his service to the City and was thankful for the new commercial building activity. He also commented on the City website.

Commissioner Meuschke thanked Mr. leans for his service and helping the Commission.

Commissioner Armstrong congratulated Mr. leans.

Commissioner Anderson thanked Mr. leans for his service.

Commissioner Fizer thanked Mr. leans and would welcome him back to Commission meetings.

Commissioner Crain indicated he appreciates the reports from Mr. leans.

Commissioner Sarsfield thanked Mr. leans.

Mayor Turnbow thanked Mr. leans for his service. He thanked staff for the work on the 25th amendment and for the input on the proposed amendments from the Commission. Mayor Turnbow also commented on the groundbreaking held for the Raymore Activity Center.

Chairman Faulkner asked staff to research into a possible gap in code where the issue of individual site plans on previously platted lots are past the stage for a master plan but still need to consider adjacent development. Chairman Faulkner thanked Mr. leans for his service and staff for its continual work for the Commission.

12. Adjournment

Motion by Commissioner Anderson, Seconded by Commissioner Bowie to adjourn the July 18, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 9-0-0.

The July 18, 2017 meeting adjourned at 8:55 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: August 1, 2017
Re: **Case # 17024 - G&G Self Storage Site Plan - 308 E. Walnut**

GENERAL INFORMATION

**Applicant/
Property Owner:** G&G Storage, LLC
103 N. Evans Avenue
Raymore, MO 64083

Requested Action: The applicant seeks to obtain site plan approval for a 283 unit Self Storage Facility.

Property Location: E. Walnut Street, between N. Franklin Street and N. Crest Drive

Aerial Photograph:



Property Photographs:



(View looking north along the entrance from E. Walnut Street).



(View looking west at the Ramblewood Subdivision. Existing screening will stay).



(View looking east at the Falcon Crest Subdivision. A six foot tall wall will be constructed, in addition to natural vegetation to provide screening between the adjacent properties).

Existing Zoning: M-1: Light Industrial District

Existing Surrounding Uses:

North:	Undeveloped/Single Family Residential
South:	Single Family Residential
East:	Multi-Family Residential
West:	Single Family Residential/Commercial

Total Tract Size: 294,773 Square Feet/6.76 acres

Subdivision Plat: This property is currently unplatted.

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies E. Walnut Street as a Major Arterial.

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 283 unit Self Storage Facility.

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 ground water;
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 Falcon Crest Subdivision, located to the east of the subject property was approved by the City of Raymore on March 11, 1985.
2. The Ramblewood Subdivision, located to the west of the subject property was approved by the City of Raymore on June 25, 2007.
3. The Raymore Board of Adjustment, at its June 6, 2017 meeting, granted approval of a variance for the property, allowing the reduction of the required side-yard setback of an M-1 zoned property abutting a residential district from twenty feet (20') to ten feet (10').

ENGINEERING DIVISION COMMENTS

The Engineering Department has reviewed the application and site plan, and indicated that adequate services exist to serve the development. Please see the attached memorandum for specific comments.

STAFF COMMENTS

1. The applicant also owns the American Self Storage facility on Evans Avenue, and has indicated that there is a waiting list for available units.

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

M-1	
Minimum Lot Area	
per lot	None
per dwelling unit	-
Minimum Lot Width (ft.)	100
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50

3. The applicant indicated that they intend to locate the front row of storage units 15' from the front property line, which is allowed per Section 410.030C of the Raymore Unified Development Code:

Reduction to Front Yard Setback *(Amendment 13 – Ordinance 2012-074 9.24.12)*

The required front yard setback for a building located in a Business, Commercial or Industrial Zoning District may be reduced to ten (10) feet if:

- a. No parking areas or access drives are installed between the building and the right-of-way line;
- b. The building is not located within a sight-visibility triangle; and
- c. The area between the building and the right-of-way line shall contain living landscape material.

4. **Special Use Conditions:** There are no use-specific standards or conditions.
5. **Parking:** The proposed site plan includes 5 parking spaces. One handicapped accessible parking space will be required, and is shown on the site plan. All spaces meet the design requirement found in the Unified Development Code.
6. **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 twenty-one percent (21%) 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.

Type "A" screening will be required along the entire east and north property lines, and roughly 405' along the west property line. Appropriate screening is provided.



(Example of the "textured stucco finish" screening that will be used along the east and north property lines, and part of the west property line)

Landscaping is provided around the proposed monument sign as required.

7. 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.

8. Pedestrian Access: Pedestrian Access to the building has been provided. Sidewalk currently exists along the southern property line, on 58 Highway.

9. 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.

10. **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 was inadequate distance between the existing hydrants and the proposed buildings. The Fire District is requiring that the applicant install new hydrants so that no building or storage unit is more than 300 feet from a fire hydrant. The applicant included four (4) new hydrants in their site plan.

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 via a detention pond at the northern portion of the property. Treated stormwater will be discharged into an existing creek to the north of the site. 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. Lights will be mounted to the buildings, and will be 8' and 10' in height, depending on the location.
11. **Trash Enclosure:** A trash enclosure will not be provided at this property, and is not shown on the site plan.
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 E. Walnut Street. Additionally, there will be an access point off of Ramblewood Drive, which will be reserved specifically for emergency services only.

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 self storage facility is an allowable use in the M-1 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 E. Walnut Street. Additionally, there will be an entrance off of Ramblewood Drive that will be reserved for emergency services only.

- 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. Sidewalk currently exists to allow pedestrians to access the site from E. Walnut Street.

- 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 buildings on the site 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;**

A natural stream exists just north of the property. The proposed detention pond and landscaping provides a natural buffer between the development and the stream.

- 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 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. Additionally, "Type A" screening is required along the entire east and north property lines, and roughly 405' along the west property line. A six foot tall wall, in addition to the natural vegetation will serve as the screening between adjacent properties.

- 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
August 1, 2017

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #17024 G&G Self Storage 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 handicap accessible parking space. The access aisle shall be located on the right side of the handicap accessible parking space.

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 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 10, 2017
Re: G and G Storage, 308 E. Walnut Street- Site Plan

The Engineering Department has reviewed the application for G&G Self Storage Site Plan and offers the following comments.

The subject property is located west of the intersection of N. Crest Drive and Walnut Street (Hwy 58).

Transportation System

Access to the site will be via E. Walnut Street.

Sanitary Sewer:

The lot will be served by an existing 8 inch sanitary sewer that is located approximately 250 feet north of E. Walnut Street.

Water System:

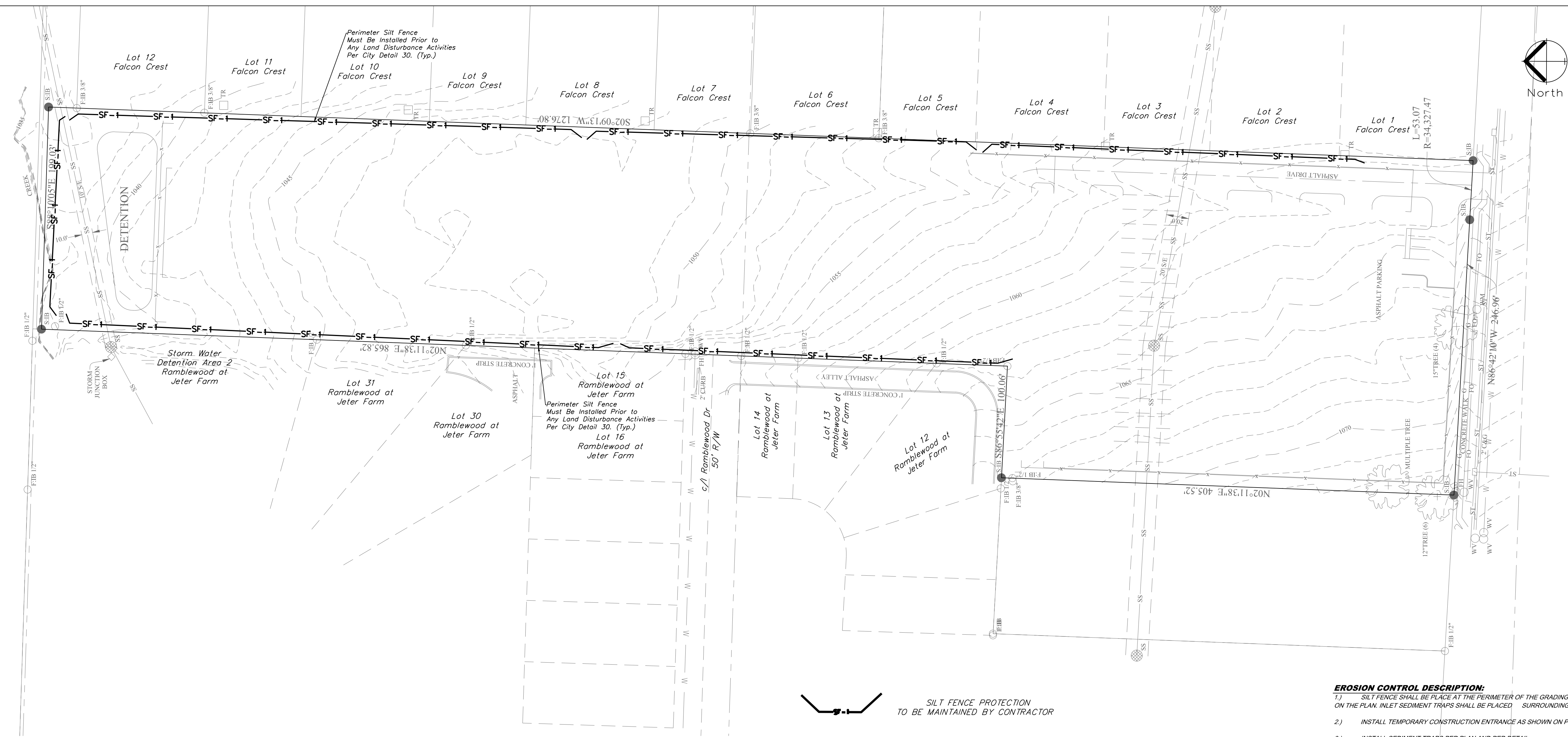
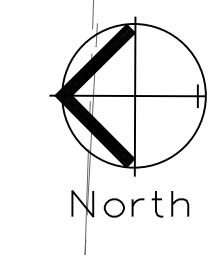
The site will be served by extending 380 feet of 8 inch waterline. This waterline will connect to the existing 12 inch waterline in Walnut Street.

Storm Water Quality:

Stormwater will be conveyed to the detention basin that is located north of the proposed storage facility. 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.



LEGEND

PHASE 1 SILT FENCE	— SF-1 — SF-1 —
PHASE 2 SILT FENCE	— SF-2 — SF-2 —

MAINTENANCE:
TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:
INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
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CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

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- EROSION CONTROL DESCRIPTION:**
- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
 - 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN
 - 3.) INSTALL SEDIMENT TRAPS PER PLAN AND PER DETAIL
- EROSION CONTROL PROCEDURE:**
- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.
 - 2.) SEDIMENT TRAPS SHALL BE CLEANED AND MAINTAINED THROUGHOUT THE PROJECT
- TEMPORARY CONSTRUCTION ENTRANCE NOTES:**
- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H: 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
- INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
- SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
- PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 20050008319-D
Kansas
Engineering E-1695
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Nebraska
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Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

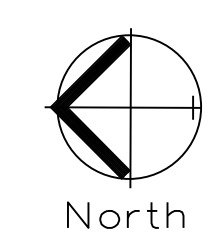
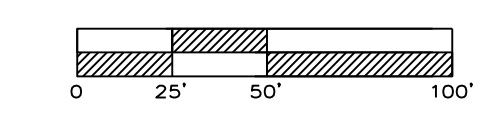
Project: Raymore Mini Storage
Issue Date: June 2017

ESC PHASE 1 PLAN
Construction Plans for:
RAYMORE STORAGE CENTER
Raymore, Cass County, Missouri

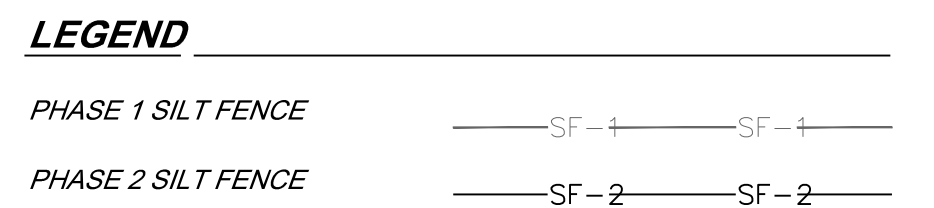
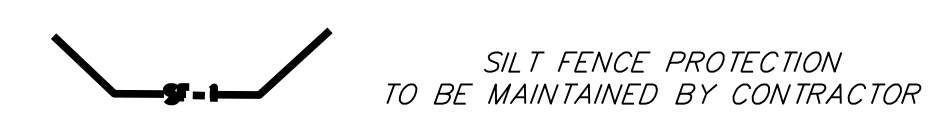
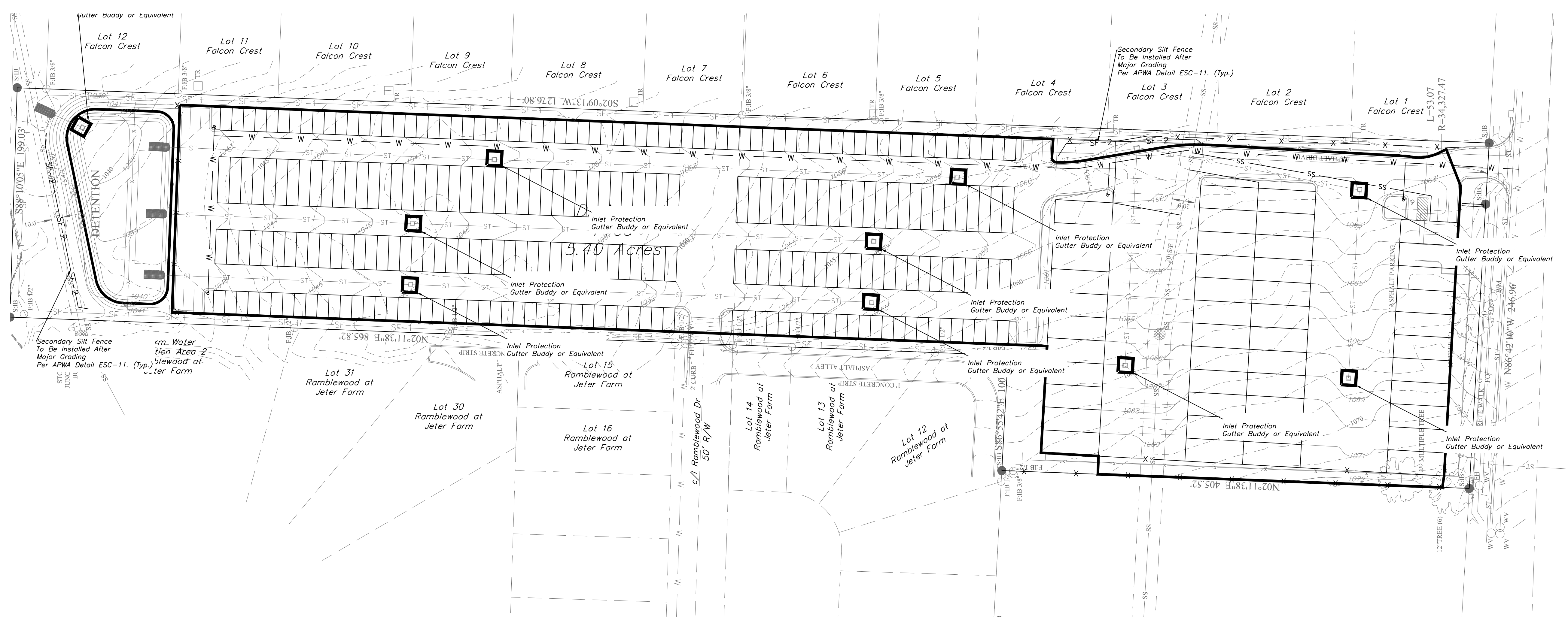
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

7-21-17	City Comment



INACTIVE AREA STABILIZATION PLAN
SCALE: 1" = 50'



DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

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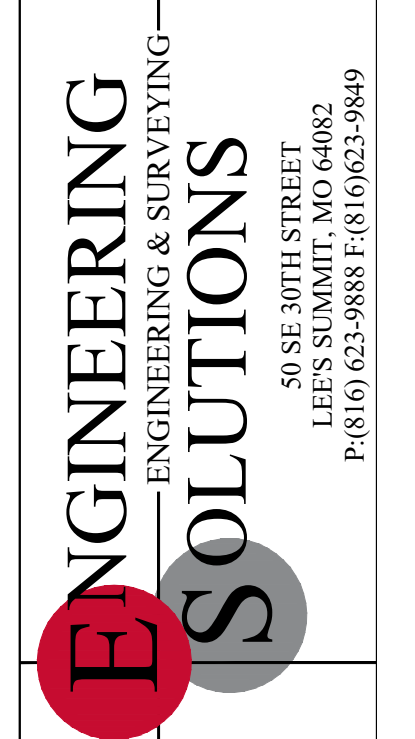
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Nebraska
Engineering CA2821

Project:
Raymore Mini Storage
Issue Date:
June 2017

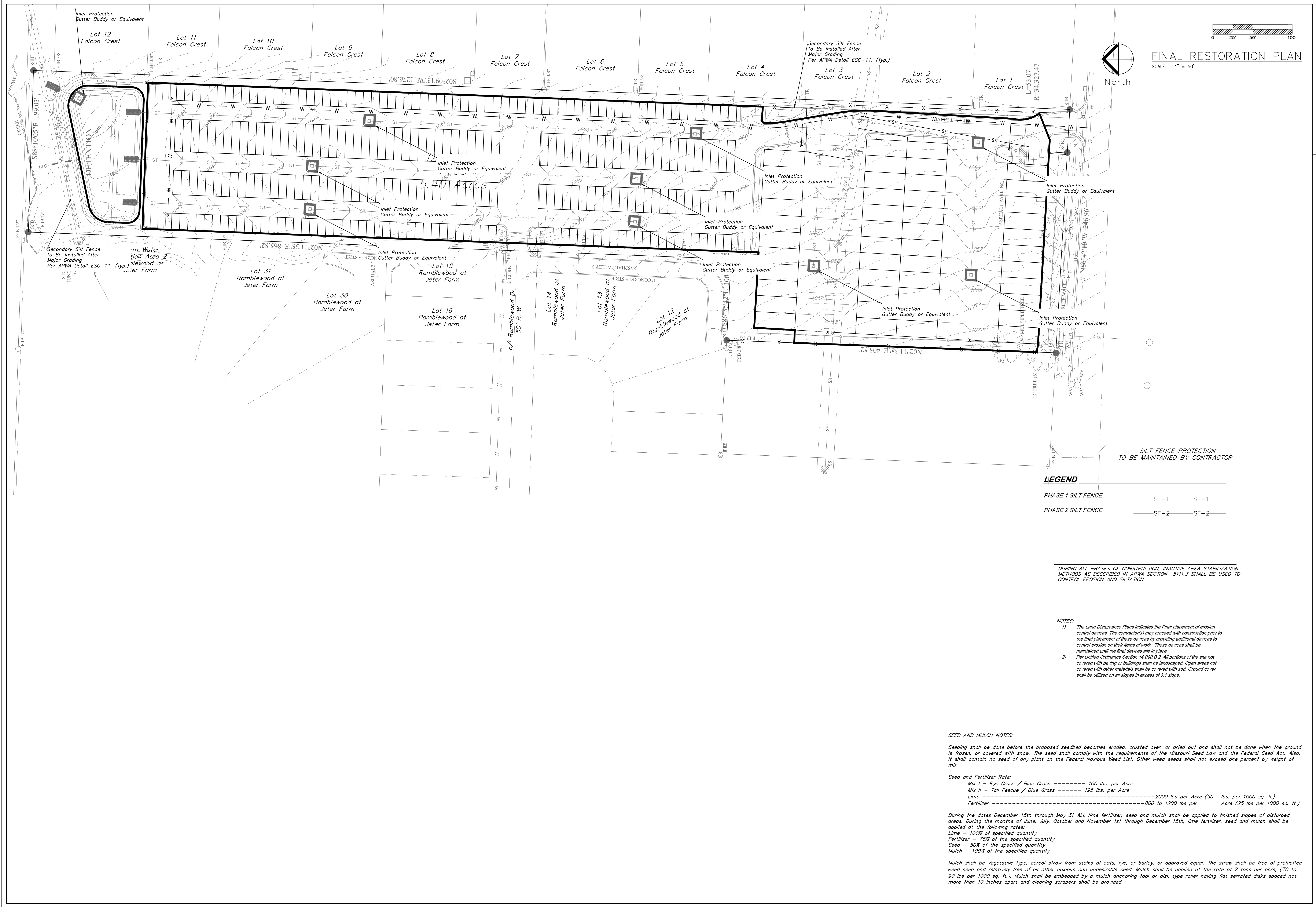
Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

ESC PHASE 2 PLAN
Construction Plans for:
RAYMORE STORAGE CENTER
Raymore, Cass County, Missouri

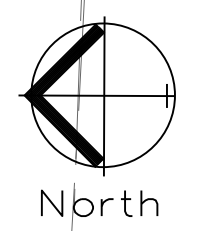
Matthew J. Schlicht
MO PE 000619708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

7-21-17 City Comment



FINAL RESTORATION PLAN
SCALE: 1" = 50'



LEGEND

- PHASE 1 SILT FENCE — SF-1 — SF-1
- PHASE 2 SILT FENCE — SF-2 — SF-2

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES:

- 1) The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.
- 2) Per Unified Ordinance Section 14.090.B.2. All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.

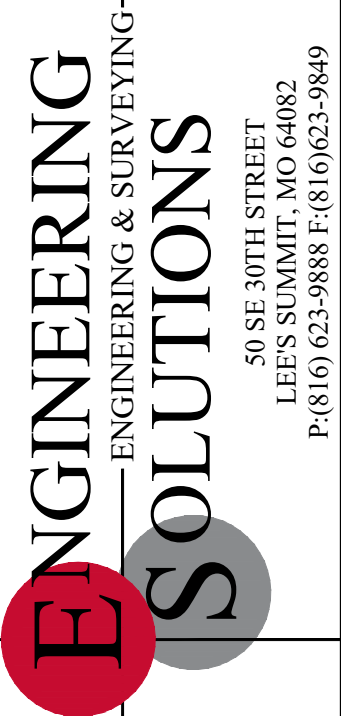
SEED AND MULCH NOTES:

Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

- Seed and Fertilizer Rate:**
- Mix I - Rye Grass / Blue Grass ----- 100 lbs. per Acre
 - Mix II - Tall Fescue / Blue Grass ----- 195 lbs. per Acre
 - Lime ----- 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
 - Fertilizer ----- 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided



Professional Registration
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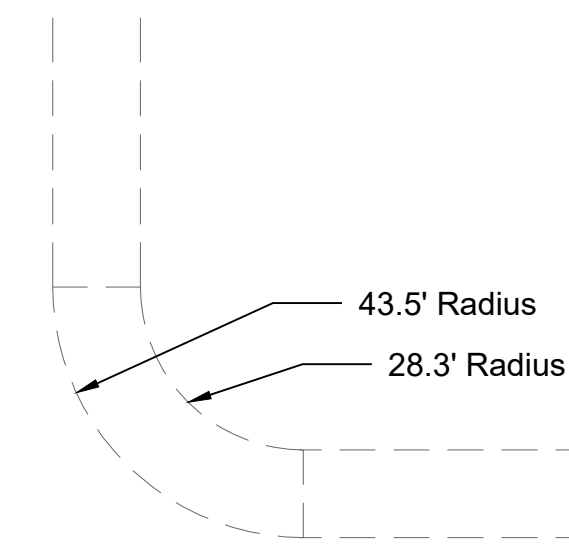
Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

Project: Raymore Mini Storage
Issue Date: June 2017

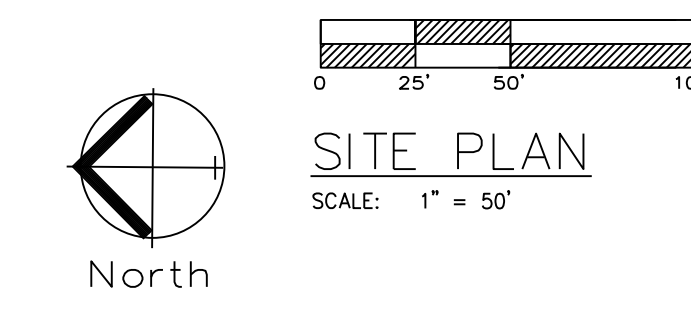
ESC Phase 3 Plan
Construction Plans for:
RAYMORE STORAGE CENTER
Raymore, Cass County, Missouri

Matthew J. Schlicht
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KS PE 19071
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NE PE E-14335

REVISIONS
7-21-17 City Comment



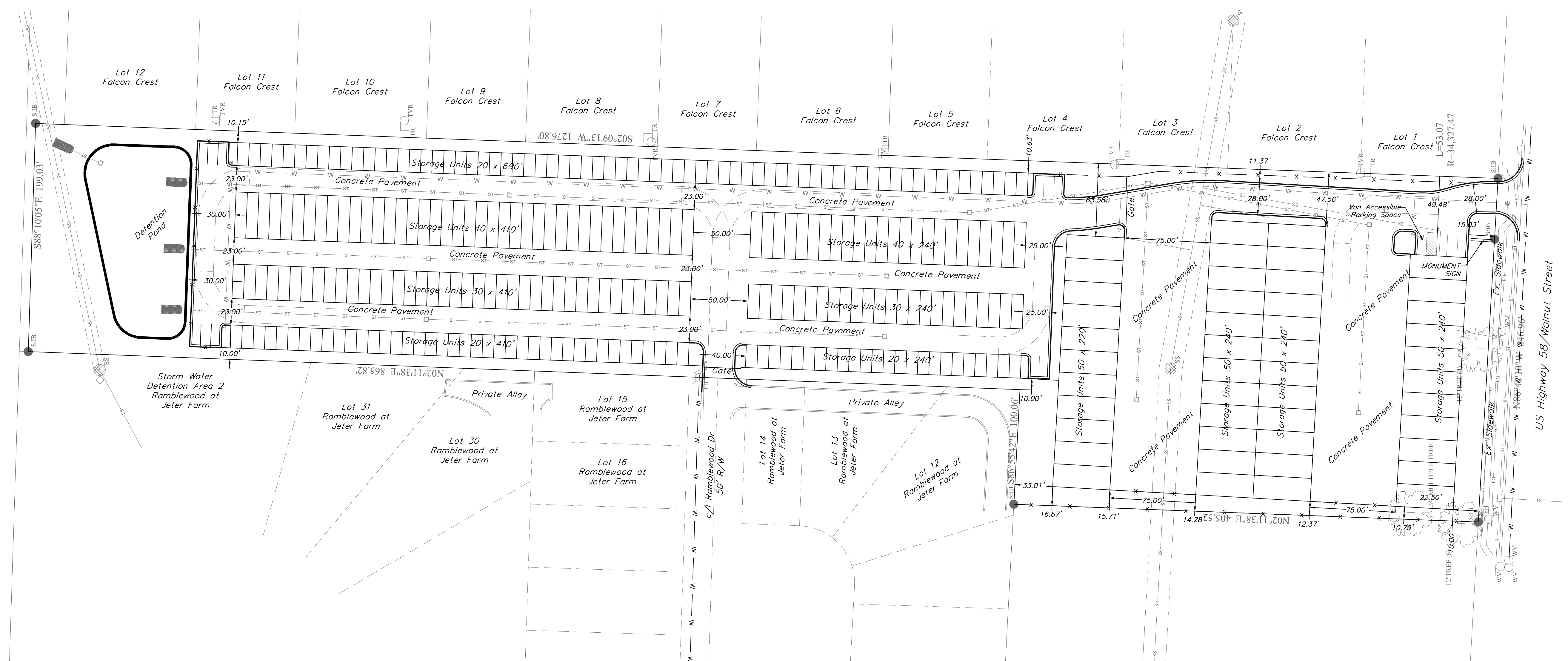
Truck Turning Radius



Site Date

Zoning: M-1

Lot area: 294,774 sq. ft.
Total Building ARea: 117,400 sq. ft.
Building Coverage Ratio: 39.8%



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

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Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Raymore Mini Storage
Issue Date:
June 2017

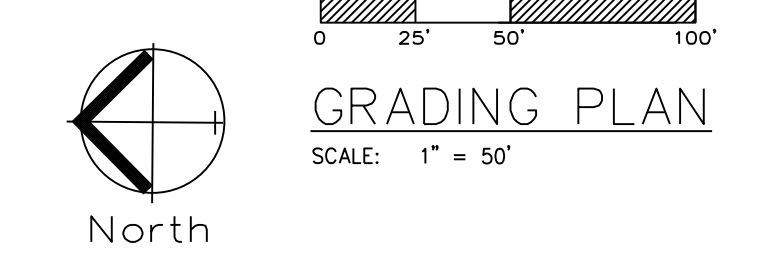
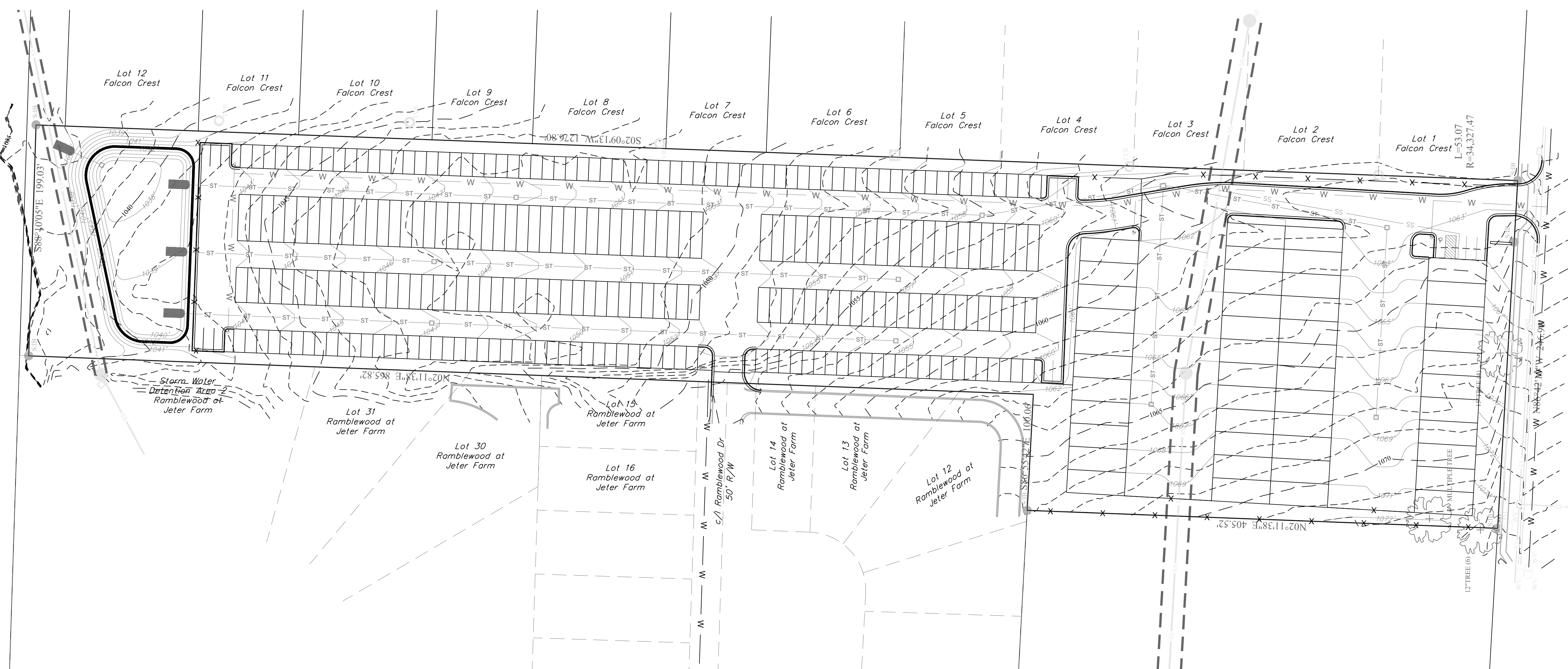
Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

SITE PLAN
Construction Plans for:
RAYMORE STORAGE CENTER
Raymore, Cass County, Missouri

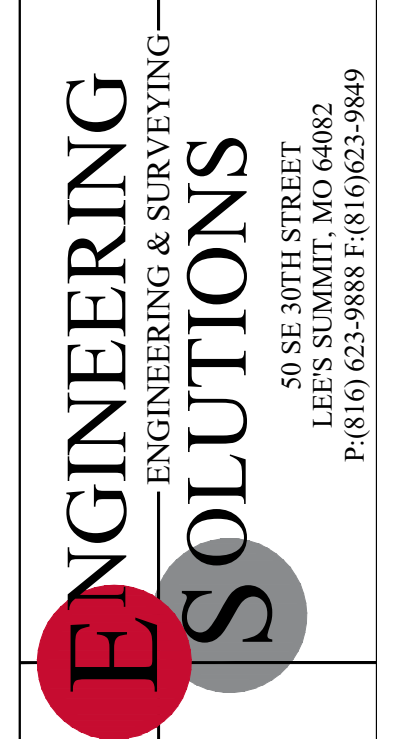
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

7-21-17	City Comment



GRADING PLAN
SCALE: 1" = 50'



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
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Raymore Storage Center
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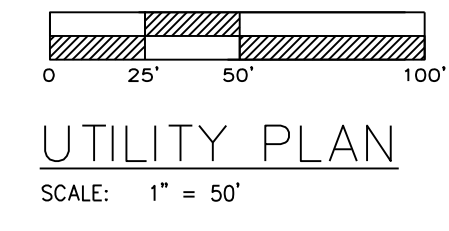
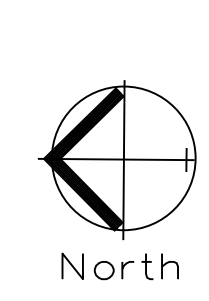
Project: Raymore Mini Storage
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GRADING PLAN
Construction Plans for:
RAYMORE STORAGE CENTER
Raymore, Cass County, Missouri

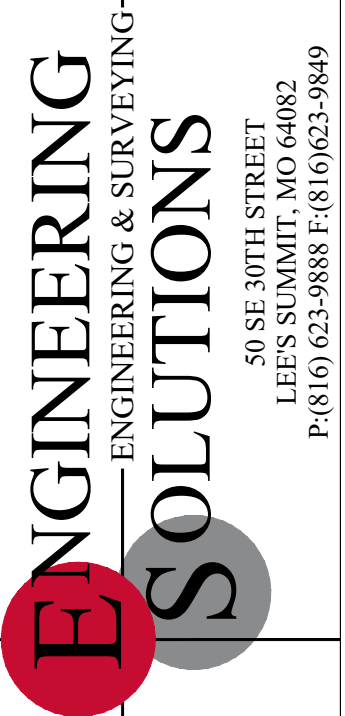
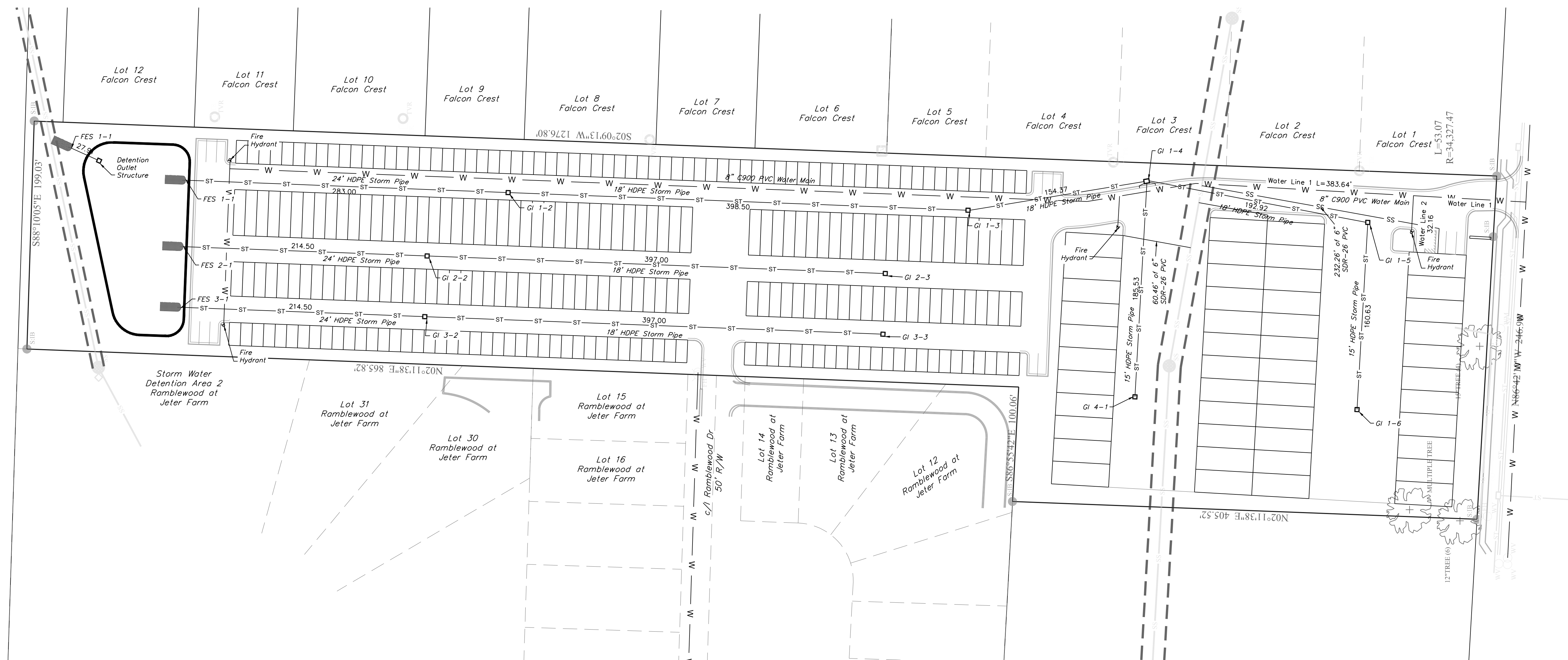
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REVISIONS

7-21-17	City Comment



UTILITY PLAN
SCALE: 1" = 50'



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Surveying 2005008319-D
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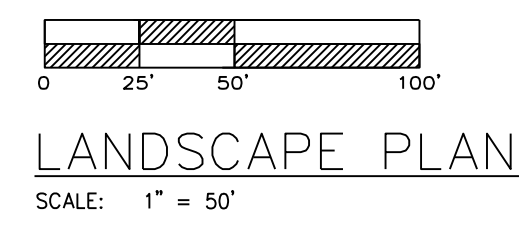
Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

Project: Raymore Mini Storage
Issue Date: June 2017

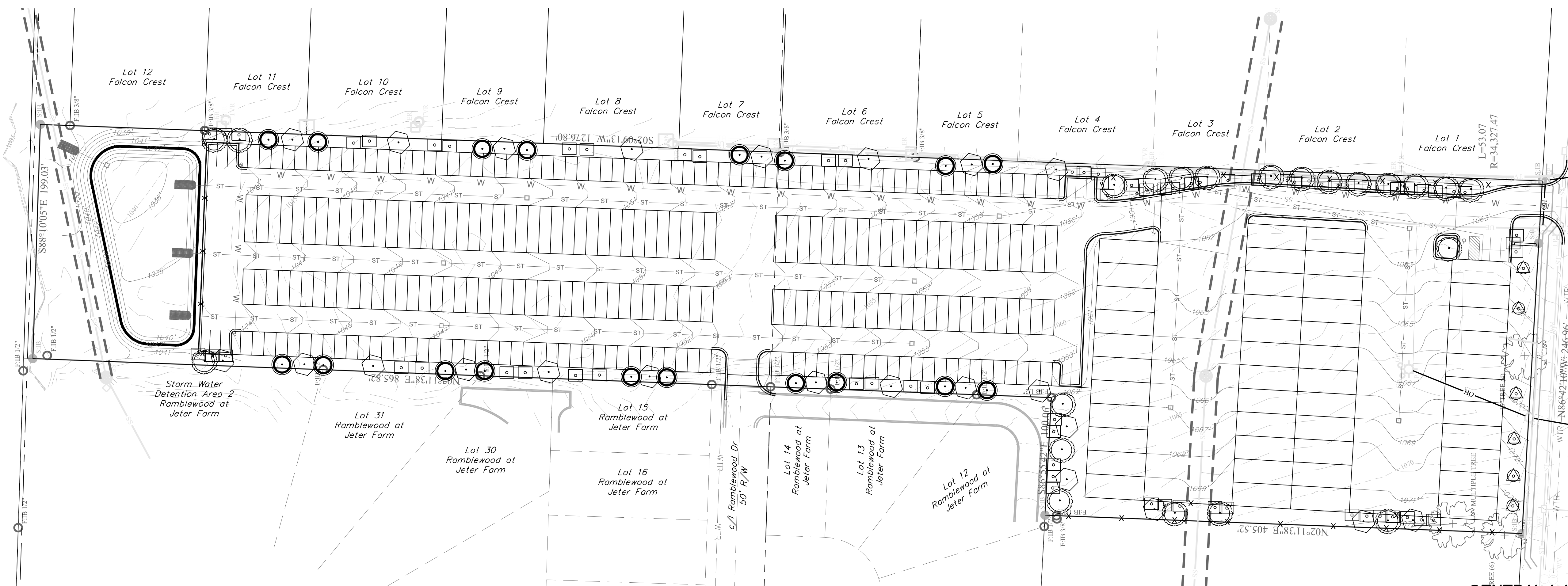
UTILITY PLAN
Construction Plans for:
RAYMORE STORAGE CENTER
Raymore, Cass County, Missouri

Matthew J. Schlicht
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REVISIONS
7-21-17 City Comment



LANDSCAPE PLAN
SCALE: 1" = 50'



GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", AND 1601-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASSES. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUND FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS SOON ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNLESS ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

- ALL LAWN AREAS TO BE SODDED OR SEED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEEDS. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:
TURF-TYPE TALL FESCUE
KENTUCKY BLUEGRASS
- ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF RAYMORE, MO. AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
- PLANT BEDS TO BE "MOUND". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REGD INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
- MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
- NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

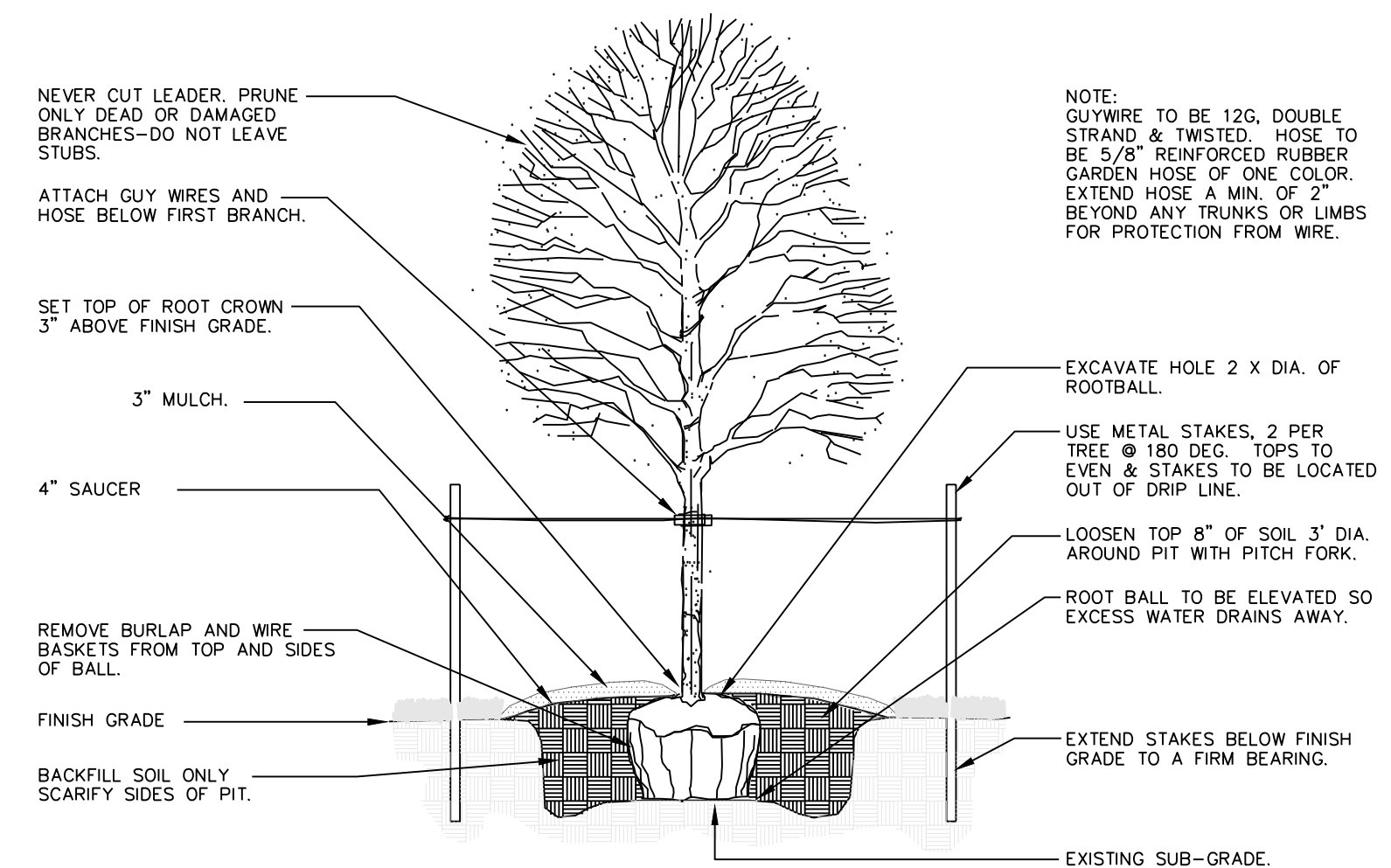
PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
	23	TA	AMERICAN BASSWOOD LINDEN <i>TILIA AMERICANA</i>	2.5" CAL.
	23	RO	RED OAK <i>QUERCUS RUBRA</i>	2.5" CAL.
	18	HL	HONEY LOCUST <i>GEDITISIA TRIACANTHOS</i>	2.5" CAL.
	74	SR	SKYROCKET JUNIPER <i>JUNIPERUS SCOPULORUM "SKYROCKET"</i>	6' HL.
	6	RB	OKLAHOMA REDBUD <i>CERCIS RENIFORMIS "OKLAHOMA"</i>	2.5" CAL.

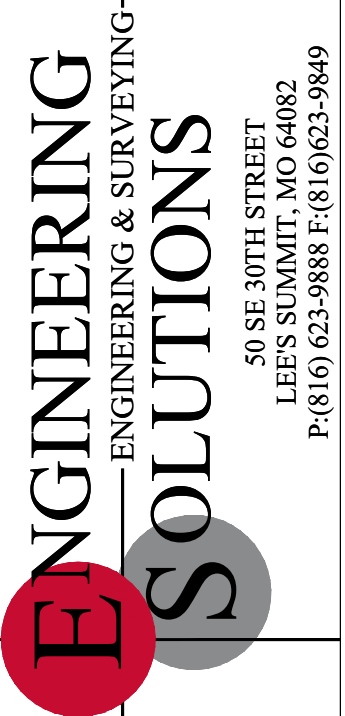
Site Data Table :

Lot Area:	294,773.53 Sq. Ft. (6.767 Acres)
Impervious Area	232,425.87 Sq. Ft. (78.8% of Site)
Building Area	117,400 Sq. Ft.
Parking Area	115,025.87 Sq. Ft.



DECIDUOUS TREE PLANTING

NTS



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Kansas
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7-21-17	City Comment

Community Development Monthly Report



JUNE 2017

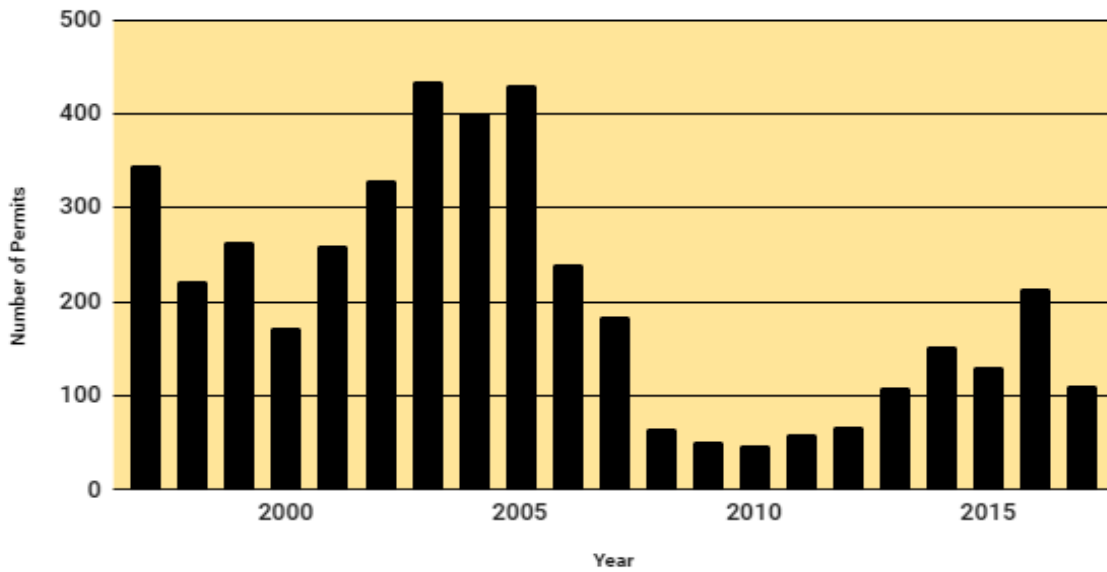
Building Permit Activity

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

- Heritage Hills Rezoning Lots 158 thru 175 (public hearing)

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