



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 15, 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 August 1, 2017 meeting
6. Old Business -
 - a. Case #17024 - G & G Storage Site Plan - 308 E. Walnut Street
 - b. Case #17015 - Rezoning of Heritage Hills Lots 158 thru 175, R-1 to R-2 (public hearing)
7. New Business - None
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, AUGUST 1, 2017 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: VICE-CHAIRMAN KELLY FIZER, LEO ANDERSON, JOSEPH SARSFIELD, ERIC BOWIE, AND MELODIE ARMSTRONG. ABSENT WERE CHAIRMAN WILLIAM FAULKNER, CHARLES CRAIN, DON MEUSCHKE, AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, AND PUBLIC WORKS DIRECTOR MIKE KRASS.

1. Call to Order – Vice-Chairman Fizer called the meeting to order at 7:19 p.m. (Meeting delayed until quorum present).
2. Pledge of Allegiance
3. Roll Call – Roll was taken and Vice-Chairman Fizer declared a quorum present to conduct business.
4. Personal Appearances – None
5. Consent Agenda
 - a. Acceptance of minutes of July 18, 2017 meeting.

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

Vote on Motion:

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

Motion passed 5-0-0.

6. Old Business - None
7. New Business -
 - a. Case #17024 - G & G Storage Site Plan, 308 E. Walnut Street

Ryan McGinnis, with Engineering Solutions, presented the request for the applicant Todd Glidewell. Mr. McGinnis indicated this project is similar to the other facilities Mr. Glidewell currently has in Raymore. The self storage units range in size from 10 x 20 to 40 x 10 and are located in a gated area.

Mr. McGinnis stated the Raymore Board of Adjustment approved a reduction in the required side yard setback from twenty feet down to ten feet. He stated the applicant has reviewed the staff report and recommended conditions and agrees with all conditions except the limitations on use of the west gate to Ramblewood. The Fire District is requiring a fire access there and the applicant would like to use this access point as an egress from the site. There would likely only be 1 to 2 cars a day using the west gate.

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:
 - o 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.

Commissioner Anderson asked staff to discuss the thoughts from the Board of Adjustment regarding approval of a variance to the side yard setback.

Mr. Gress commented that due to the narrow width of the lot and the increased side yard setback above that what the zoning district typically requires resulted in difficulty in placing buildings upon the site.

Commissioner Bowie asked staff to explain the entrances and exits to the site.

Mr. Gress stated the main entrance is off of 58 Highway. The gate to the self-storage units will be north of the buildings along 58 Highway. There will be a second gate on the west side where Ramblewood Drive currently ends at the site. This will be for fire access only. However, the applicant is requesting approval for use of this gate for exit from the self-storage units.

Commissioner Bowie identified several concerns he has on the site plan:

1. Although the property is zoned M-1 there is concern with industrial creep and extending the industrial area further to the west.
2. Concern there are so many self-storage facilities so close together.
3. The use of this property is a large footprint and doesn't give much back to the community.
4. No minimum separation standard between self-storage facilities.

Commissioner Anderson stated the zoning of this area is like a kaleidoscope and there is no cohesive plan for the area.

Commissioner Bowie stated he realizes the property is zoned M-1. He visited the site and noticed the proximity to the townhomes to the east and the new subdivision to the west.

Mr. Gress expressed that self storage units are a permitted use in the current zoning district. The question tonight is on the site plan, not the use. Mr. Gress stated the applicant has identified the need for the project.

Todd Glidewell, applicant and owner of the subject property, stated his reasons for bringing the project forward. He indicated he has expanded three times over 9 years and there is a waiting list of 25 people.

Mr. Glidewell stated the front units will be oversized to meet the needs of local contractors needing a place for an office and storage of supplies. The rear wall of the north/south units provide the screening of the units from the neighboring properties. There will be landscaping between the units and the neighbors.

Commissioner Sarsfield asked if the back wall of the building would be all one color.

Mr. Glidewell stated yes, but there could be more than one color integrated to break the monotony of the wall.

Commissioner Fizer commented that if tenants using the self storage facility do come from out of town perhaps they will frequent local businesses and thus support the community.

Mr. Glidewell stated that land area suited for self-storage facilities is limited in Raymore. He has expanded as far as he can at his current site.

Commissioner Bowie suggested the Commission, in the future, consider code for self-storage facilities that may help with some of these issues.

Community Development Director Jim Cadoret indicated that in order for the site plan to be approved there will need to be a unanimous vote of all five Commissioners. If any Commissioner has a concern perhaps it would be best to continue the request to the next meeting of the Commission to allow for review by the full Commission.

Motion by Commissioner Bowie, Seconded by Commissioner Sarsfield, to continue case #17024, G & G Storage site plan, to the August 15 Planning Commission meeting.

Vote on Motion:

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

Motion passed 5-0-0.

8. City Council Report

Mr. Cadoret gave the City Council report.

9. Staff Report

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

Public Works Director Mike Krass provided an update on the following projects: This weekend the angle parking on Municipal Circle will be installed and the road will convert to one-way traffic; sidewalk on Municipal Circle will be installed soon; the annual curb project is underway; and work on 155th street will be advertised this week.

10. Public Comment

None

11. Commission Member Comment

Commissioner Anderson welcomed Mr. Krass back to the meetings.

Commissioner Bowie commented that the City sidewalks look good and was pleased we have a maintenance program.

Vice-Chairman Fizer thanked staff for its assistance. She also commented on the disc golf course at Recreation Park and thought it was a wonderful addition to the park.

12. Adjournment

Motion by Commissioner Anderson, Seconded by Commissioner Armstrong to adjourn the August 1, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 5-0-0.

The August 1, 2017 meeting adjourned at 8:10 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: August 15, 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

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	August 15, 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.

PLANNING COMMISSION ACTION 8/1/2017

The Planning and Zoning Commission, at its August 1, 2017 meeting voted 5-0 to table the discussion of Case #17024 G&G Self Storage Site Plan until the following meeting on August 15, 2017, when a larger number of Commission members could be present.

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:

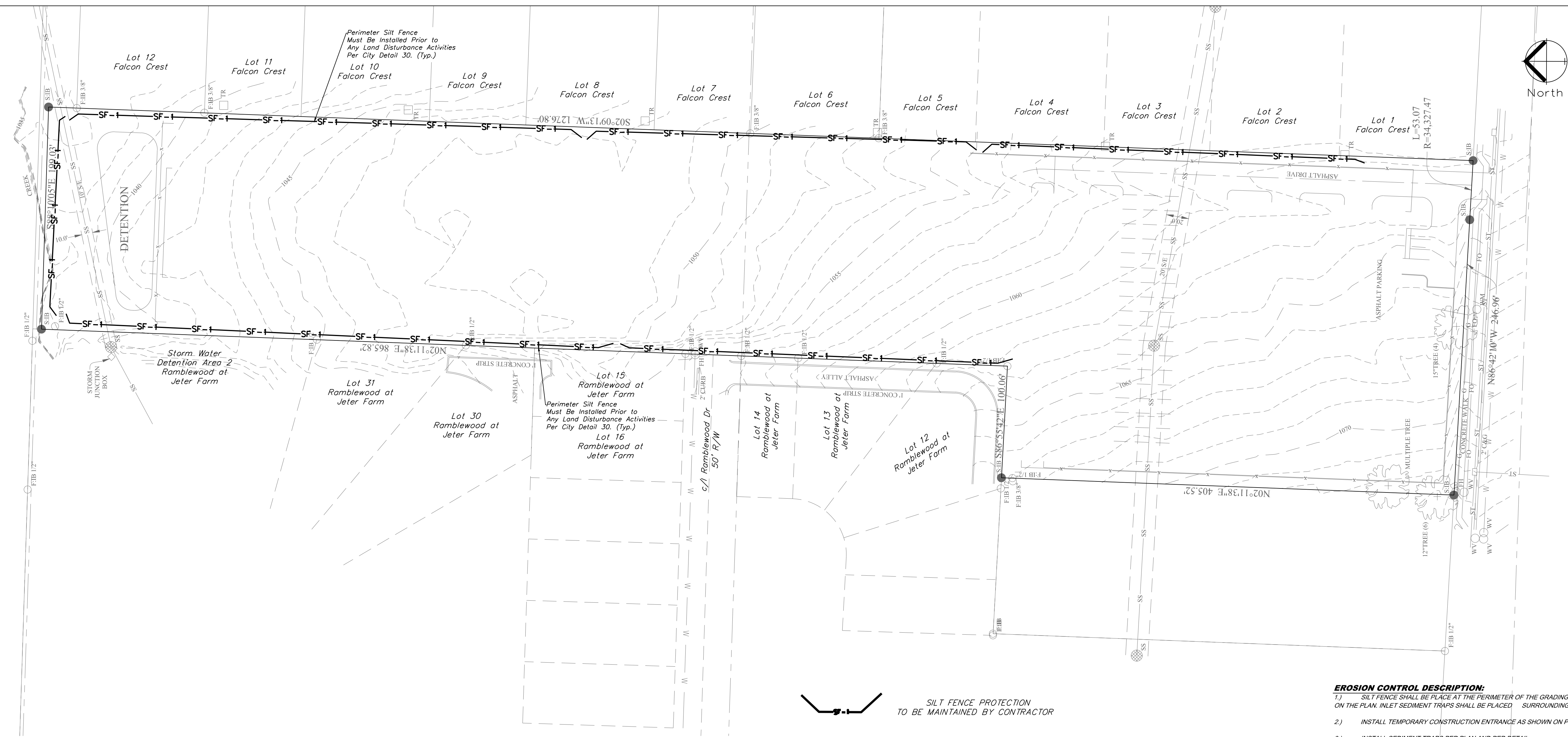
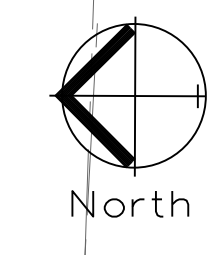
The site will be served by extending 380 feet of 8 inch waterline. This waterline will connect to the existing 12 inch waterline in Walnut Street.

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:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
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CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

- 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
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Surveying 20050008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

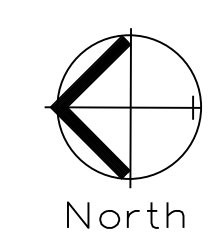
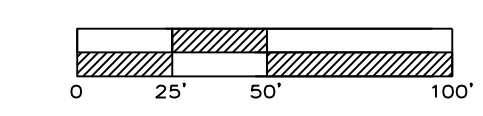
Project: Raymore Mini Storage
Issue Date: June 2017

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

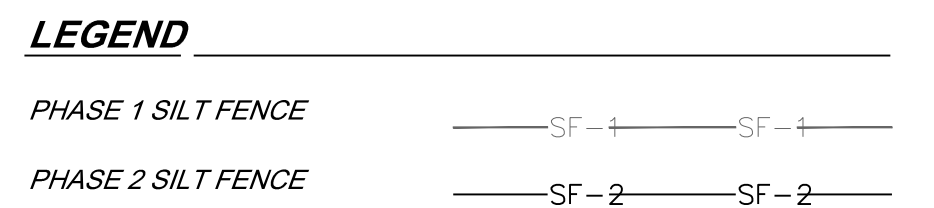
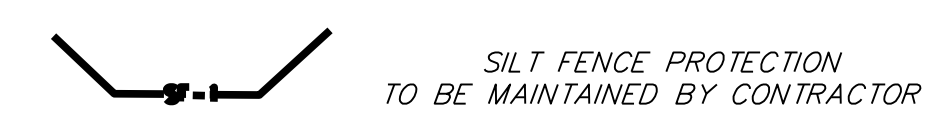
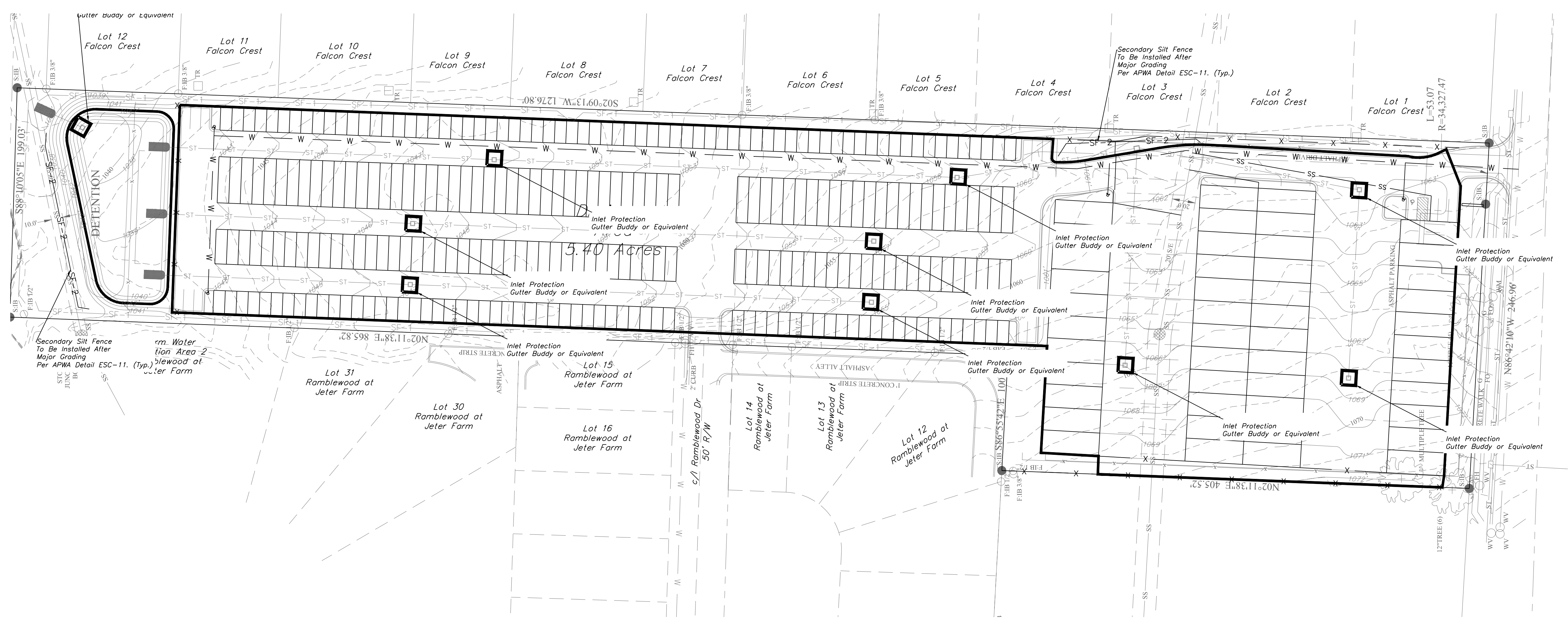
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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NE PE E-14335

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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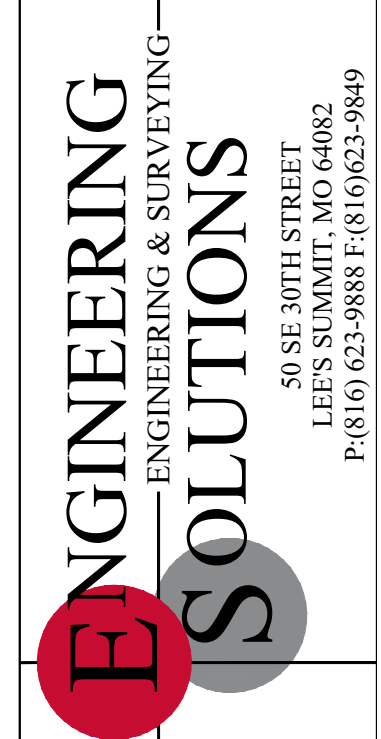
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Professional Registration
Missouri
Engineering 2005002186-D
Surveying 20050008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Raymore Mini Storage
Issue Date:
June 2017

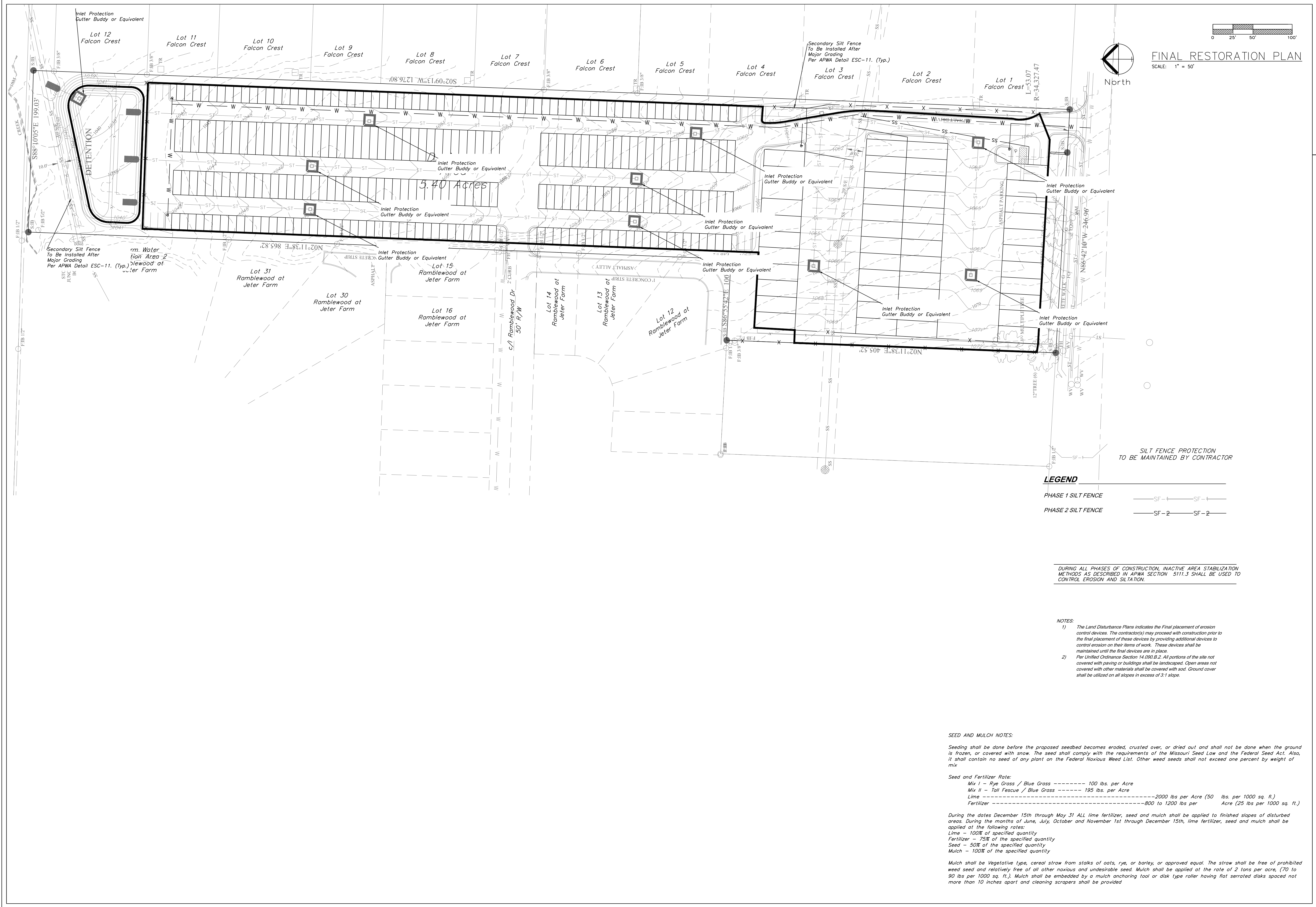
Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

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:**
- 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.
 - 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.

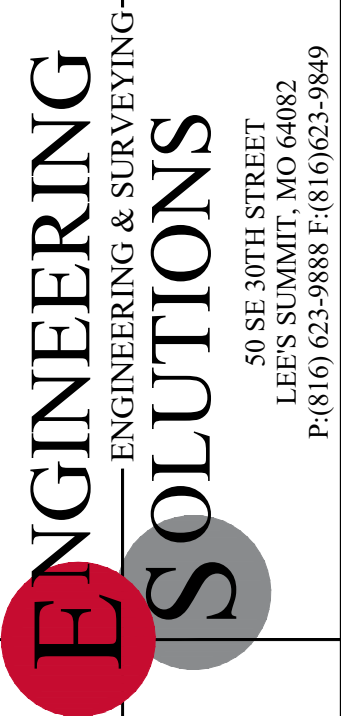
SEED AND MULCH NOTES:

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
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

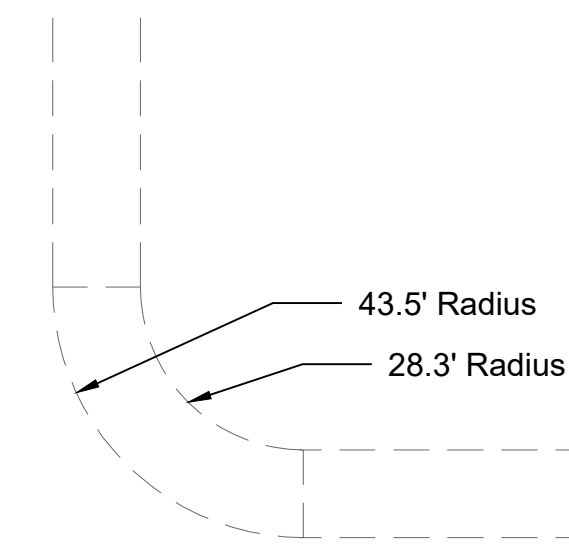
Raymore Storage Center
 308 E. Walnut Street
 RAYMORE, CASS COUNTY, MISSOURI

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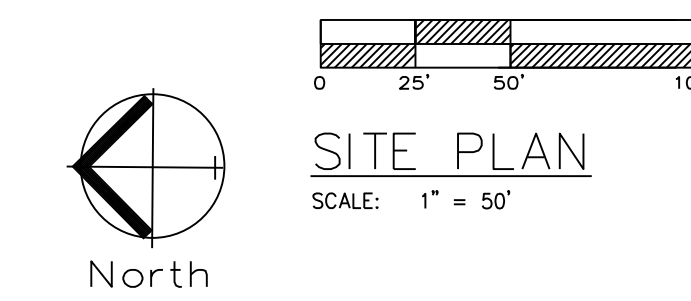
ESC Phase 3 Plan
 Construction Plans for:
 RAYMORE STORAGE CENTER
 Raymore, Cass County, Missouri

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

REVISIONS
 7-21-17 City Comment



Truck Turning Radius

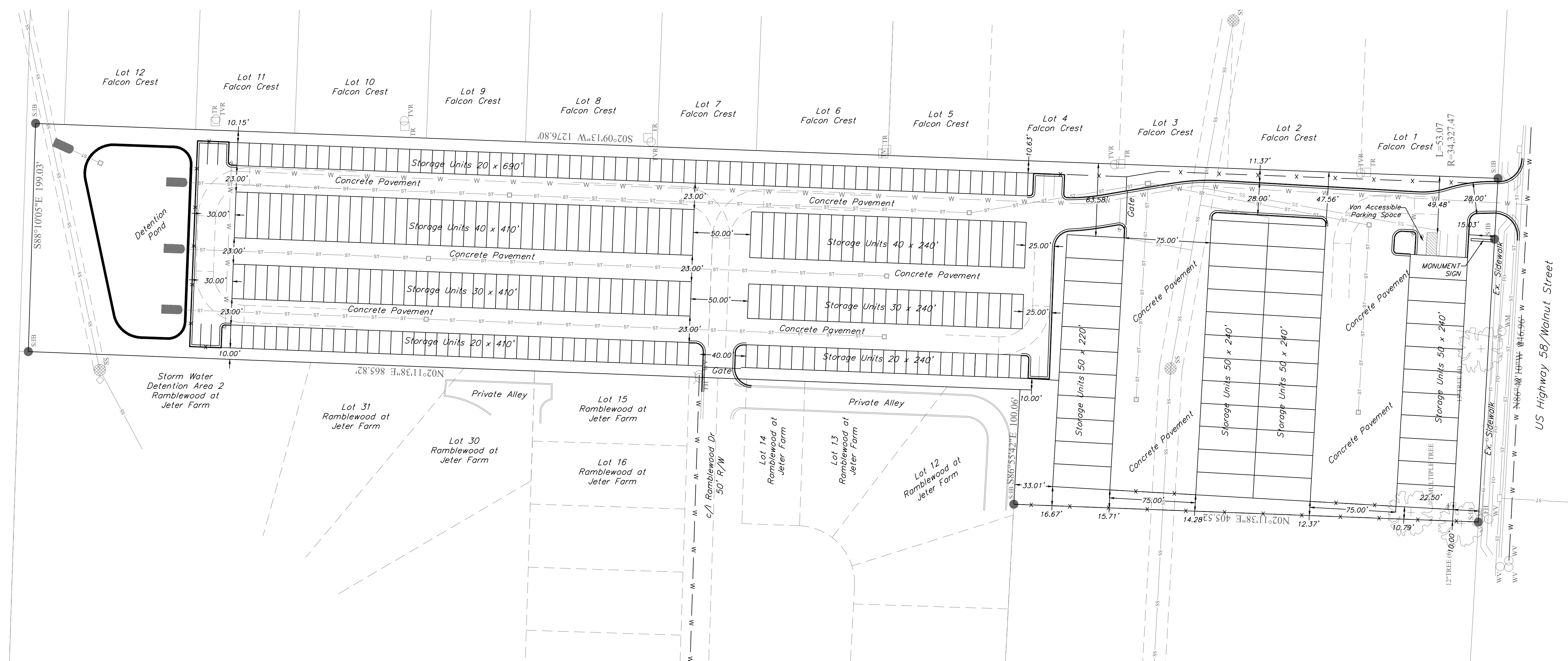


SITE PLAN
SCALE: 1" = 50'

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

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
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Project: Raymore Mini Storage
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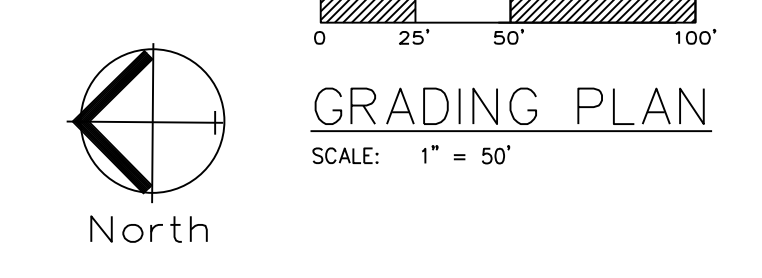
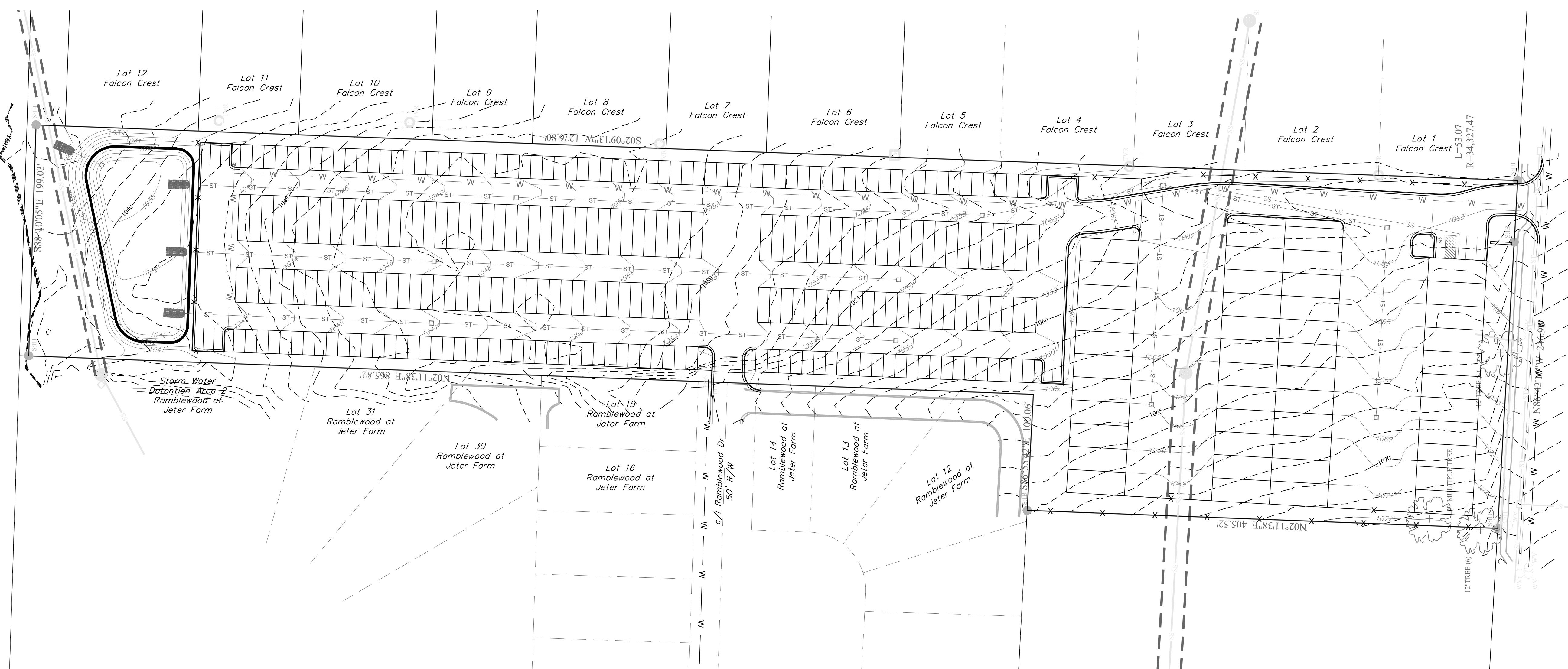
Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

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

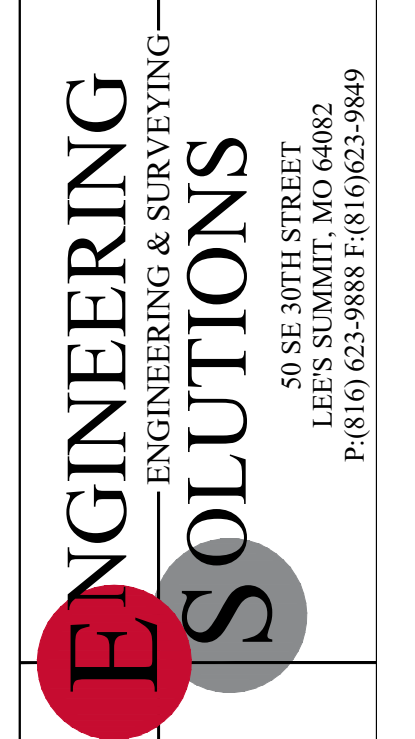
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REVISIONS

7-21-17	City Comment



GRADING PLAN
SCALE: 1" = 50'



Professional Registration
Missouri
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Surveying 2005008319-D
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Surveying LS-218
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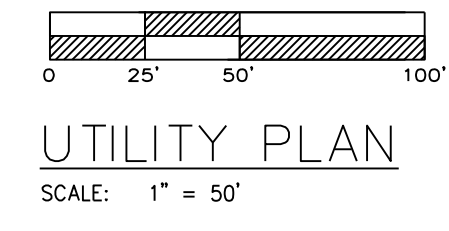
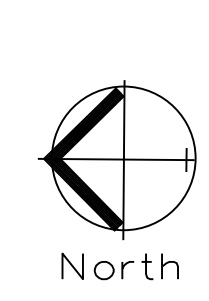
Project: Raymore Mini Storage
Issue Date: June 2017

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

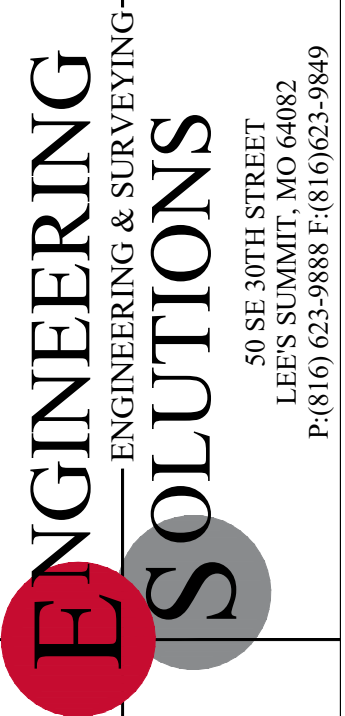
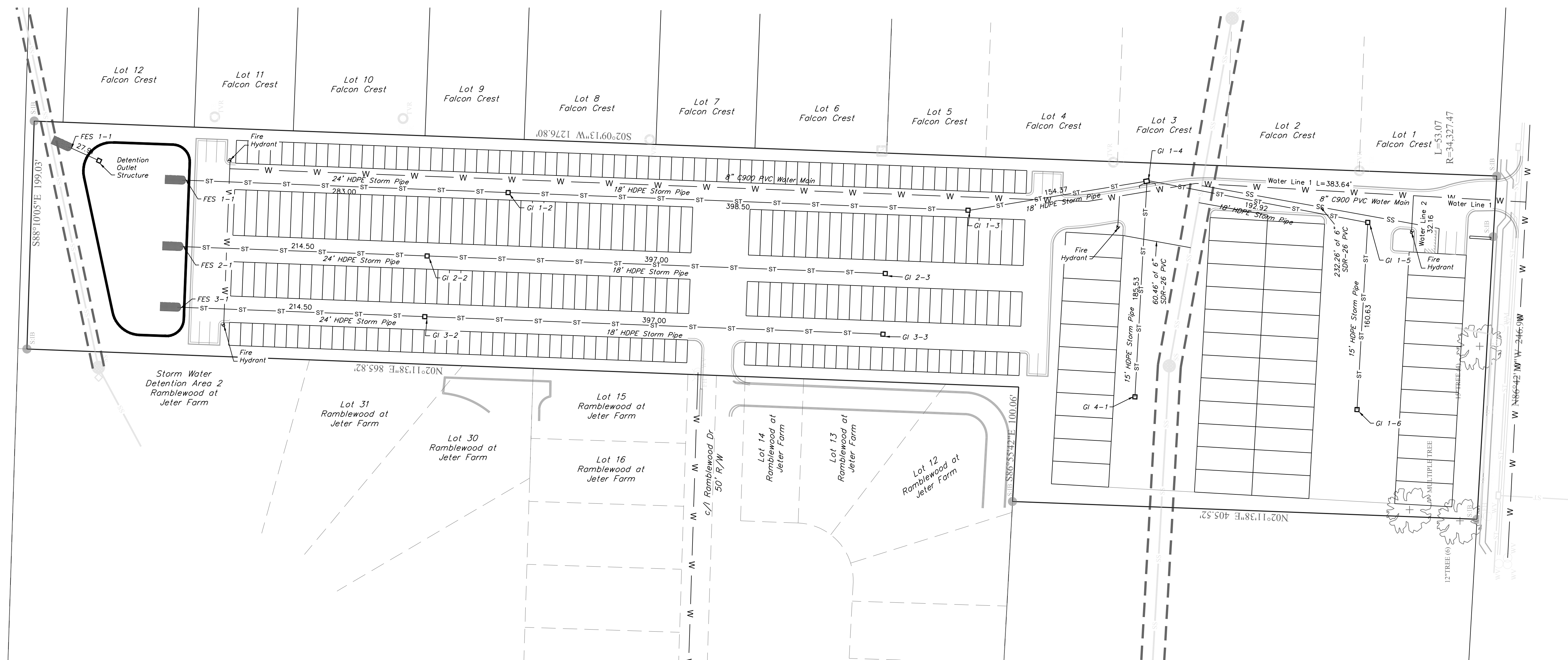
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OK PE 25226
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REVISIONS

7-21-17	City Comment



UTILITY PLAN
SCALE: 1" = 50'



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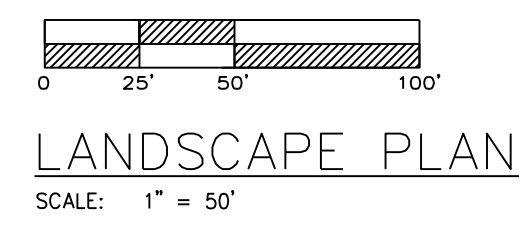
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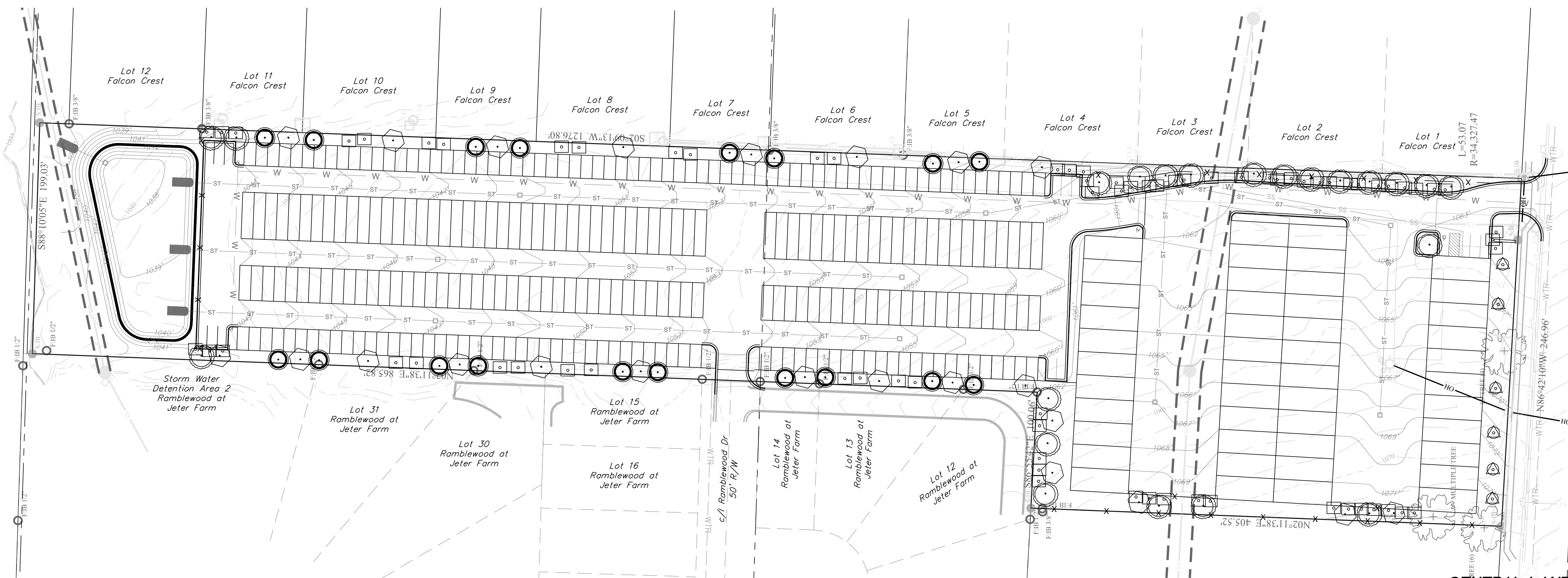
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RAYMORE STORAGE CENTER
Raymore, Cass County, Missouri

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

REVISIONS
7-21-17 City Comment



LANDSCAPE PLAN
SCALE: 1" = 50'



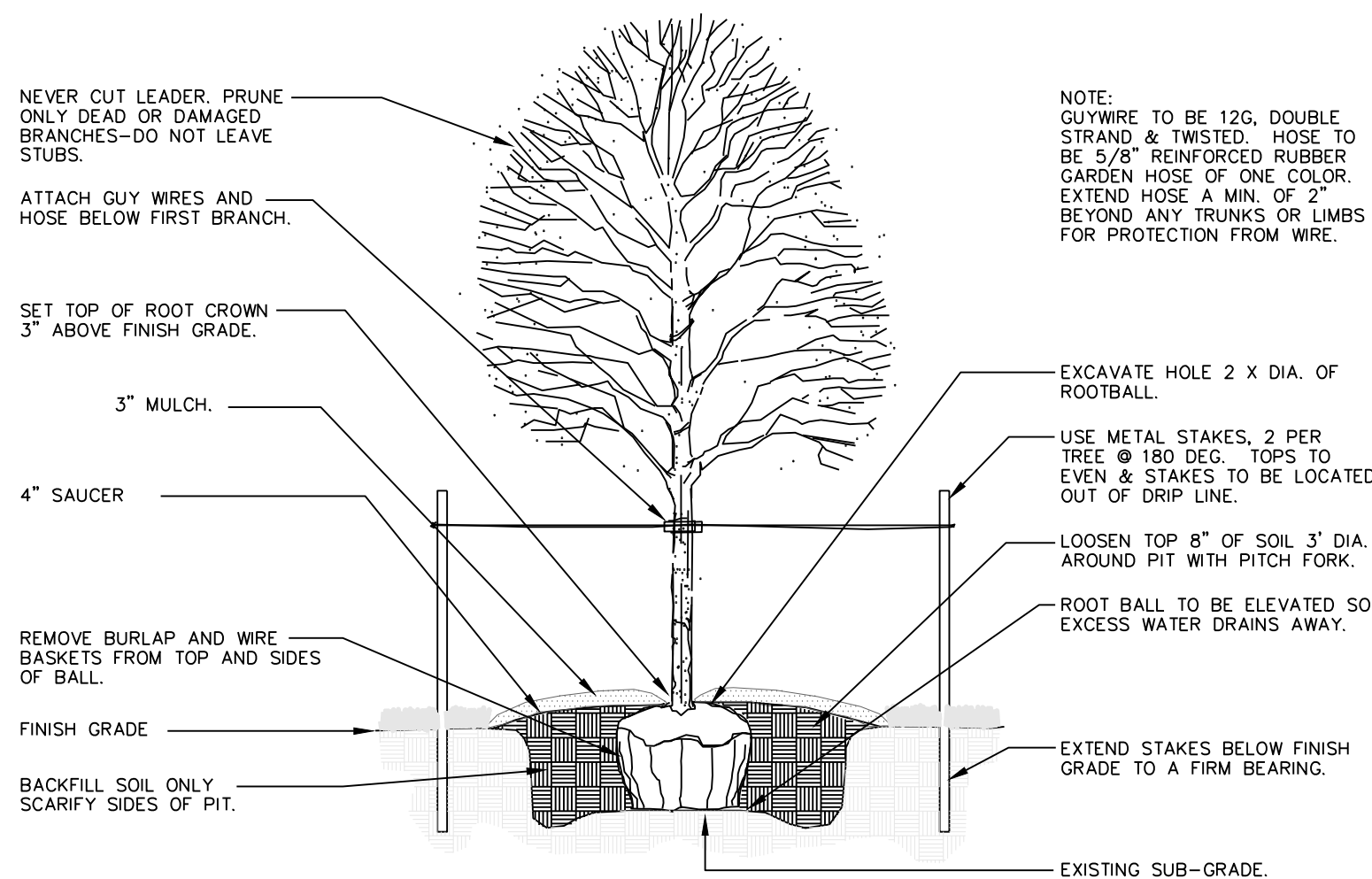
PLANTING SCHEDULE:

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 TILIA AMERICANA	2.5" CAL.
	23	RO	RED OAK QUERCUS RUBRA	2.5" CAL.
	18	HL	HONEY LOCUST GEDITSIA TRIACANTHOS	2.5" CAL.
	74	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6' HL.
	6	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	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

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 NURSERMEN'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

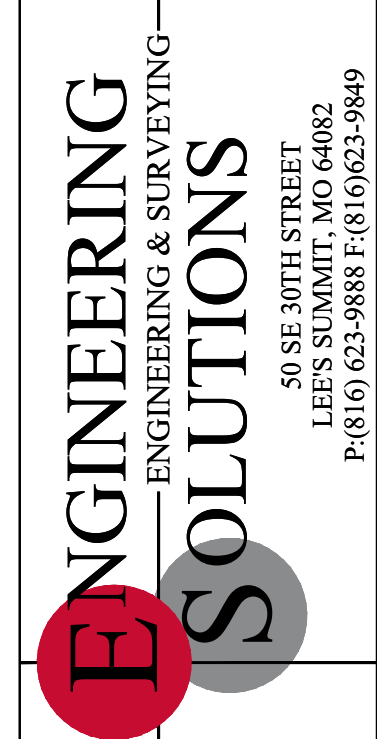
- ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

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 RECORD 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.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Raymore Storage Center
308 E. Walnut Street
RAYMORE, MISSOURI

Project: Raymore Mini Storage
Issue Date: June 2017

LANDSCAPE 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



To: Planning and Zoning Commission
From: City Staff
Date: August 15, 2017
Re: **Case #17015 Rezoning, Heritage Hills Lots 158 thru 175**

GENERAL INFORMATION

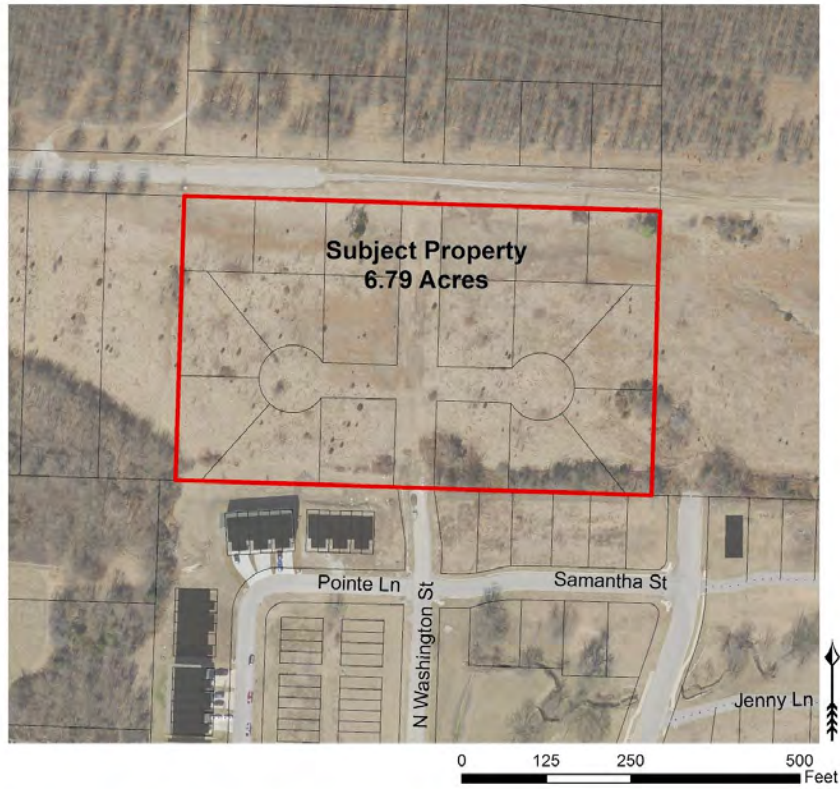
**Applicant/
Property Owner:** Sean Siebert
Ct Midland, LLC
3303 Main Street
Grandview, MO 64030

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

Property Location:



2016 Aerial Photograph:



Property Photographs:



View looking north along Washington Street. Current road ends at the southern

boundary of the subject property. (PUD zoning to the east, R-3A zoning to the west).



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



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



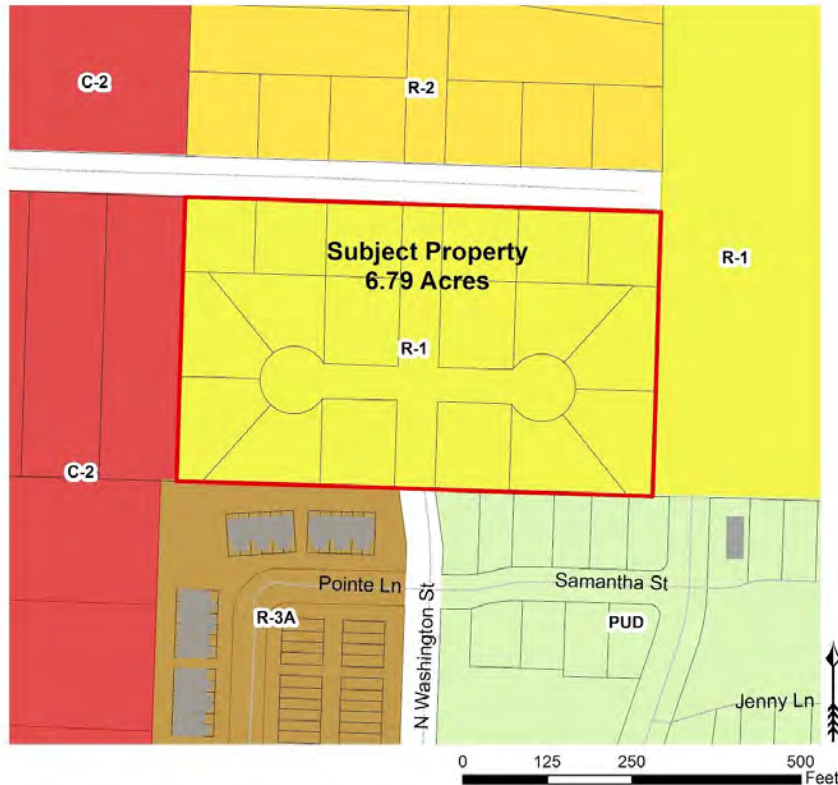
View looking south from Pine Street along the future connection of Washington Street.



View looking east along Pine Street.

Existing Zoning: “R-1” Single-Family Residential District

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



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

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

Legal Description: Heritage Hills 5th, Lots 158 thru 175

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

Public Hearing: May 16, 2017 Planning and Zoning Commission meeting
August 15, 2017 Planning and Zoning Commission meeting

- Items of Record:**
- Exhibit 1. Mailed Notices to Adjoining Property Owners**
 - Exhibit 2. Notice of Publication**
 - Exhibit 3. Unified Development Code**
 - Exhibit 4. Application**
 - Exhibit 5. Growth Management Plan**
 - Exhibit 6. Staff Report**

Additional exhibits as presented during hearing

REQUEST

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

REZONING REQUIREMENTS

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

Section 470.020 (B) states:

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

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

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

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

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

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

3. The July 18, 2000 Official Zoning Map designated the zoning of the subject property as “R-3” Multiple-Family Dwelling District. This zoning designation allowed for only multiple-family dwelling units. Two-family dwellings were not allowed.
4. On January 12, 2004 the City adopted a new Official Zoning Map. To prepare the new map staff completed research of all ordinances approving zoning district designation changes. Since no ordinance was found that established the R-3 zoning designation that had been given to the subject property, the zoning established for the subject property by the adoption of the new zoning map was “R-1” Single Family Residential District.
5. The Point at Raymore Townhomes, located directly south of the subject property, were rezoned in 2009 from “R-3B” Apartment Community Residential District to “R-3A” Multiple-Family Residential District. This permitted the construction of single family attached dwellings.
6. Heritage Hills Lots 136 thru 157 (property to the north) were rezoned from “R-1” Single Family Residential District to “R-2” Single and Two Family Residential District on March 13, 2017. This property is also owned by the applicant.
7. On May 16, 2017 the applicant requested the rezoning of this same property from R-1 to R-2. The Planning Commission recommended denial of that request.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

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

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

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

Neighbor: What will be the size of the homes?

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

Neighbor: Will all of the properties be individually owned?

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

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

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

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

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

STAFF COMMENTS

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

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

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

"P" is Permitted Use

"C" is Conditional Use

"S" is Permitted Use with Special Conditions

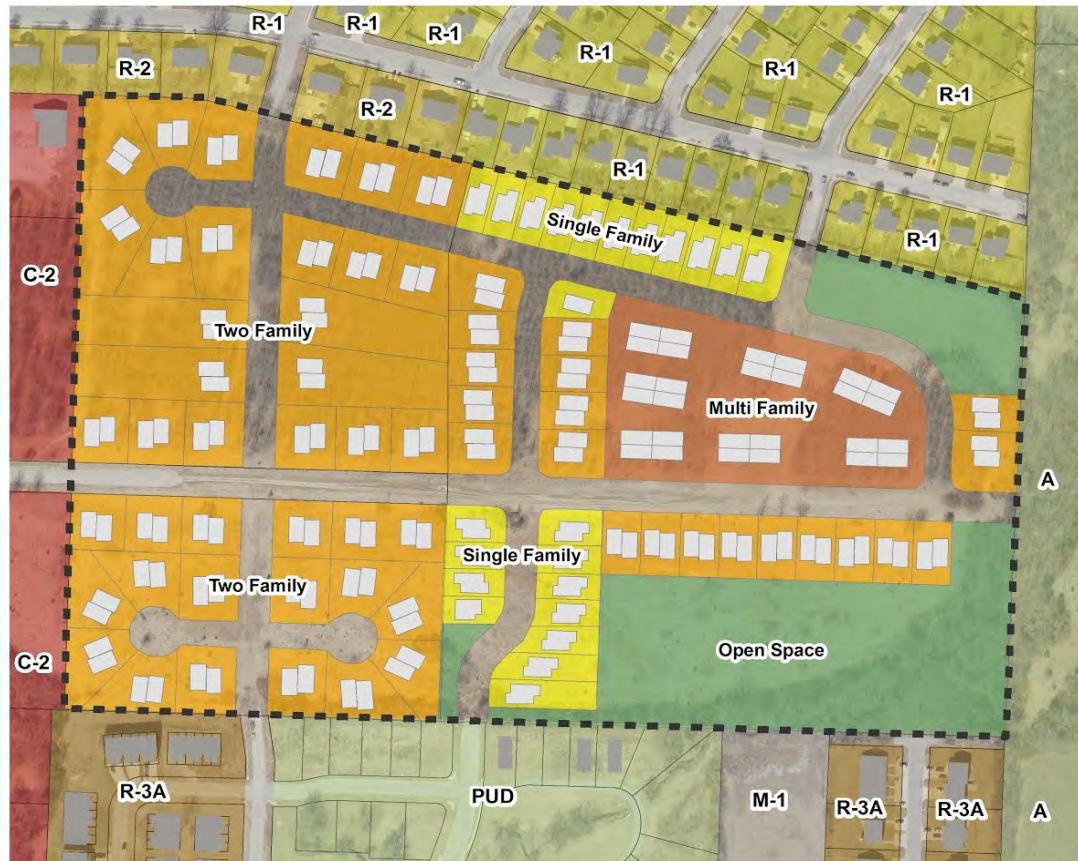
"-" is a Prohibited Use

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

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

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

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



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

ENGINEERING DIVISION COMMENTS

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

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The property has always been vacant.

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

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

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

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

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	August 15, 2017	September 11, 2017	September 25, 2017

STAFF RECOMMENDATION

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

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

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

PLANNING COMMISSION ACTION 5/16/2017

The Planning and Zoning Commission, at its May 16, 2017 meeting, voted 7-1 to reject the staff proposed findings of fact, and forward Case #17015, request to reclassify the zoning of 6.79 acres of land, legally described as Heritage Hills Lots 158 thru 175, from "R-1" Single Family Residential District to "R-2" Single and Two Family Residential District, to the City Council with a recommendation of denial.

****following the Planning Commission meeting on May 16, 2017, the applicant elected to place their application on hold while they made revisions to their request, and Case #17015 was not forwarded to City Council.*

Memo

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

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

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

Transportation System

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

Sanitary Sewer:

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

Water System:

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

Storm Water Quality:

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

Summary

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



Legend

Site Plan Boundary

Existing Zoning

- A, Agricultural District (10 ac.)
- PUD, Planned Unit Development District
- R-1, Single-Family Residential District
- R-2, Single and Two-Family Residential District
- R-3A, Multiple-Family Residential District
- C-2, General Commercial District
- M-1, Light Industrial-Commercial District

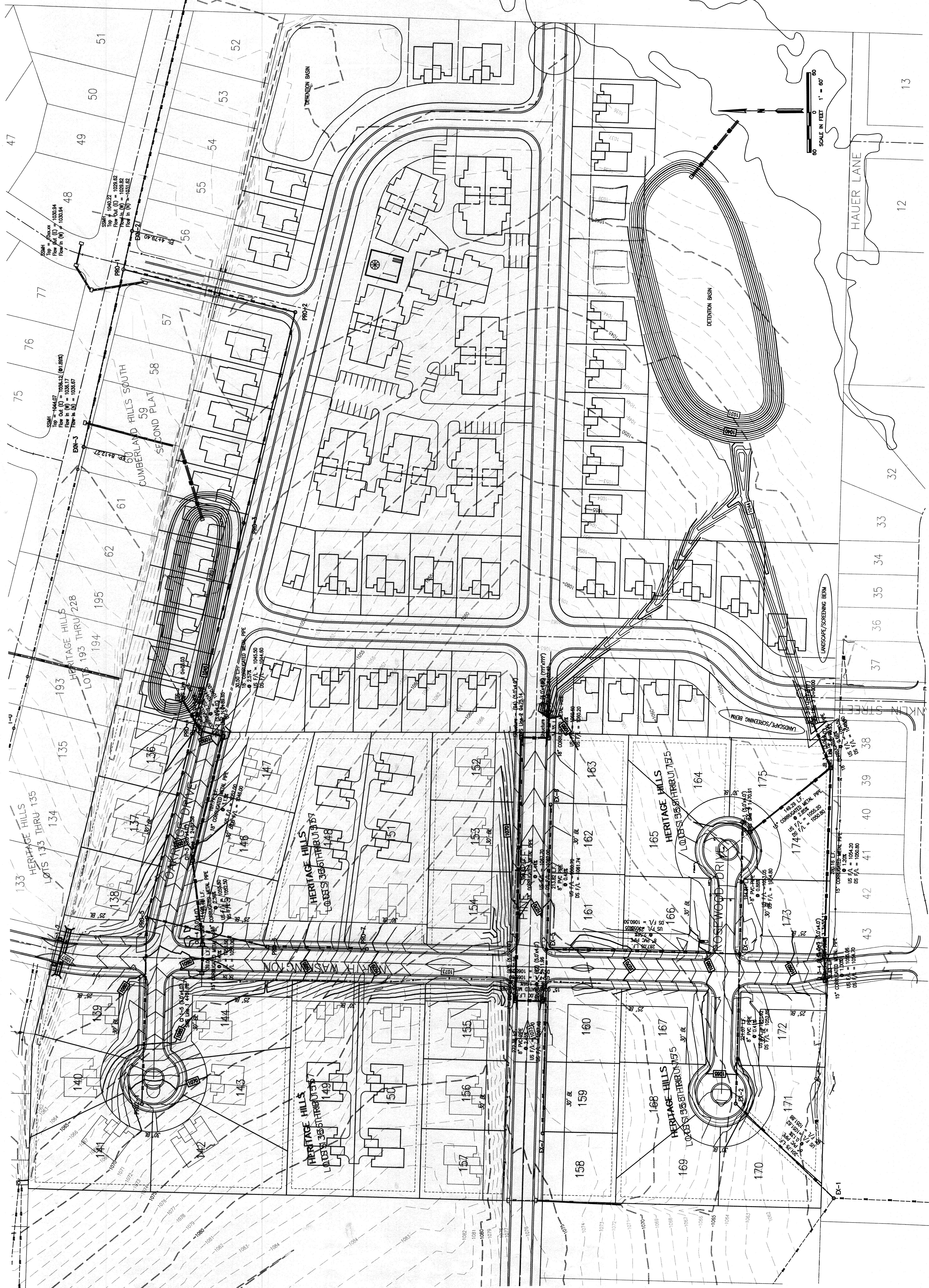
PROJECT LOCATION

Heritage Hills

Proposed Master Development Plan

RAYMORE, MISSOURI





SSM# 1046027
 Top of Floor (1) = 1039.04
 Flow in (N) = 1039.24
 EXN-3

SSM# 1046027
 Top of Floor (1) = 1039.04
 Flow in (N) = 1039.24
 EXN-3

CUMBERLAND HILLS SOUTH
 SECOND PLAT
 57
 58

HERITAGE HILLS
 LOTS 1365 THROUGH 1415
 149
 150
 151

HERITAGE HILLS
 LOTS 1635 THROUGH 1715
 163
 164
 165

HERITAGE HILLS
 LOTS 1685 THROUGH 1765
 168
 169
 170

EXN-1

HAUER LANE

MANKIN STREET

NOSEWOOD DRIVE

OAKWIND DRIVE

47
 48
 49
 50
 51

52
 53
 54
 55
 56

12

32

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Community Development Monthly Report



JULY 2017

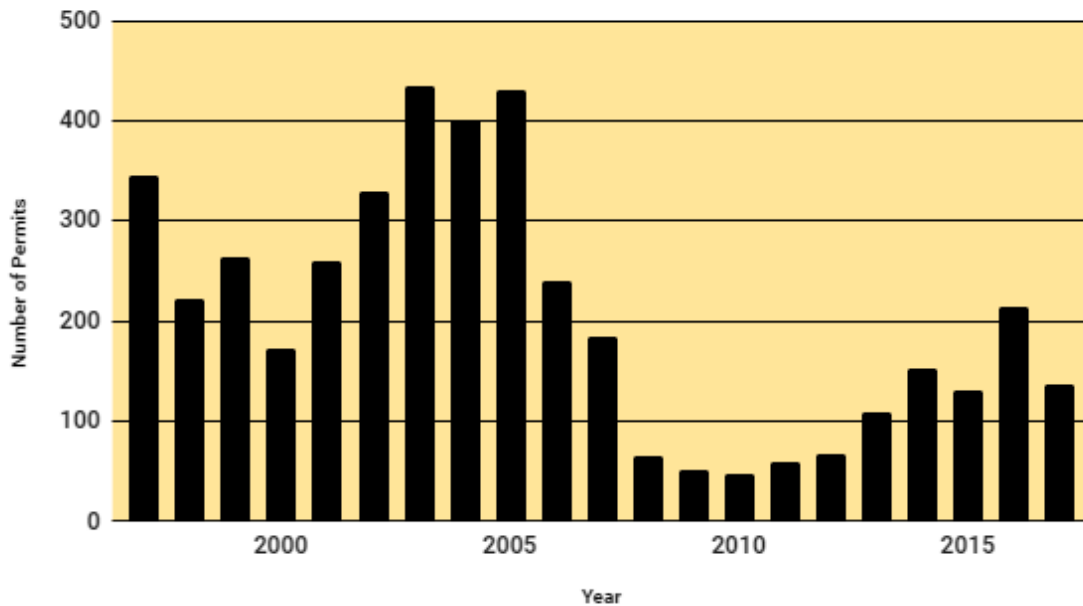
Building Permit Activity

Type of Permit	July 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	14	116	120	201
Attached Single-Family Residential	10	20	14	14
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	31	279	286	458
Commercial - New, Additions, Alterations	1	22	15	26
Sign Permits	6	38	30	63
Inspections	July 2017	2017 YTD	2016 YTD	2016 Total
Total # of Inspections	551	3,938	3,484	6,354
Valuation	July 2017	2017 YTD	2016 YTD	2016 Total
Total Residential Permit Valuation	\$5,160,700	\$25,426,500	\$31,010,600	\$50,026,600
Total Commercial Permit Valuation	\$1,500	\$3,386,300	\$810,100	\$6,899,389

Additional Building Activity:

- In the Raymore Marketplace, Mod Pizza has opened; Qdoba restaurant was granted a Certificate of Occupancy; and Firehouse Subs continues work on interior tenant finish
- Work is nearing completion for remodeling work at Eagle Glen and Bridle Ridge schools
- Wendy's completed its remodel
- Interior renovations continue for West Central Missouri Community Action Agency to relocate its offices to the former Cumberland Plaza building at 208 W. Walnut Street

Single Family Building Permits



Code Enforcement Activity

Code Activity	July 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	52	330	168	424
Notices Mailed				
-Tall Grass/Weeds	20	102	104	227
- Inoperable Vehicles	7	63	23	42
- Junk/Trash/Debris in Yard	11	43	12	65
- Object placed in right-of-way	2	14	0	7
- Parking of vehicles in front yard	8	66	7	48
- Exterior home maintenance	3	38	5	16
- Other (trash at curb early; signs; etc)	1	4	17	19
Properties mowed by City Contractor	18	36	19	68
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	7	0	1
Signs in right-of-way removed	9	205	110	299
Violations abated by Code Officer	13	57	n/a	12

Development Activity

Current Projects

- G & G Storage site plan - 308 E. Walnut Street
- Heritage Hills Lots 158 thru 175 rezoning, R-1 to R-2
- Replat of Prairie View of The Good Ranch, 65-lot single-family subdivision

	As of July 31, 2017	As of July 31, 2016	As of July 31, 2015
Homes currently under construction	247	233	175
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	508	702	817
Total number of dwelling units in City	8,084	7,882	7,728

Actions of Boards, Commission, and City Council

City Council

July 10, 2017

- Approved on 2nd reading the vacation of the Cunningham at Creekmoor First Plat
- Approved on 2nd reading the Cunningham at Creekmoor Second Plat
- Approved on 2nd reading an amendment to the Building Code regarding withholding of permits for non-payment of fees and charges due to the City

July 24, 2017

- Approved on 1st reading the award of contract for the 2017 sidewalk program (includes installation of sidewalk on 6 undeveloped lots)

Planning and Zoning Commission

July 18, 2017

- Approved the Discover Vision site plan for 1018 W. Foxwood Drive
- Recommended approval of the 25th amendment to the Unified Development Code

Upcoming Meetings – August & September

August 14, 2017 City Council

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

August 15, 2017 Planning and Zoning Commission

- G & G Storage Facility site plan - 308 E. Walnut Street
- Heritage Hills Rezoning Lots 158 thru 175 R-1 to R-2 (public hearing)

August 28, 2017 City Council

- 2nd reading - 25th Amendment to the Unified Development Code
- 1st reading - Heritage Hills Rezoning Lots 158 thru 175 (public hearing)

September 5, 2017 Planning and Zoning Commission

- Meeting cancelled

September 11, 2017 City Council

- 2nd reading - Heritage Hills rezoning Lots 158 thru 175

September 19, 2017 Planning and Zoning Commission

- Replat of Prairie View of The Good Ranch
- 2018-2022 Capital Improvement Program (public hearing)

September 25, 2017 City Council

- 1st reading - Replat of Prairie View of The Good Ranch

Department Activities

- Staff prepared the 25th amendment to the Unified Development Code

- Director Jim Cadoret participated in the American Planning Association 2017 Planning Law Review webinar
- GIS Coordinator Heather Eisenbarth attended the 2017 GIS conference held in San Diego, CA
- Director Jim Cadoret and Associate Planner David Gress attended the Cass County Non-Profits' monthly meeting
- Director Jim Cadoret and Associate Planner David Gress participated in the quarterly meeting of Community for All Ages recognized communities
- Staff is completing a study regarding costs to develop a single family subdivision in Raymore
- Staff commenced work necessary for the City to make application for Bronze level recognition as a Walk Friendly Community
- Staff completed work in preparing a proposal to amend the Property Maintenance Code regarding hoarding and limit on the number of vehicles that can be parked on a residential lot

GIS Activities

- Planning for upgrade of ArcGIS to 10.4.1
- Drafting of 'ArcGIS Online' public web mapping sites for review
- Prepare showcase materials for 2017 National Geospatial Preparedness Summit (NGPS)
- Attended Environmental System Research Institute (ESRI) User's Conference
- Support for right of way acquisition
- Support for administration of franchise agreement
- Support for garbage contract administration
- Addressing coordination for new utility services
- Update of geospatial database(s), cartographic mapping & digital documentation
- Responded to requests for information & data