

RAYMORE BOARD OF ADJUSTMENT REVISED AGENDA

Tuesday, November 21, 2017 - 6:00 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 - None**
- 5. Consent Agenda**
 - a. Acceptance of Minutes from June 20, 2017 meeting**
- 6. Old Business - None**
- 7. New Business**
 - a. Election of Officers**
 - b. Case #17032: Wade Fence Variance; 1706 W. Quail Court (public hearing)**
- 8. Staff Comments**
- 9. Board Member Comment**
- 10. 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.

THE BOARD OF ADJUSTMENT OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION TUESDAY, JUNE 20, 2017 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, MIKE VINCK, GERALD JENKINS, TOM BUECHLER, JOSEPH WELLS AND ALTERNATE JOHN SEIMEARS. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS, AND CITY ATTORNEY JONATHAN ZERR.

1. Call to Order – Vice-Chairman Vinck called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call – Roll was taken and Vice-Chairman Vinck declared a quorum present to conduct business.
4. Personal Appearances – None.
5. Consent Agenda –
 - A. Acceptance of Minutes of April 18, 2017 meeting

Motion by Board member Jenkins, Seconded by Board member Woste to accept the minutes of April 18, 2017 as written.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Abstain
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 4-0-1

6. Old Business – None
7. New Business

A. Election of Officers

Vice-Chairman Vinck opened the floor for nominations.

Motion by Board member Woste, Seconded by Board member Buechler to nominate the following slate of officers:

Chairman: Mike Vinck
Vice-Chairman: Jerry Jenkins
Secretary: David Woste

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye

Board member Vinck Aye

Motion passed 5-0-0

B. Case #17017 - Parys Variance - 411 S. Fox Ridge Drive (public hearing)

Associate Planner David Gress presented the staff report. The applicant seeks a variance to Section 405.030B1 of the Unified Development Code to construct a covered deck on the rear of the home. The covered deck would project six feet (6') into the required thirty-foot (30') rear yard setback area.

Mr. Gress reviewed the photographs of the property and discussed the adjacent land uses.

Mr. Gress entered into the record the mailed notices to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; the staff report; the applicant proposed findings of fact; and the support letter from adjacent property owners.

Mr. Gress indicated the existing open deck would be removed and a smaller covered deck would be constructed. A deck with a roof cover must comply with the required rear yard setback.

Mr. Gress indicated a neighbor to the southeast did meet with staff to discuss the variance request but filed no objection to the request.

Mr. Gress indicated staff submitted proposed findings of fact for the Board's consideration and indicated staff recommended approval of the variance request.

Chairman Vinck opened the public hearing at 6:11 p.m.

Sharon Parys, applicant, indicated she is requesting approval of the variance to allow a covered deck to be constructed in the rear of her home. She indicated several neighbors have covered decks but these were constructed prior to the existing code requirement. Brackman Construction is in attendance and will be completing the work.

Chairman Vinck closed the public hearing at 6:14 p.m.

Motion by Board member Buechler, Seconded by Board member Jenkins to accept the staff proposed findings of fact and approve Case #17017, variance to the rear yard setback for 411 S. Fox Ridge Drive.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 5-0-0

Board member Woste asked if staff would consider a code change to allow encroachment of covered decks into the rear yard setback area as several applications have recently been approved by the Board.

Mr. Cadoret indicated that staff does review cases approved by the Board for possible code amendments and will do the same for this type of request.

C. Case #17018 - Glidewell Variance, 308 E. Walnut Street (public hearing)

Mr. Gress presented the staff report. The applicant seeks a reduction in the required side yard setback from twenty feet (20') down to ten feet (10') for the property located at 308 E. Walnut Street. Although the standard side yard setback for a building on this property would be ten feet, there is residentially zoned property to the east and west of the property which requires a greater side yard setback.

Mr. Gress reviewed photographs of the site with the Board and the adjacent land uses. Overall the site is 6.7 acres in size.

Mr. Gress entered into the record the mailed notices to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; the staff report; and the applicant proposed findings of fact.

Mr. Gress indicated the applicant proposes to construct self-storage units on the property, which is a permitted use. The front row of the buildings will be fifteen feet (15') from the front property line, which is allowed by code. There are existing natural buffers along the east and west property line that will provide some screening of the property from adjacent properties.

Mr. Gress indicated staff has submitted proposed findings of fact and staff recommends approval of the variance request.

Chairman Vinck opened the public hearing at 6:19 p.m.

Matt Schlicht, project engineer, spoke on behalf of property owner Todd Glidewell who is in attendance. Mr. Schlicht indicated there is a long waiting list for the self-storage units in Raymore and that the subject property is properly zoned for the use. The variance would allow for more variation in the size of units that could be placed on the property.

Mr. Schlicht reviewed photographs taken of the property with the Board and indicated the applicant would add additional screening along the east and west property line.

Board member Jenkins asked about the impact the variance would have on Lot 15 in Ramblewood.

Mr. Schlicht stated this is the only lot where the side of a residential home would be adjacent to the storage units. For all other lots the storage units would be to the rear of the homes in Ramblewood.

Board member Woste asked if the storage units would be gated.

Mr. Schlicht stated that the back units would be enclosed with a gate. The front units along 58 Highway would not be secured by a gate.

Board member Jenkins asked about the future extension of the east/west road in Falcon Crest.

Mr. Schlicht stated this road right-of-way would not be extended onto the subject property.

Board member Woste asked if the existing tree lines would remain.

Mr. Schlicht stated yes, and that the gaps in the tree line would have landscaping placed to fill the void.

Dennis Dahmer stated he owned four of the multi-family units in Falcon Crest to the east. He expressed concern on flooding issues near his units and wondered about the proposed detention basin for the project. He also indicated the twenty foot setback has been in place for a long time and should remain in place.

George Dahmer stated he owned several of the units to the east in Falcon Crest and wondered how individuals would gain access to the units.

Mr. Schlicht reviewed photographs of the site and the site plan that indicated access is off of 58 Highway.

Mr. Dahmer asked about fire protection for the units.

Mr. Schlicht stated there would be access for fire trucks off of 58 Highway and a fire access lane connecting to Ramblewood Drive to the west.

Board member Wells asked the applicant if there would be a fence along the property line.

Todd Glidewell, applicant and property owner, stated the back of the buildings would provide enclosure for the property, with fencing along the south and north areas of the rear of the development.

Chairman Vinck closed the public hearing at 7:02 p.m.

Board member Woste asked for clarification on the east and west screening that will be used.

Mr. Schlicht stated the rear of the storage unit buildings would provide a wall that would screen the units from the adjacent properties. The existing tree row would remain with additional landscaping provided.

Motion by Board member Jenkins, Seconded by Board member Woste to accept the Staff Proposed Findings of Fact and approve Case #17018, Glidewell Variance, 308 E. Walnut Street.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 5-0-0

8. Staff Comments - None

9. Board member Comment –

Board member Woste asked with the opening of the new Centerview building if the Board meetings could be moved back to the regular night at 7:00 p.m.

Mr. Cadoret stated that once recording capabilities are available in Centerview that there would be discussion on changing the meeting date/time for the Board.

10. Adjournment

Motion by Board member Wells, Seconded by Board member Buechler to adjourn.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Aye
Board member Wells	Aye
Board member Woste	Aye
Board member Vinck	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for June 20, 2017 adjourned at 7:07 p.m.

Respectfully submitted,

Jim Cadoret



To: Board of Adjustment
From: City Staff
Date: November 21, 2017
Re: Case #17033 - Wade Fence Variance:
1706 W. Quail Court

GENERAL INFORMATION

**Applicant/
Property Owner:** Brian Wade
1706 W. Quail Court
Raymore, MO 64083

Requested Action: Variance to allow privacy fence to enroach the required front yard

Property Location: Intersection of W. Foxwood Drive and Huntsman Blvd.



Site Photographs:



View looking north from Quail Court



View looking north from the intersection of Quail Court and Huntsman Boulevard

Existing Zoning: "R-1" Single Family District

Existing Surrounding Uses: **North:** Attached Single Family Residential
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

Total Tract Size: 14,557 Square Feet

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has W. Foxwood Drive classified as a major arterial, N. Huntsman as a minor collector, and W. Quail Court as a local street.

Advertisement: November 2, 2017 **Journal Newspaper**

Public Hearing: November 21, 2007 Board of Adjustment 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
Exhibit 7. Proposed Site Plan
Exhibit 8. Applicant's Proposed Findings of Fact

PROPOSAL

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) Section 440.030(C) to allow for the construction/replacement of a 6' privacy fence to encroach into the required front yard.

VARIANCE REQUIREMENTS AND STANDARDS

1. The following section of the Unified Development Code is applicable to this application:

Section 470.060 Zoning Variances

A. Authority and Applicability

The zoning variance procedures of this section authorize the Board of Adjustment to approve, in specific cases, variances from specific zoning standards of this Code that will

not be contrary to public interest and where, owing to special conditions, a literal enforcement of zoning standards would result in unnecessary hardship. In approving variances where there are practical difficulties or unnecessary hardship, the Board may vary or modify the application of any provisions of such ordinance relating to construction or alteration of use of land if it determines the public safety and welfare will be secured and substantial justice will be done.

B. Prohibited Variances

The Board of Adjustment may grant variances from all requirements of this Code except:

1. the requirements for public improvements contained within Chapter 445;
2. uses permitted within a particular district as specified in Chapter 405 and Chapter 410;
3. any provision in Chapter 460, Flood Protection; and
4. any provision in Chapter 455, Natural Resource Protection.

C. Applications

An application for a variance 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 so that a public hearing date can be established in accordance with Section 470.010E.

D. Procedure

1. Board of Adjustment Public Hearing

All proposed variance applications must be submitted to the Board of Adjustment. The Board of Adjustment will hold a public hearing on the application in accordance with Section 470.010E. The public hearing must be held at the next regular meeting of the Board of Adjustment for which the application may be scheduled given public notice deadlines, unless the applicant has consented to an extension of this time period. The Community Development Director or other appointed official as designated by the Planning and Zoning Commission must prepare a written summary of the proceedings, and give notice of the hearing as provided in Section 470.010E.

2. Board of Adjustment Action

Upon conclusion of the public hearing, the Board of Adjustment must approve, approve with conditions or disapprove the requested variance. A concurring vote of at least four members of the Board of Adjustment is required to approve any variance request.

E. Findings of Fact

A request for a variance may be granted upon a finding of the Board that all of the following conditions have been met. The Board will make a determination on each condition, and the finding will be entered into the record.

1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner, applicant, or their agent, employee or contractor.
2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty

upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.

3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.
5. Whether the requested variance is the minimum variance necessary to provide relief.
6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.
8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

F. Conditions of Approval

1. In making any decision varying or modifying any provisions of the Unified Development Code, the Board may impose such conditions, restrictions, terms, time limitations, landscaping, screening and other appropriate safeguards as needed to protect adjoining property.
2. The Board may require a performance bond to guarantee the installation of improvements such as parking lot surfacing, landscaping, etc. The amount of the bond will be based on a general estimate of cost for the improvements as determined by the Board and will be enforceable by, or payable to, the City Council in the sum equal to the cost of constructing the required improvements.
3. In lieu of the performance bond requirement, the Board may specify a time limit for the completion of such required improvements and in the event the improvements are not completed within the specified time, the Board may declare the granting of the application null and void after reconsideration.

G. Appeal of Board's Decision

Any person or persons jointly or severally aggrieved by any decision of the Board, any neighborhood organization as defined in Section 32.105, RSMo. representing such person or persons, or any officer, department, board or bureau of the municipality may present to the Circuit Court of the County a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented to the Court within 30 days after the filing of the decision in the office of the Board.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Foxhaven Subdivision 1st Plat was approved by the City of Raymore on January 9, 1978.
2. A building permit was issued for the property on November 11, 1988.

STAFF COMMENTS

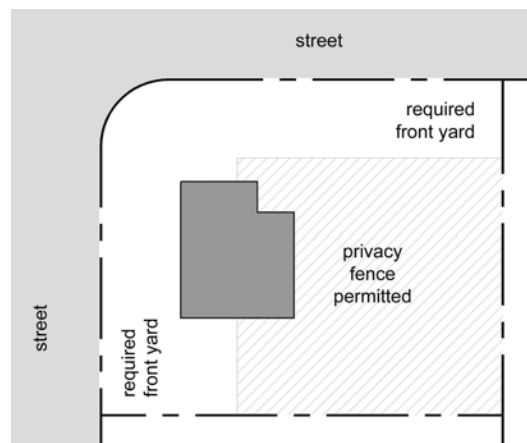
1. The applicant stated that the fence has existed since 1990 when it was first built. He would like to replace the fence, while still keeping its original height (6' privacy fence) and layout.
2. Since the fence was built in 1990, it was not subject to the current code. Any modifications to the existing fence requires that it be brought up to current code.
3. The code section regarding the construction of fences in residential district is as follows:

Residential Districts *(Amendment 13 – Ordinance 2012-074 9.24.12) (Amendment 16 – Ordinance 2013-056 8.26.13)*

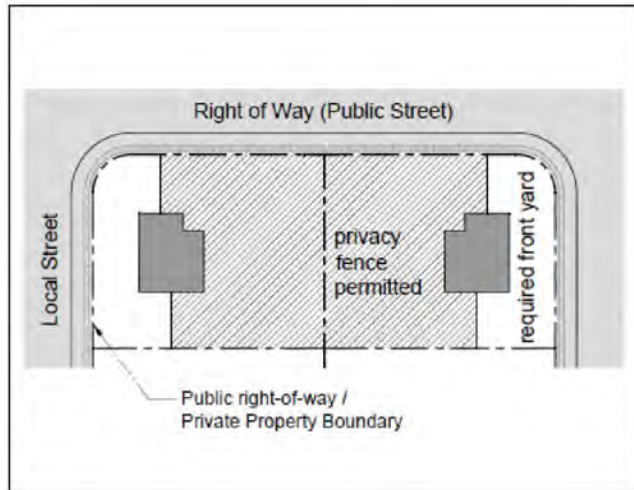
- a. In residential districts, the following standards apply:

Type	Maximum Height	Permitted Location
Privacy fences, walls or hedges	6 feet	in the side and rear yard provided no portion extends within ten (10) feet of the front corner of the house.
Chain link fences	6 feet	in the side and rear yard provided no portion extends within ten (10) feet of the front corner of the house; on any portion of a lot in an RE district
Decorative fences	4 feet	on any portion of the lot
Decorative fences	6 feet	in the side and rear yard provided no portion extends within ten (10) feet of the front corner of the house; on any portion of a lot in an RE district
Barbed wire	n/a	prohibited
Electric fences (above ground)	n/a	allowed in RE districts only on any portion of the lot

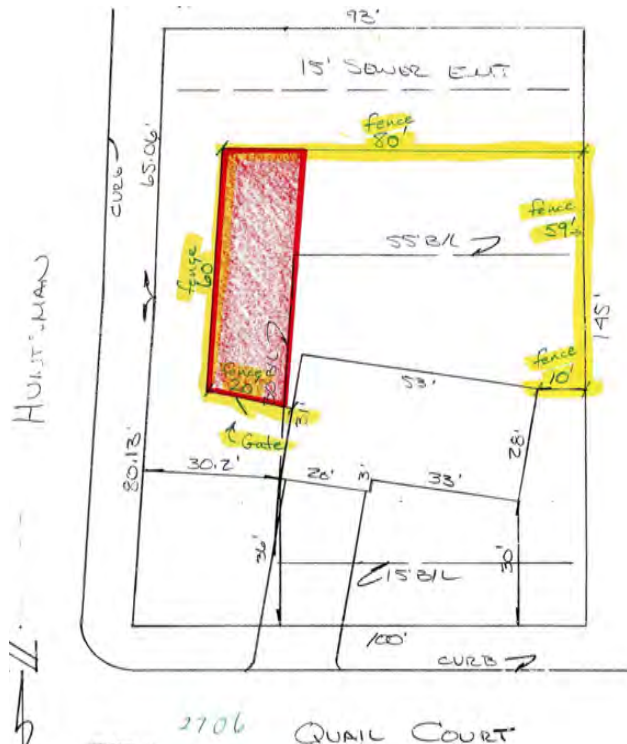
- b. On corner lots, a privacy fence, chain link fence, decorative fence, wall or hedge may be constructed or planted to a maximum height of six feet up to the front yard setback line in the rear yard of the structure. For the purposes of this Section, the rear yard is defined as the side of the structure opposite the front door.



4. If the subject property was a double-frontage lot (depicted below), the privacy fence would be allowed to be constructed to the property line.



5. Under the current code, the applicant would be able to construct the fence 30 feet from his western property line. The applicant would like to construct the fence 13 feet from the property line. The section(s) of fence in question are highlighted in red.



6. The proposed fence is not located within any recorded easements, and is not located within the sight triangle.
7. A concurring vote of four (4) members of the Board shall be necessary to decide in favor of the applicant.

STAFF PROPOSED FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

1. **The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.**

The requested variance arises as a result of the need to repair the existing fence on a corner lot, which is not a unique condition to the property. However, the lot is unlike typical corner lots, in that the property has street frontage on three sides, which is a unique characteristic. The owner of the property would like to repair the existing fence. Any repairs or modifications to the existing fence requires that it be brought up to current code.

2. **The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land. The subject property is a corner lot, which backs onto a major arterial road. Under the current code, replacing the existing fence would require the applicant to relocate the western boundary of the fence line roughly twenty feet, decreasing the size of his backyard by 120 square feet, which is not a hardship.

3. **The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Granting of the variance will not adversely affect the rights of adjoining property owners. The property line of the fence in question abuts the right-of-way of Huntsman Blvd.

- 4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

Granting of the variance would not result in advantages or special privileges to the applicant. Although other corner lots within the Foxhaven subdivision conform with this section of code, very few lots within the neighborhood have street frontages on three sides.

- 5. Whether the requested variance is the minimum variance necessary to provide relief.**

The requested variance is the minimum variance necessary to allow the property owner to reconstruct their fence *in its current location*. Without the variance, the property owner could still construct a new fence in the permitted location.

- 6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The existing fence is not located within the sight triangle, therefore allowing the fence to remain in place would have no impact on intersection visibility.

- 7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.**

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values through the regulation of density and mass of structures. The granting of the proposed variance will not be opposed to said purposes and intents of the UDC.

- 8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.**

As stated above, the requested variance is not contrary to the purpose and intent of the Code and will not adversely affect the public health, safety or welfare.

STAFF RECOMMENDATION

Staff fully supports the purposes and intents of the Unified Development Code. The provisions that affect the subject property were implemented to promote safety and ensure adequate visibility between corner lots with double frontage and adjacent lots whose driveways may abut the 'front yard' of a corner lot.

However, because the fence in question does not abut an adjoining property or driveway along Huntsman, the subject provisions may be less applicable than that of a typical corner lot. Allowing the fence to encroach into the front yard would have limited impact on the safety and welfare of adjacent neighbors and the community.

VARIANCE FROM BOARD OF ADJUSTMENT APPLICANT PROPOSED FINDINGS OF FACT



Case Number: _____

Please respond to how the variance request addresses the following conditions of approval.

1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner, applicant, or their agent, employee or contractor.

Existing fence needs repaired & no other properties have the unique situation of 3 roads on 3 sides of property

2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.

Changing existing fence line will be an unnecessary hardship to the owner. Overall practical use of property will be adversely affected without the variance.

3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

House to the East
One adjacent property will not be adversely affected.

4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

No special advantages or privileges will result with this variance.

5. Whether the requested variance is the minimum variance necessary to provide relief.

Fence is to remain on existing layout & will not be expanded. Existing fence has been there since 1990.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

All public health, safety, morals, order, convenience, prosperity or general welfare will not be adversely affected.

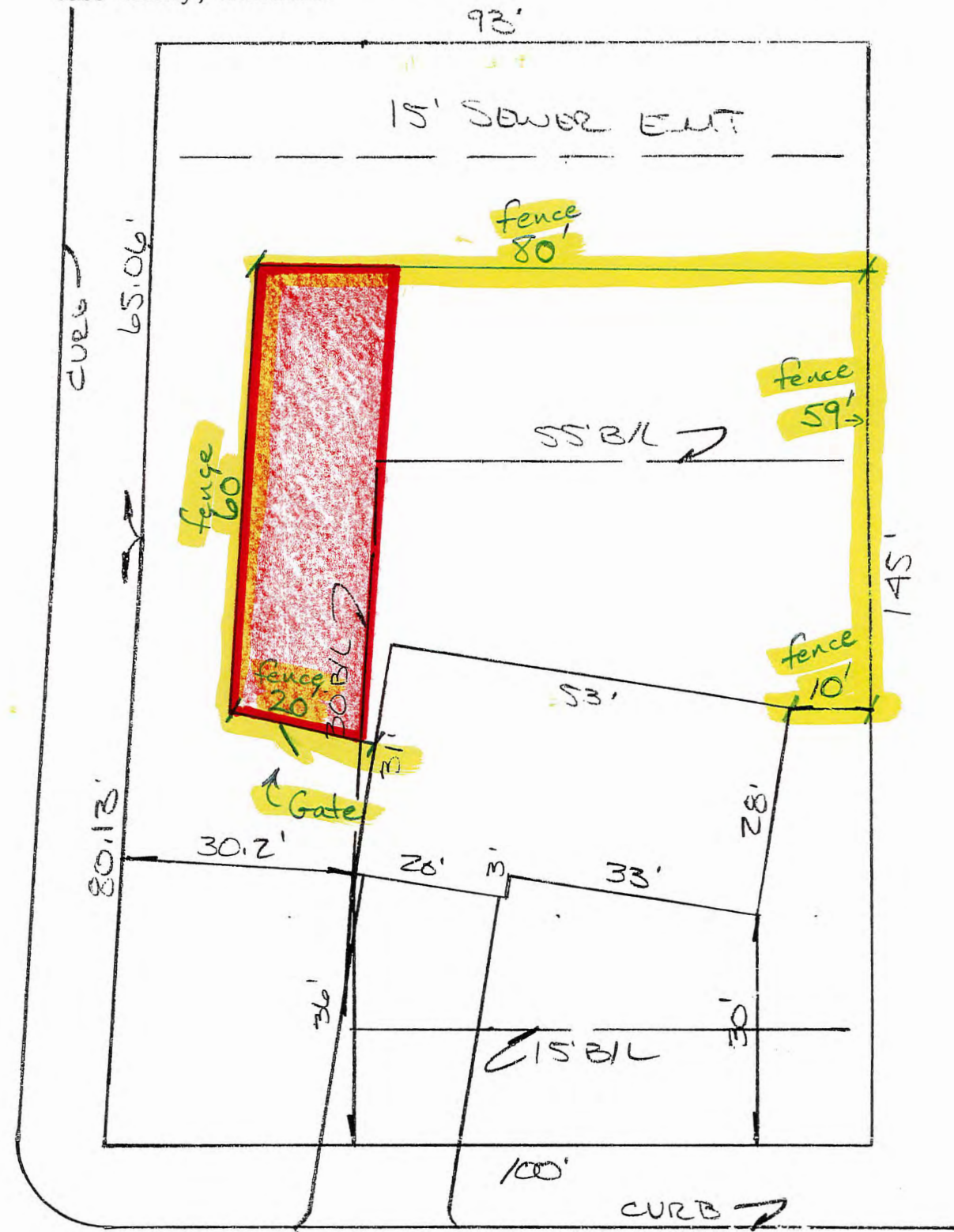
7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

Variance will not undermine or oppose the intents & purposes of the UDC.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

This variance will result in substantial justice being done to the owner & public. Denial will create undue & unnecessary hardship on the owner.

HURSTMAN



2706 QUAIL COURT

MONTHLY REPORT OCTOBER 2017

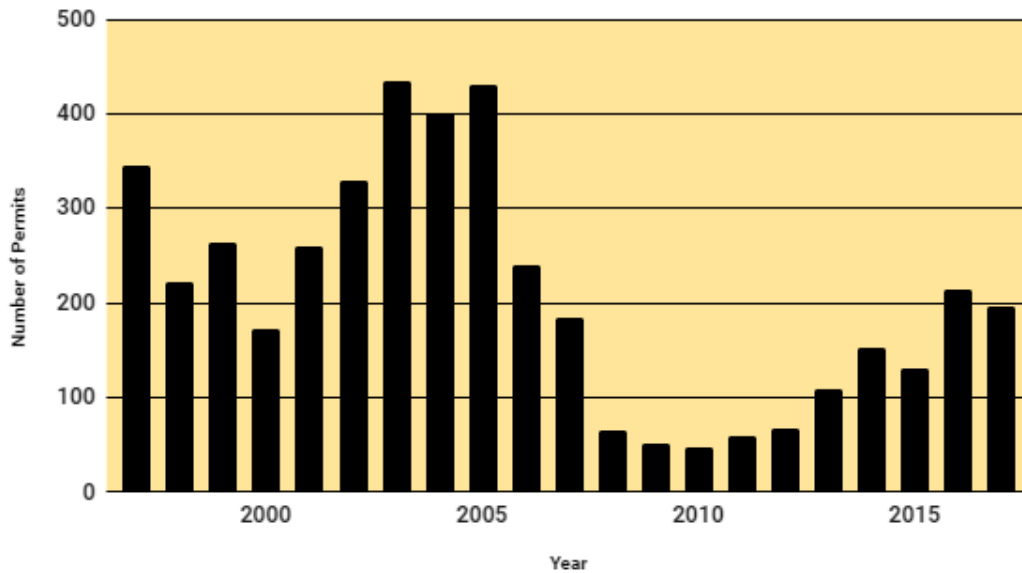
Building Permit Activity

Type of Permit	Oct 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	12	156	160	201
Attached Single-Family Residential	20	40	14	14
Multi-Family Residential	0	20	0	0
Miscellaneous Residential (deck; roof)	42	408	408	458
Commercial - New, Additions, Alterations	5	31	18	26
Sign Permits	3	48	46	63
Inspections	Oct 2017	2017 YTD	2016 YTD	2016 Total
Total # of Inspections	612	5,851	5,280	6,354
Valuation	Oct 2017	2017 YTD	2016 YTD	2016 Total
Total Residential Permit Valuation	\$5,590,200	\$40,164,700	\$40,645,400	\$50,026,600
Total Commercial Permit Valuation	\$9,500	\$5,383,300	\$956,200	\$6,899,389

Additional Building Activity:

- Construction continues on five multi-family buildings in the Remington Village subdivision on the west side of Foxridge Drive, south of Granada Drive. The development will mirror the buildings on the east side of Foxridge Drive.
- Building construction commenced for the proposed Discover Vision Center building to be located at 1018 W. Foxwood Drive.
- Foundation, slab and underground utility work is ongoing at the Recreation Activity Center in Recreation Park

Single Family Building Permits



Code Enforcement Activity

Code Activity	Oct 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	25	434	335	424
<i>Notices Mailed</i>				
-Tall Grass/Weeds	6	150	219	227
- Inoperable Vehicles	1	72	29	42
- Junk/Trash/Debris in Yard	8	62	28	65
- Object placed in right-of-way	1	18	4	7
- Parking of vehicles in front yard	3	79	21	48
- Exterior home maintenance	1	40	15	16
- Other (trash at curb early; signs; etc)	5	13	19	19
Properties mowed by City Contractor	4	59	63	68
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	7	1	1
Signs in right-of-way removed	74	313	198	299
Violations abated by Code Officer	7	82	n/a	12

Development Activity

Current Projects

- City initiated rezoning for northwest corner of Dean Avenue and North Cass Parkway and for 118, 208, 210 and 214-216 W. Walnut Street to correct inconsistencies in the zoning map
- Variance application filed by Brian Wade for property located at 1706 Quail Court in the Foxhaven subdivision. Request is to allow a privacy fence in the front yard area of a corner lot.

	As of Oct 31, 2017	As of Oct 31, 2016	As of Oct 31, 2015
Homes currently under construction	269	230	202
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	442	655	781
Total number of dwelling units in City	8,142	7,922	7,742

Actions of Boards, Commission, and City Council

City Council

October 9, 2017

- Approved on 1st reading the reimbursement agreement with Good-Otis LLC for the construction of Fox Ridge Drive to connect with Dean Avenue in the Meadowood Subdivision
- Confirmed the City will install sidewalk on four undeveloped lots

October 16, 2017 work session

- Staff presented design concept plans for construction of relocated Kentucky Road

October 23, 2017

- Approved on 2nd reading the FY 2018 City Budget
- Adopted the 2018-2022 Capital Improvement Program

Planning and Zoning Commission

October 3, 2017

- Approved the site plan for the Cunningham at Creekmoor swimming pool
- Discussed a possible UDC amendment for solar energy; animals on residential lots, and accessory dwelling units

October 17, 2017

- Meeting cancelled

Upcoming Meetings – November & December

November 7, 2017 Planning and Zoning Commission

- Meeting cancelled - election day

November 13, 2017 City Council

- No development applications currently scheduled

November 21, 2017 Planning and Zoning Commission

- Reclassification of zoning of northwest corner of Dean Avenue and North Cass Parkway
- Reclassification of zoning of 118, 208, 210, 214-216 W. Walnut Street
- Westbrook at Creekmoor 13th Plat

November 27, 2017 City Council

- 1st reading - Westbrook at Creekmoor 13th Plat

December 5, 2017 Planning and Zoning Commission

- No applications currently scheduled

December 11, 2017 City Council

- 2nd reading - Westbrook at Creekmoor 13th Plat
- 1st reading - reclassification of zoning of northwest corner of Dean Avenue and North Cass Parkway
- 1st reading - reclassification of zoning of 118, 208, 210 and 214-216 W. Walnut Street

December 19, 2017 Planning and Zoning Commission

- No applications currently scheduled

December 25, 2017 City Council

- Christmas! - No meeting

Department Activities

- Staff continued work efforts in compiling information necessary to submit an application in November for recognition as a Walk Friendly Community.
- Building inspector Ty Erickson obtained certification as a Residential Plumbing Inspector from the International Code Council
- Director Jim Cadoret and Associate Planner David Gress attended the Missouri Chapter of the American Planning Association conference in St. Louis

- Building Official Jon Woerner attended the Missouri Association of Code Administrators in Lake Ozark. Mr. Woerner was elected as a Board member.
- Code Enforcement Officer Christian Neal attended the American Association of Code Enforcement conference in Hebron, Kentucky
- Staff held a summit with other City departments and with affected property owners regarding the proposed extension of the road west of Firestone to connect with Kentucky Road. This project is funded as part of the voter-approved General Obligation Bond program.

GIS Activities

- Addressing operations
- Update of public asset inventories & boundaries approved
- Creation of sheet layouts for print task to include data disclaimer
- Mapping of trailhead locations as requested by Marc
- Addition of tabs to Story Map template to include additional points of interest
- Printing of wall maps
- Support for planning activities as requested
- Requests for information, data & illustrations
- Delivery of geospatial data to developers & consultants
- Marc KC Metro GIS & technical committee tasks