

BILL XXXX

ORDINANCE

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

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

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 28th amendment to the Unified Development Code on July 17, 2018 and has submitted its recommendation of approval to the Governing Body of the City of Raymore, Missouri; and,

WHEREAS, the Governing Body, City Council of Raymore, Missouri, held a public hearing on the proposed 28th amendment to the Unified Development Code on August 27, 2018 and has determined the amendments proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

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

Section 1. Section 425.020C5 is amended as follows:

Section 425.020 Off-Street Parking Requirements

C. Parking Area Design and Construction

5. Curb and Gutter

a. All off-street parking areas are required to have concrete curbs and gutter. Curb and gutter may be eliminated along parking spaces if:

1. wheel stops are provided for each parking space; and
2. the stormwater run-off from the parking lot is directed into a stormwater treatment area or other water quality feature.

b. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the site plan.

Section 2. Section 425.040B is amended as follows:

Section 425.040 Commercial and Industrial Driveways

The following standards apply to all commercial and industrial driveways providing ingress or egress to a public or private street.

B. Standards for Right Turn Lanes and Tapers

Right turn lanes and tapers are required when:

1. expected right-turn ingress movements meet or exceed 50 45 vehicles per hour during a typical weekday peak traffic period;
2. driveway volumes are expected to meet or exceed 1,000 vehicles per day calculated using Institute of Transportation Engineers site generated traffic standards for the closest matching land use category as set forth in the Trip Generation Manual;
3. the Director of Public Works can document through traffic analysis that such treatment is necessary to avoid congestion and /or unsafe conditions on the public street; or
4. identified as necessary by a submitted traffic study.

Section 3. Section 425.040D is amended as follows:

Section 425.040 Commercial and Industrial Driveways

The following standards apply to all commercial and industrial driveways providing ingress or egress to a public or private street.

D. Driveway Spacing

~~Driveways must be spaced at least 125 feet apart, whether they are on a single lot or adjoining lots. Spacing is to be measured from the center of the driveway throat to the center of the adjoining driveway throat.~~ Driveways shall be spaced in accordance with the minimum intersection spacing established by the American Public Works Association.

Section 4. Section 430.070 is amended as follows:

Section 430.070 Street Trees

A. Applicability

Street trees are required on any street designated as a greenway on the Transportation Plan. Where street trees are provided on other streets, they must comply with this section.

B. Planting Requirements

1. Where required, street trees must be planted at a rate of one tree for every 50 linear feet. Driveway widths may be excluded from the calculation of the required number of street trees. Flexibility in locating trees is provided where it is not possible to locate trees every 50 feet due to the location of driveways.
2. To reduce the risk of disease and/or insect infestation, no more than 25 percent of the street trees in any individual development or subdivision may be of one species.
3. Species of street trees to be utilized shall comply with this section and be chosen from the list of allowable species for street trees referenced in Section 430.090 and shall be approved by the City prior to installation.
4. Required street trees must be installed within the street right-of-way or within 10 feet of the street right-of-way. If street trees are to be located outside of the right-of-way, the City is authorized to require the establishment of a 15-foot landscape maintenance easement.
5. Street right-of-way shall be increased in width to accommodate an exclusive grass and tree planting area adjacent to the street curb of at least eight feet in width.

Section 5. Section 430.110 of the Unified Development Code is amended as follows:

Section 430.110 Trash and Recycling Receptacle Screening

- A. All outdoor trash receptacles, recycling receptacles, garbage areas, grease traps and trash compactors for multifamily residential and all nonresidential uses must be permanently screened from view as follows: ~~on all sides by a fence of 100 percent opacity and a minimum height of six feet. The fence must be constructed to prevent accidental dispersal of material within the storage area.~~
- B. ~~Where commercial trash receptacles are used and where allowed by City codes, such receptacles must be screened as follows:~~

1. all screens for trash receptacles that are part of new construction projects must match the primary color and material of the structure served;
 2. doors accessing storage areas must be steel or vinyl and remain closed at all times when not being accessed; and
 3. existing trash receptacles of any size within 150 feet of an arterial street must be screened from view of the arterial street. The screen may not require full enclosure to accomplish screening; and
 4. chain link and slat screening is only allowed in industrial zones. The screen must be opaque and include substantial masonry pillars every 30 feet.
- G. B. No trash receptacle may be located in a required front or side yard. unless located in an existing enclosure or if the existing developed If the site does not afford any other option the Planning and Zoning Commission may, as part of site plan approval, allow a receptacle in the front or side yard area.; in such a case, the trash receptacle should be located in the side yard if possible and must comply with the screening requirements of this section. The Community Development Director will have the authority to grant an administrative variance where it is demonstrated that screening is impossible. After a request for such relief, the Community Development Director will notify the applicant of the determination in writing within 30 days.
- C. Temporary trash receptacles, or recycling receptacles for public use, are not required to comply with this section and shall comply with the requirements of Section 420.060I.

Section 6. Section 445.020D is amended as follows:

Section 445.020 Improvements

D. Certificate of Insurance

1. The contractors shall indemnify the City, with Certificate of Insurance with the City named as co-insured. Certificate of Insurance shall be on a form furnished by the City and in the amount established by the City. The contractor shall secure and maintain throughout the duration of construction, insurance of types and in amounts as may be necessary to protect himself/herself and the interest of the City against all hazards or risk of loss. The form and limits of such insurance together with each underwriter, shall be acceptable to the City, but

regardless of such acceptance it shall be the responsibility of the contractor to maintain adequate insurance coverage at all times.

2. ~~The contractor may satisfy the liability limits required for each type of insurance by securing and maintaining an umbrella excess liability type policy.~~
3. ~~Satisfactory Certificates of Insurance shall be filed with the City before a construction permit will be issued. The liability limits shall not be less than:~~

Workers Compensation	Statutory
Automobile Liability--Bodily Injury	\$500,000.00 each person
Bodily Injury	\$2,000,000.00 each occurrence
Property or Combined Single Limit	\$300,000.00 each occurrence \$2,000,000.00 each occurrence
Comprehensive General Liability (including products & completed operations)	\$500,000.00 each occurrence \$2,000,000.00 aggregate

Section 7. Section 445.03016 is amended as follows:

Section 445.030 Subdivision Design and Layout

I. Streets

6. Street Dimensions

All streets must conform to the following requirements:

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local	Cul-de-sac	Alley	Pedestrian Way
Minimum right-of-way width (feet)	100	80	80	60	50	400 (diameter) Per Design Manual ²		
Maximum grade ¹ (%)	6	6	6	8	10	15 (10 for turnaround only)	10	15
Minimum curve radius (feet)	500	250	250	200	150			
Minimum tangents between reverse curves (road centerline dimension, in feet)	100	100	100	100				

¹ Unless necessitated by exceptional terrain and subject to the approval of the Director of Public Works.

² See City of Raymore Technical Specifications and Design Criteria Manual for cul-de-sac design requirements

Section 8. Section 445.03017 is amended as follows:

Section 445.030 Subdivision Design and Layout

I. Streets

7. Standard Street Sections and Details

The City of Raymore Technical Specifications and Design Criteria Manual shall be used for future residential, minor collector and arterial streets, and major collector and arterial streets constructed within the City of Raymore. The following additional standards are also required.

a. Design for Persons with Disabilities

Access ramps for disabled persons must be installed whenever new curbing or sidewalks are constructed or reconstructed in the City of Raymore. Such ramps must conform to Americans with Disabilities Act (ADA) standards subject to review and approval by the Director of Public Works. These standards apply to any City street or connecting street for which curbs and sidewalks are required by this chapter, on which curb and sidewalk have been prescribed by the City Council or where sidewalks have been provided by the developer.

b. Approval of Grades

Profiles of streets must be submitted to and approved by the Director of Public Works. Submittal information required for review of the preliminary plat must include preliminary street profiles. Final calculated street profiles will be required in submittal of construction plans required during review of the final plat.

c. Maximum and Minimum Grades

The grades of all streets may not be greater than the maximum grades for each classification as set forth in this section, except where topographical conditions unquestionably justify a departure from this maximum, as determined by the Director of Public Works. The minimum grade for all streets must be eight-tenths

percent. The minimum grade must be at least one percent wherever possible.

d. ~~Approval of Subgrade~~

~~The Director of Public Works must approve the subgrade before any base course or surface is placed thereon. The subgrade must be constructed to be uniform in density throughout. The entire width and length shall conform to line, grade, and typical cross-section shown on the plans or as established by the Director of Public Works. If any settling or washing occurs or where hauling results in ruts or other objectionable irregularities, the contractor must re-shape and re-roll the subgrade before the base or surfacing is placed.~~

e. ~~Sewer and Water Work Before Base Construction~~

~~No base course work may proceed on any street until all trenching for storm and sanitary sewers and for water lines within an area extending one foot behind curbs has been properly backfilled satisfactory to the Director of Public Works. Wherever possible, the developer must schedule installation of gas or buried electric utility lines so that trenches for such lines can be properly backfilled before street base course construction.~~

f. ~~Storm Sewers and Inlets~~

~~Manholes, storm sewers, inlets and utility valves shall be adjusted to meet the proper grade of street or yard areas to the satisfaction of the Director of Public Works.~~

Section 9. Section 470.010A is repealed in its entirety and re-enacted as follows:

Section 470.010 General Requirements

- A. The following table provides a summary of the review and approval procedures of this chapter. In the event of conflict between this summary table and the detailed procedures contained elsewhere in this chapter, the detailed procedures govern.

	Community Development Director and Engineering Staff	Board of Adjustment	Planning & Zoning Commission	City Council	Board of Appeals
Zoning Map Amendments (rezoning)	R		[R]	[D]	
Text Amendments	R		[R]	[D]	
Conditional Uses	R		[R]	[D]	
Uses subject to special conditions	D				
Planned Unit Development (PUD)	R		[R]	[D]	
Zoning Variances	R	[D]			
Appeals of UDC Administrative Decisions		D			
Minor Subdivision Plat	R		R	D	
Preliminary Subdivision Plat	R		[R]	[D]	
Final Subdivision Plat	R		R	D	
Replat	D		A		
Zoning Certificate	D	A			
Sign Permit	D	A			
Site Plan Review	D or R		A or D	A	
Right-of-way Vacation of Streets	R		[R]	[D]	
Interpretations	D	A			A (Chapter 455 or 460)
Administrative Adjustments	D	A			
Natural Resource Protection Variance	R				D
Flood Plain Management Variance	R				D
Inflatable Sign Permits	R		D	A	
Easement Vacation	R			[D]	

R = Recommendation D = Decision A = Appellate Authority [] Public Hearing Required

Section 10. Section 485.010 is amended as follows:

Section 485.010 General Definitions

For the purpose of the Unified Development Code, certain terms or words used herein are defined as follows, unless the context clearly indicates otherwise.

Term	Definition
Manufactured Home	<p>Any structure which is:</p> <ul style="list-style-type: none"> (a) subject to the Federal Manufactured Home Construction and Safety Standards established pursuant to 42 U.S.C. § 5403, and constructed on or after June 15, 1976; or (b) transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities; or (c) not constructed under the requirements of the International One and Two-Family Residential Code. <p>The term “manufactured home” does not include a recreational vehicle.</p>

Section 11. This Ordinance shall be known as the twenty-eighth amendment to the Unified Development Code.

Section 12. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

Section 13. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 27TH DAY OF AUGUST, 2018.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2018 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
 Councilmember Barber
 Councilmember Berendzen
 Councilmember Burke III
 Councilmember Circo
 Councilmember Holman
 Councilmember Kellogg
 Councilmember Townsend

ATTEST:

Jean Woerner, City Clerk

APPROVE:

Kristofer P. Turnbow, Mayor

Date of Signature