



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 6, 2018 - 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 - None
5. Consent Agenda
 - a. Acceptance of Minutes from December 19, 2017 meeting
 - b. Case #18001 - Edgewater at Creekmoor Sixth Final Plat
6. Old Business - None
7. New Business
 - a. Discussion Item - Sign Code
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, DECEMBER 19, 2017 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, MARIO URQUILLA, DON MEUSCHKE, ERIC BOWIE, MELODIE ARMSTRONG AND MAYOR KRIS TURNBOW. ABSENT WERE LEO ANDERSON AND CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, AND ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKUS.

1. Call to Order – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. Personal Appearances – None
5. Consent Agenda
 - a. Acceptance of minutes of November 21, 2017 meeting.

Motion by Mayor Turnbow, Seconded by Commissioner Urquilla to approve the consent agenda.

Vote on Motion:

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

Motion passed 7-0-0.

6. Old Business - None
7. New Business -

A. 2018 Meeting Calendar

Community Development Director Jim Cadoret presented the proposed Planning and Zoning Commission 2018 meeting calendar. This calendar is utilized by applicants and identifies application filing deadlines, meeting dates, publication dates, and City Council meeting dates.

B. Case #17034 - Hawk Ridge Park Site Plan

Parks and Recreation Director Nathan Musteen presented the Hawk Ridge Park site plan. Mr. Musteen provided a history of the park land and identified the specific improvements currently planned, including the amphitheater, trail around the lake, restroom facilities, and parking lots. Hank Moyers, representing Confluence, is the project architect and was present to answer questions.

Commissioner Meuschke asked if the restroom facilities being planned are ADA accessible.

Mr. Musteen responded yes.

Associate Planner David Gress presented the staff report. Mr. Gress indicated the request is for site plan approval of the Hawk Ridge Park, a 79-acre park to be located on the northern terminus of Johnston Drive. The property is zoned PR, Parks, Recreation and Public Use District. Mr. Gress outlined the various applicable code provisions.

Commissioner Bowie commented that the site plan looks good and he is glad to see the proposal. He asked if there is continuity with other new buildings in the City.

Mr. Gress stated that some of the improvements are being provided by the Missouri Department of Natural Resources and there may not be much leeway in the design of the buildings.

Mr. Musteen commented that there is some ability to make facade and color changes. The amphitheater and north restroom facility will be more custom built and could have continuity with other facilities in the park.

Commissioner Urquilla asked about the path around the pond and if the path would be connected to the City trail system.

Mr. Musteen stated the path around the park is connected to the existing sidewalk network in the neighborhood.

Commissioner Fizer asked about any separation between the lake and existing homes adjacent to the west.

Mr. Musteen stated the Park Department budget can be utilized to provide buffering and additional trees if necessary.

Commissioner Bowie asked about the location of the amphitheater.

Mr. Musteen stated the facility is located on the east side of the lake, away from the homes in Remington. There will be screening on the stage to diffuse sound.

Commissioner Bowie asked about the large number of ADA parking spaces.

Mr. Musteen commented that the playground is being designed to be fully accessible and will be a regional draw, thus necessitating the need for a greater number of ADA spaces.

Chairman Faulkner asked if the ADA spaces would be divided between the two parking lot areas.

Mr. Musteen confirmed that the ADA spaces will be provided in both parking lots.

Commissioner Bowie asked if the trail is wide enough to allow service vehicles.

Mr. Musteen stated it could support a pick-up truck, but is not really designed for vehicle traffic.

Chairman Faulkner asked if the amphitheater would have electrical service.

Mr. Musteen indicated there would be electricity to the facility.

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke, to accept the staff proposed findings of fact and approve Case #17034, Hawk Ridge Park site plan subject to the 10 conditions as recommended by staff.

Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

Mr. Cadoret gave the City Council report for the November 27 and December 11 meetings.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission and on the 2018 National APA Planning Conference scheduled for April 21-24.

Mr. Cadoret requested the Commission cancel its January 2nd meeting due to lack of business. The Commission confirmed the meeting is cancelled.

Mr. Gress provided an overview of the "Whats Happening in My Neighborhood" mapping application available on the City website.

Public Works Assistant Director Greg Rokos provided an overview of the status of current City infrastructure projects.

10. Public Comment

None.

11. Commission Member Comment

Chairman Faulkner thanked staff for its work and support to the Commission.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke to adjourn the December 19, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Armstrong	Aye

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

Motion passed 7-0-0.

The December 19, 2017 meeting adjourned at 7:57 p.m.

Respectfully submitted,

Jim Cadoret

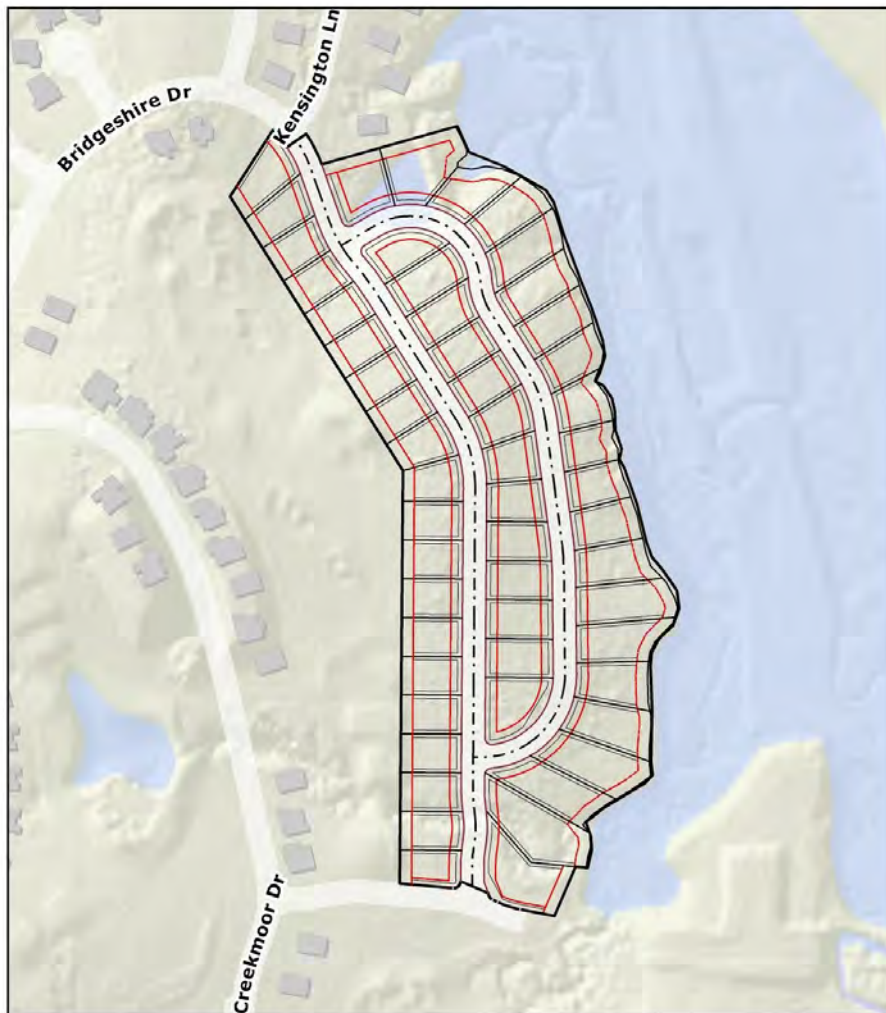


To: Planning and Zoning Commission
From: City Staff
Date: February 6, 2018
Re: Case #18001 - Edgewater at Creekmoor
6th Final Plat; Lots 165-218 and Tract H

GENERAL INFORMATION

**Applicant/
Property Owner:** Cooper Land Development, Inc.
903 N. 47th Street
Rogers, AR 72756

Property Location: Bridgeshire Drive, between Kensington Lane (Edgewater 5th)
and Hampstead Lane (Westbrook 12th)



2016 Aerial Photograph:



Site Photographs:



(View looking south from Bridgshire Drive)



(View looking north at the intersection of Bridgshire Drive and Granton Lane)



(View looking north from the intersection of Hampstead Lane and Bridgeshire Drive).

Existing Zoning: “PUD” Planned Unit Development

Existing Surrounding Zoning: **North:** “PUD” Planned Unit Development
South: “PUD” Planned Unit Development
East: “PUD” Planned Unit Development
West: “PUD” Planned Unit Development

Existing Surrounding Uses: **North:** Single Family Residential
South: Single Family Residential
East: Creekmoor Lake
West: Golf Course

Total Tract Size: 19.98

Total Number of Lots: 53

Density – units per Acre: 2.65

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Bridgeshire Drive and Granton Lane as Local Streets. Hampstead Drive and Creekmoor Drive are classified as Minor Collectors.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

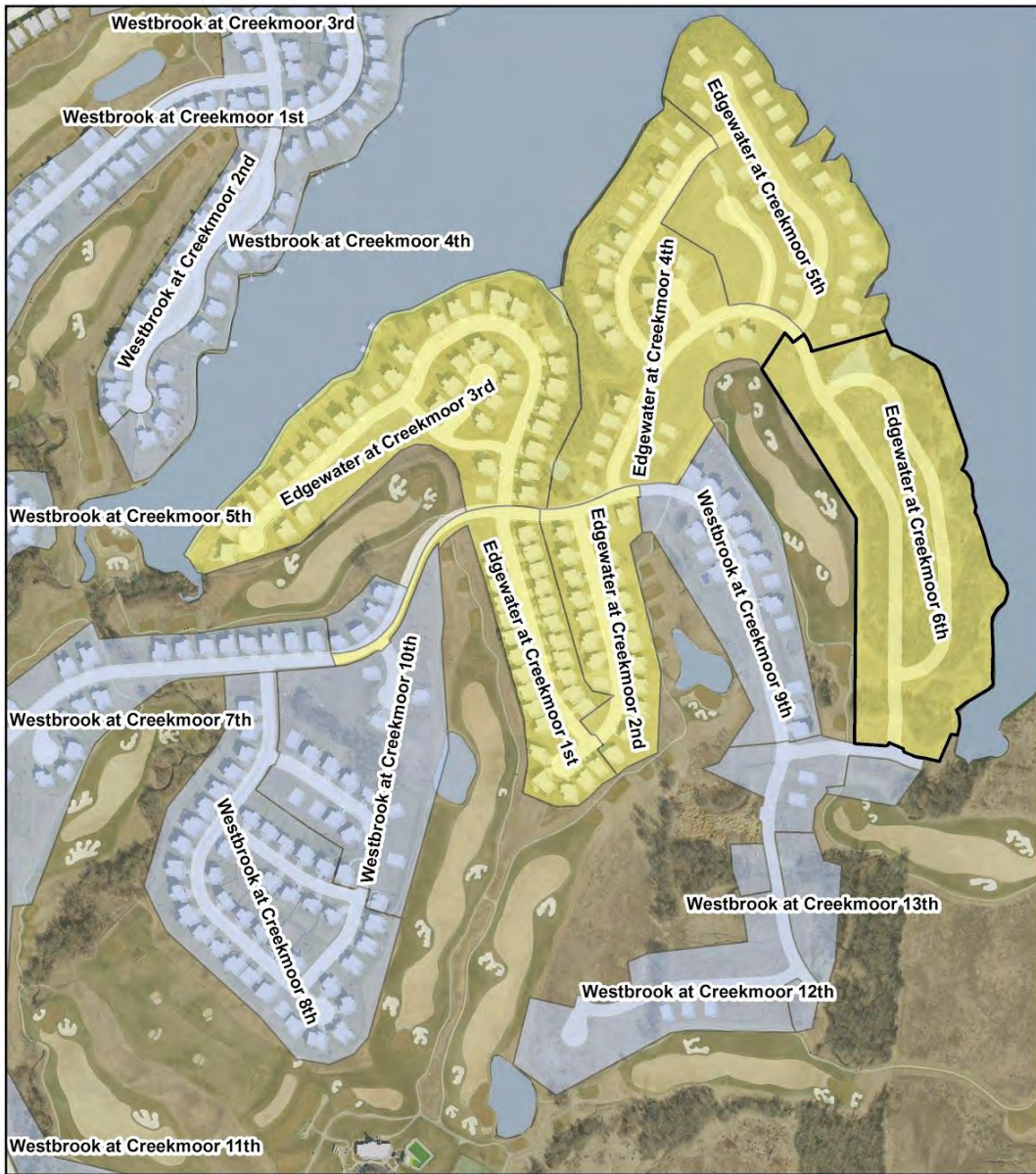
PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Edgewater at Creekmoor 6th Plat – Lots 165-218 and Tract H

City Ordinance Requirements: 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 final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. The Edgewater at Creekmoor 5th Plat, located directly north, was recorded on July 13, 2016.
3. Westbrook at Creekmoor Twelfth Plat, located to the southwest, was recorded on April 17, 2017.
4. The Westbrook at Creekmoor 13th Plat, located to the southwest, was recorded on December 12, 2017. A phasing map for the Creekmoor Subdivision is provided below.



ENGINEERING DIVISION COMMENTS

In its attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The current and proposed bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

Requirements	
Minimum Lot Area	
per lot	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
per dwelling unit	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
Minimum Lot Width (ft.)	Interior Lot: 50 ft. Corner Lot: 55 ft.
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25
rear	25
side corner	15
side	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40%

2. Lots 207 thru 217 are considered double-frontage lots. Driveway access for these lots will be restricted to Bridgeshire Drive.

STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	February 6, 2018	February 12, 2018	February 26, 2018

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18001 Edgewater at Creekmoor 6th Final Plat; Lots 165-218 and Tract H to the City Council with a recommendation of approval.

Memorandum

TO: Planning and Zoning Commission

FROM: Greg Rokos, Assistant Director of Public Works - Engineering

DATE: 1/29/2018

RE: Final Plat - Edgewater at Creekmoor 6th Final Plat

The Public Works and Engineering Department has reviewed the application for the Edgewater at Creekmoor 6th Plat and determined that the plans and specifications comply with the standards adopted by the City of Raymore.

Staff recommends approval of this application.

QUICKNOTES

Small-Lot Subdivision Design

Many cities in the U.S. have residential neighborhoods where most homes sit on lots that are less than 5,000 square feet in area. In older central cities, these are often neighborhoods near the downtown core, and for suburbs developed before World War II, modest homes on small lots are common. However, in the postwar period, communities across the country adopted zoning codes that set large minimum lot sizes for residential development, facilitating a pattern of detached single-family homes on large lots.

Increasingly, communities are looking to promote infill development, provide alternatives to large-lot single-family homes, and produce more affordable housing stock. Small-lot subdivisions can help promote context-sensitive infill development, increase opportunities for home ownership, and may be a tool for addressing housing affordability issues.

There are two primary reasons why a community may want to treat small-lot subdivisions as a distinct type of development. The first is to permit small-lot development in areas where the predominant development pattern is larger lots. The second is to allow for development (or redevelopment) in areas where the existing development pattern is small lot, but where small-lot development is no longer compatible with existing zoning regulations.

SMALLS LOTS WHERE LARGER LOTS ARE PREVALENT

In communities where detached single-family homes on large lots are the predominant form of residential development, allowing for small-lot development provides an alternative to this form of development that serves several purposes. Small-lot development increases overall housing density and promotes context-sensitive infill development or redevelopment in areas where land is underutilized. This can help increase overall housing production, which is a component of addressing housing affordability concerns. Additionally, small-lot development provides additional diversity in housing stock, which creates options for home buyers and may be particularly attractive to first-time home owners or seniors looking for less space or lower price points.

Los Angeles amended its zoning code in 2005 to provide an alternative to conventional large-lot single-family home development patterns and facilitate infill development on underutilized lots in most residential and commercial zones into fee-simple homes. The code's Small Lot Subdivision standards allow developers to divide existing parcels into lots with one to three homes, with a minimum lot area of 600 square feet (compared to the 5,000-square-foot minimum for conventionally developed single-family homes). The ordinance also reduces setback requirements and removes the street frontage requirements (§12.22.C.27). All small-lot subdivisions must also comply with the city's Small Lot Design Guidelines, which address site planning, building design, and landscaping to ensure that small-lot developments are context sensitive and compatible with existing neighborhood form.

SMALL LOTS TO FIT EXISTING FORM

Many communities have small lots as a component of their existing development pattern, and in some communities, small lots are the predominant form. For older cities, these lots often predate the local zoning code and may fail to meet the minimum lot size or dimension standards of the code. Furthermore, the homes on these lots may fail to meet the required setbacks of the zoning district. In these cases, the small lots are grandfathered nonconformities, meaning owners must typically meet all current zoning standards before they can modify existing homes or build anything new on these lots. This poses both practical and financial challenges for renovation and redevelopment of existing homes, as well as infill development on nonconforming vacant lots. Therefore, communities that either amend zoning district standards to match the existing development pattern or define and



Cottage housing on small lots in
Kirkland, Washington.



American Planning Association

Making Great Communities Happen

permit small-lot subdivisions as a distinct form of development can facilitate infill and redevelopment and create a more predictable environment for project financing.

In 1999, Newark, New Jersey, changed its zoning code to allow small-lot development. At the time, the minimum lot size requirements in Newark's zoning ordinance were incompatible with existing residential development patterns in the urban core, which primarily consisted of 25' x 100' lots. Property owners had to request variances to develop on lots that were under the minimum lot size, which created challenges for home owners attempting to make improvements to their properties and for the redevelopment of previously developed but currently vacant lots. Following this change, the city saw an increase in infill housing development. However, local officials found that many of the new residences did not blend well with neighboring homes and moved to adopt new zoning standards that addressed design considerations for small-lot development in 2008.

CONSIDERATIONS

Regardless of the predominant development pattern, there are several important design considerations for small-lot subdivisions to help new homes blend into existing neighborhoods. These considerations include building setbacks, building design (height, form, and style), and parking requirements.

Building setbacks on small lots are important to creating a uniform street frontage, helping to minimize potential conflicts between small-lot developments and neighboring properties, and facilitating property maintenance. The Los Angeles Small Lot Design Guidelines note that minimal setbacks are often appropriate for small-lot development. They require a five-foot side setback between small-lot developments and any adjacent development. These guidelines also require that the street setback be compatible with the prevailing setback in the area.

Defining design features, including height, form, and architectural style, is important to ensure compatibility with existing form and minimize potential conflicts. Height standards address the height of the new development in relation to existing buildings and may use a measurement such as a block average to make sure that small-lot homes are compatible with existing development. Specific elements of form or style that address context can also be defined. For example, a town home style may work better in the context of an urban environment, while a cottage style may be better suited to a suburban environment. Newark's zoning standards do not specify a style of building; however, they address key design features for single-family development. For example, building setbacks must match those of neighboring properties; windows must cover 30 percent of the front facade; and primary entrances must face the street (§40:5-3). The standards also limit paved areas to 50 percent of the lot to encourage green space.

Another important consideration for small-lot development is parking requirements—both the number of spaces that need to be provided and how they are provided on the site. In 2007, Kirkland, Washington, added development standards to its zoning code for Cottage Housing, a common term for small-lot subdivisions in the Puget Sound region. These standards reduced the number of parking spaces required per home and allowed the parking for all residences to be provided in a single area on the site (§113.25).

CONCLUSION

Small-lot subdivision design can be a tool to help communities achieve goals related to infill development and redevelopment, increasing the diversity of the housing stock and opportunities for home ownership, and creating more affordable housing. While small-lot development can help achieve a range of goals, it can also create conflicts with existing neighbors. As a result, it is important to address design for small lots through design standards or guidelines to ensure that this development respects its context to minimize potential conflicts.

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FURTHER READING

1. Published by the American Planning Association

Nisenson, Lisa. 2012. "Density and the Planning Edge." *Zoning Practice*, August. Available at planning.org/media/document/9006912.

Tomasulo, Katy. 2016. "One Size Does Not Fit All." *Planning*, July. Available at planning.org/planning/2016/jul/onesize.

2. Other Resources

Los Angeles, City of. 2014. *Small Lot Design Guidelines*. Available at tinyurl.com/y7bcs3xa.

U.S. Department of Housing and Urban Development (HUD). 2011. "Kirkland, Washington: Cottage Housing Ordinance." HUD User Case Study. Available at huduser.gov/portal/casestudies/study_102011_2.html.

U.S. Department of Housing and Urban Development (HUD). 2011. "Los Angeles, California: Small Lot Ordinance." HUD User Case Study. Available at huduser.gov/portal/casestudies/study_102011_1.html.

MONTHLY REPORT DECEMBER 2017

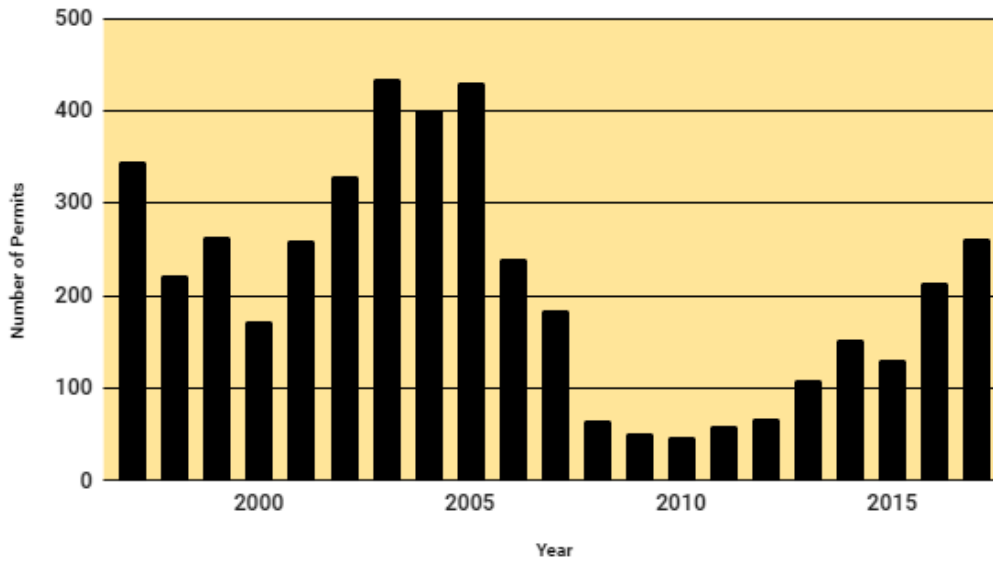
Building Permit Activity

Type of Permit	Dec 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	9	202	201	201
Attached Single-Family Residential	0	60	14	14
Multi-Family Residential	0	20	0	0
Miscellaneous Residential (deck; roof)	33	480	458	458
Commercial - New, Additions, Alterations	3	34	26	26
Sign Permits	0	49	63	63
Inspections	Dec 2017	2017 YTD	2016 YTD	2016 Total
Total # of Inspections	662	7,141	6,354	6,354
Valuation	Dec 2017	2017 YTD	2016 YTD	2016 Total
Total Residential Permit Valuation	\$2,333,300	\$53,027,000	\$50,026,600	\$50,026,600
Total Commercial Permit Valuation	\$11,250	\$5,394,550	\$6,899,389	\$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.
- Site work commenced for the proposed Discover Vision Center building to be located at 1018 W. Foxwood Drive. Building construction is planned to start in Spring 2018.
- Foundation, slab and underground utility work is ongoing at the Recreation Activity Center in Recreation Park.
- A total of 40 townhome units are under construction in the Timber Trails development, located south of Wal-Mart on the west side of Dean Avenue.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Dec 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	18	471	424	424
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	152	227	227
- Inoperable Vehicles	0	76	42	42
- Junk/Trash/Debris in Yard	6	75	65	65
- Object placed in right-of-way	2	22	7	7
- Parking of vehicles in front yard	6	87	48	48
- Exterior home maintenance	2	44	16	16
- Other (trash at curb early; signs; etc)	2	15	19	19
Properties mowed by City Contractor	0	60	68	68
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	7	1	1
Signs in right-of-way removed	8	359	299	299
Violations abated by Code Officer	5	94	12	12

Development Activity

Current Projects

- Staff completing research for necessary amendment to the City sign regulations. Discussion on proposal to occur at February 6, 2018 Planning and Zoning Commission meeting.

	As of Dec 31, 2017	As of Dec 31, 2016	As of Dec 31, 2015
Homes currently under construction	301	242	214
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	414	615	769
Total number of dwelling units in City	8,180	7,951	7,768

Actions of Boards, Commission, and City Council

City Council

December 4, 2017 work session

- Ordinance discussion on hoarding
- Ordinance discussion on parking of vehicles on residential lots
- Discussion on policy on acceptance of private infrastructure
- Discussion on comparison of development fees

December 11, 2017

- Approved on 2nd reading the Westbrook at Creekmoor Thirteenth Plat
- Approved on 1st reading rezoning of Cumberland Plaza Lots 1-4
- Approved on 1st reading rezoning of part of Tract 1 of The Good Ranch
- Approved on 1st reading an amendment to the Property Maintenance Code - hoarding

Planning and Zoning Commission

December 19, 2017

- Approved meeting calendar for 2018
- Approved site plan for Hawk Ridge Parke

Upcoming Meetings – January & February

January 2, 2018 Planning and Zoning Commission

- Meeting cancelled

January 8, 2018 City Council

- 2nd reading - reclassification of zoning of northwest corner of Dean Avenue and North Cass Parkway
- 2nd reading - reclassification of zoning of 118, 208, 210 and 214-216 W. Walnut Street
- 2nd reading - amendments to the Property Maintenance Code regarding hoarding
- 1st reading - 26th amendment to the Unified Development Code

January 16, 2018 Planning and Zoning Commission

- Meeting cancelled

January 22, 2018 City Council

- 2nd reading - 26th amendment to the Unified Development Code

February 6, 2018 Planning and Zoning Commission

- Discussion on sign code amendment

February 12, 2018 City Council

- No development items currently scheduled

February 20, 2018 Planning and Zoning Commission

- No items currently scheduled

February 26, 2018 City Council

- No development items currently scheduled

Department Activities

- Associate Planner David Gress has been selected to the Mid-America Regional Council Solid Waste Management Board as a representative of communities under 100,000 population.
- Associate Planner David Gress completed and submitted the application and supporting documentation for Raymore to achieve Bronze Level recognition as a Walk Friendly Community.
- Director Jim Cadoret presented at the Metro KC Legislative Breakfast where members discussed the Community for All Ages program with Kansas and Missouri legislators.
- Director Jim Cadoret appeared before the Kansas City Planning & Zoning Commission as a member of the Longview Area Plan technical committee. The Longview Plan includes land that is immediately north of the City along 155th St. and proposes an important trail connection between Raymore and Kansas City. The area plan was approved by the Commission.

- GIS Coordinator Heather Eisenbarth created the [What's Happening in My Neighborhood](#) application for residents to identify public improvement and development projects being planned or under construction in the City.
- The Planning & Zoning Commission will consider the [site plan](#) for Hawk Ridge Park at its Dec. 19 meeting.
- Todd Glidewell commenced construction of his new self-storage facility to be located at 308 E. Walnut Street, immediately west of Falcon Crest. [To see other projects going on throughout the City, visit our website.](#)
- The Planning & Zoning Commission met Tuesday and approved the [site plan](#) for Hawk Ridge Park.
- Brittany Parker joined the Community Development Department as the new Building Inspections Permit Technician.

GIS Activities

1. End of year quality checks, improvements & updates
2. Geocoding of various record sets for annual update
3. Clean up of server storage & database maintenance
4. Accession and retirement of ancillary applications for department activities
5. Cartographic maps as requested