



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 20, 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 March 6, 2018 meeting
6. Old Business -
 - a. Case #17036 - 27th Amendment to the Unified Development Code
7. New Business
 - a. Commissioner Training
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, MARCH 6, 2018, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, DON MEUSCHKE, MELODIE ARMSTRONG, CHARLES CRAIN, MATTHEW WIGGINS, MARIO URQUILLA AND ERIC BOWIE. ABSENT WAS MAYOR KRIS TURNBOW. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, 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 February 6, 2018 meeting.

Motion by Commissioner Fizer, Seconded by Commissioner Bowie to approve the consent agenda.

Vote on Motion:

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

Motion passed 7-0-1.

6. Old Business - None
7. New Business -
 - A. Case #17036 - 27th Amendment to the Unified Development Code (public hearing)

Associate Planner David Gress presented the staff report. Mr. Gress stated the request is the 27th amendment to the Unified Development Code regarding accessory dwelling units. He entered the following items into the record: Growth Management Plan; Unified Development Code; Notice of Publication; and the staff report.

Mr. Gress provided a brief history on review to date of the proposed amendment. The topic was initially part of the 26th amendment but Council removed any proposed change to accessory dwelling units and remanded the discussion to a work session. At its February 5, 2018 work session, Council remanded the topic to the Planning and Zoning Commission for further consideration.

Mr. Gress indicated that the amendment is separated into three sections. Section 1 adds definitions of Attached Accessory Dwelling Unit and Detached Accessory Dwelling Unit. Section 2 modifies the

use table that identifies that attached and detached accessory dwelling units are proposed to be allowed as a special use in all single-family residential districts. Specific use standards are identified. The third revision establishes the standards that must be met to have an accessory dwelling unit. Mr. Gress described each standard that is proposed in the amendment.

Commissioner Armstrong asked for clarification on why an accessory dwelling unit would be limited to a one bedroom structure.

Mr. Gress stated it is not limited to one bedroom, but is limited to 60% of the square footage of the existing home, or 1,000 square feet, whichever is smaller.

Commissioner Armstrong did not understand why there is a limit on the size of the unit.

Mr. Gress stated the purpose is to ensure the accessory dwelling unit is subordinate in size to the existing residential home.

Commissioner Urquilla asked that as defined an accessory dwelling unit has no direct connection to the existing home, versus an addition to a home that has a door or pass-through connecting the two units.

Mr. Gress stated that is correct. If a homeowner finishes a basement, or has an addition added to the home that allows interior passage from one unit to another, that is not considered an accessory dwelling unit. An accessory dwelling unit cannot be accessed directly from the existing structure.

Commissioner Crain commented that wider hallways, bigger kitchens, bigger areas needed for senior citizens often necessitates more than 1,000 square feet. Also a paved connection is an issue on acreage lots that have gravel driveways.

Commissioner Armstrong asked if someone has an acreage lot that could support two homes why that is an issue.

Mr. Gress commented that the proposed code does apply differently depending upon the size of the lot. On a 8,400 square foot lot with a typical home size, there is limited area available for a larger accessory dwelling unit. The proposed amendment is drafted towards adding accessory dwelling units on smaller lots.

Commissioner Meuschke asked for a definition of accessory dwelling unit. Could it be a barn?

Mr. Gress stated it is a dwelling unit that must be compliant with City Code.

City Attorney Jonathan Zerr provided the Commission with the current City Code definition of accessory building.

Commissioner Armstrong asked if she were to build a larger home on her property then could her current home could become the accessory dwelling unit.

Commissioner Urquilla commented that building a second home on an acreage property would likely fall under a different section of City Code.

Community Development Director Jim Cadoret expressed concern that the Commission is discussing a second single-family home on acreage property. Acreage property only allows one single family home, no matter the size of the property. The 27th amendment proposes to allow accessory dwelling units that are clearly subordinate to the size of the existing residential structure on the lot.

Commissioner Crain commented that if he had a 2,600 square foot home on 5 acres he would be restricted to a 1,000 square foot accessory dwelling unit under the proposed ordinance.

Mr. Cadoret commented that the Commission could modify proposed language in the 27th amendment to allow larger accessory dwelling units on acreage lots.

Chairman Faulkner commented that the proposal is not new code, but an amendment to existing code. The proposal is more permissive than current code as far as districts where the units are allowed.

Commissioner Armstrong asked why the proposal limits the size of an accessory dwelling unit if current code does not limit the size of other accessory structures.

Mr. Gress commented that there are other sections of the Unified Development Code that limit the size of accessory buildings on residential lots.

Commissioner Crain commented that the proposed ordinance is more restrictive than the current code language that allows accessory dwelling units on acreage property. He commented he does not want the proposal to take away rights the current code allows.

Mr. Gress completed his review of the staff report.

Chairman Faulkner opened the public hearing at 7:49 p.m.

No public were present.

Chairman Faulkner closed the public hearing at 7:49 p.m.

Commissioner Bowie asked for clarification on the requirement for a signed agreement from the property owner to occupy one of the units.

Mr. Gress commented that the agreement remains with the property and would be extended to future property owners.

Mr. Zerr stated there needs to be agreement with the property owner prior to establishing the accessory dwelling unit and it needs to be recorded.

Commissioner Meuschke asked if there is anything in code that would allow the City to go after a property owner that decides not to live in one of the units and rents both units on the property.

Mr. Cadoret stated the proposed code would require the property owner to live in one of the units and there are enforcement mechanisms in the code for non-compliance.

Chairman Faulkner commented there are no requirements in the draft ordinance regarding utility connections.

Mr. Cadoret stated staff intentionally left utility language out of the proposal. The property owner will have the option to connect to existing utilities if capacity and line size is adequate or could extend new utility line connections to the accessory dwelling unit.

Commissioner Armstrong asked about the paved connection as it applies to all residences.

Mr. Gress stated in the RR and smaller lot districts a paved connection is required, including the driveway.

Commissioner Armstrong asked for the rationale for the architectural standards.

Mr. Gress stated the requirements are intended to allow for compatibility of the accessory dwelling unit with the existing residential unit. Staff does not want additional attention placed on the accessory dwelling unit if the unit is not consistent with the architectural details of the existing unit.

Commissioner Urquilla commented that he agreed if the accessory dwelling unit is attached, but when its detached you often see differences in appearance of an accessory structure from the home.

Mr. Zerr suggested that the terms consistent and compatible could be replaced with harmonious. In addition, any decision made by the Director could be appealed to the Commission.

Chairman Faulkner commented that he could go for removing proposed requirement #13 on architectural compatibility.

Commissioner Meuschke commented that the proposal could affect future annexation areas since those areas are rural. I believe we need to separate rural estate lots from the smaller residential lots as part of this proposal.

Chairman Faulkner stated that he thought there could be less restrictive standards for the A and RE district.

Mr. Cadoret suggested that the Commission table the request to the March 20 Commission meeting and allow staff to incorporate the suggested changes made by the Commission.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie to table Case #17036 to the March 20, 2018 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

Mr. Zerr gave the City Council report for the February 26 Council meeting.

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.

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

Commissioner Meuschke asked for an update on the status of the 155th Street bridge replacement.

Mr. Rokos stated there should be final approval of design plans this week.

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

12. Adjournment

Motion by Commissioner Meuschke, Seconded by Commissioner Urquilla to adjourn the March 6, 2018 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The March 6, 2018 meeting adjourned at 8:47 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: March 20, 2018
Re: **Case #17036: 27th Amendment to the UDC – Accessory Dwelling Units**

GENERAL INFORMATION

Applicant: City of Raymore
Requested Action: 27th Amendment to the Unified Development Code
Advertisement: February 15, 2018 **Journal** Newspaper
Public Hearing: March 6, 2018 Planning and Zoning Commission
Items of Record: Exhibit 1. Growth Management Plan
Exhibit 2. Unified Development Code
Exhibit 3. Notice of Publication
Exhibit 4. Staff Report

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

“In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:”

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.
2. whether the proposed text amendment corrects an error or inconsistency in the code;
3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

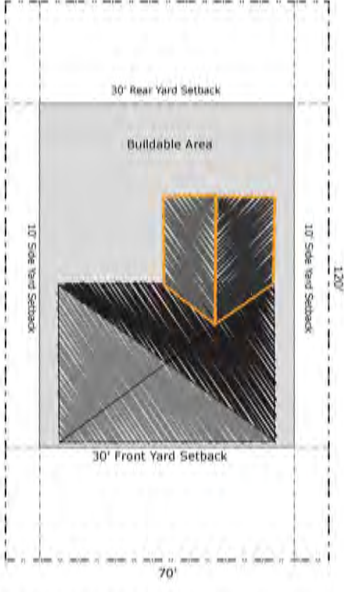
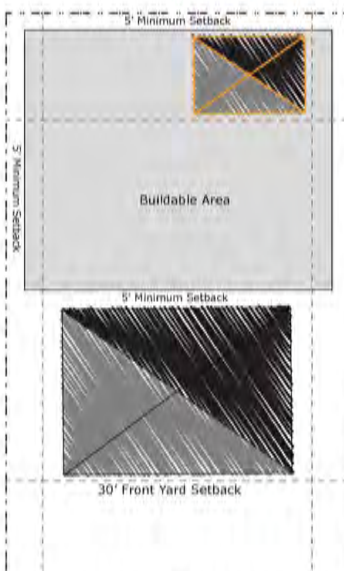
STAFF COMMENTS

1. As part of the annual review of the Unified Development Code (UDC) in June of 2017 staff prepared the 26th amendment which included revisions regarding:
 - keeping of animals on residential lots
 - solar energy systems
 - accessory dwelling units
2. At its October 3, 2017 meeting the Commission discussed the results of research completed by City staff on all three topics, including the addition of language related to the allowance of Accessory Dwelling Units on residentially-zoned properties within the City of Raymore, provided certain size and design requirements are met.
3. At its November 21, 2017 meeting, the Planning Commission approved the staff proposed findings of fact and forwarded the proposed 26th amendment to the UDC (including language related to accessory dwelling units) to City Council with a recommendation of approval.
4. At its January 8, 2017 meeting, City Council voted to approve the 26th amendment but deferred discussion on accessory dwelling units to a future work session.
5. At its February 5, 2018 work session, staff presented research findings related to Accessory Dwelling Units. At that meeting, City Council directed staff to compile their research findings for presentation to the Planning and Zoning Commission as the 27th Amendment to the UDC.
6. The 27th amendment to the UDC consists of three (3) separate revisions proposed to the UDC. The amendments are listed in the proposed ordinance as follows:

Staff recommends the following provisions of the UDC be amended for the reasons provided with each proposed change. Proposed new text is **highlighted**; deleted text is crossed out.

- **Revision 1:** Proposal adds definitions to clarify proposed code language regarding accessory dwelling units.

Section 485.010 of the Unified Development Code is hereby amended as follows:

Term	Definition
<p>Dwelling, Accessory, Attached</p>	<p>A dwelling that is attached to, and/or located within the principal building on the lot, but physically separated from, and not connected to the interior of the principal building.</p> 
<p>Dwelling, Accessory, Detached</p>	<p>A dwelling that is built separate from the principal building or above an existing accessory structure such as a detached garage.</p> 

- **Revision 2:** Proposal would allow an accessory dwelling unit in most residential zoning districts provided that certain design and size requirements are met.

Section 405.020H of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Use	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PR	Use Standard
RESIDENTIAL USES												
Household Living												
Accessory Dwelling	P	P	P	-	-	-	-	-	-	-	-	Section 420.050E
Accessory Dwelling, Attached	S	S	S	S	S	S	-	-	-	-	-	Section 420.050E
Accessory Dwelling, Detached	S	S	S	S	S	S	-	-	-	-	-	Section 420.050E

- **Revision 3:** Proposal establishes size and design requirements for accessory dwelling units.

Section 420.050E of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

420.050: Accessory Uses and Structures

E. Accessory Dwelling

All accessory dwellings must meet the following requirements:

- ~~1. There shall be only one accessory dwelling per lot~~
- ~~2. An accessory dwelling may be located within an existing residential structure or a detached structure.~~
- ~~3. In RR zoning only, The accessory dwelling shall not exceed the square footage of the primary dwelling on the lot.~~
- ~~4. An accessory dwelling structure shall not exceed the height or size of the primary structure on the lot.~~
- ~~5. An accessory dwelling shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City of Raymore.~~
- ~~6. The accessory dwelling structure shall comply with all development standards for the applicable zoning district in which it is located.~~
- ~~7. Either the primary or accessory dwelling shall be occupied by the property owner at any time the accessory dwelling is occupied.~~
- ~~8. If the accessory dwelling is located in an accessory structure, the dwelling shall be connected to the public water main separate from the primary structure.~~
- ~~9. If the accessory dwelling is located in an accessory structure, and said structure is located~~

~~within three hundred (300) feet of a public sanitary sewer line, then the dwelling must be connected to the sewer line:~~

1. In the A and RE zoning districts, the following standards apply:
 - a. There shall be only one accessory dwelling unit per lot.
 - b. An accessory dwelling may be located within a principal building or a detached building.
 - c. An accessory dwelling unit shall not exceed the total square footage of the principal building.
 - d. An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
 - e. The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.
 - f. Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
 - g. Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.
 - h. A clearly marked and accessible connection shall be provided from an existing driveway or sidewalk located on the lot to the entrance of the accessory dwelling unit. Such route shall be accessible to emergency personnel at all times.
 - i. The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.

2. In the RR, R-1A, R-1, and R-1.5 zoning districts, the following standards apply:
 - a. There shall be only one accessory dwelling unit per lot.
 - b. An accessory dwelling may be located within a principal building or a detached structure.
 - c. An accessory dwelling unit shall be limited to 60% of the total square footage of the principal building, but shall not exceed 1,000 square feet.
 - d. An accessory dwelling unit shall not exceed the height of the principal building.
 - e. An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
 - f. The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.
 - g. Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
 - h. Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.

- i. A paved connection of at least four (4) feet in width shall be provided from an existing sidewalk or driveway located in the front yard of the principal building to the entrance of the accessory dwelling unit.
- j. Accessory dwelling units, when located within a fenced-in area, shall maintain a gated access of at least four (4) feet in width for the paved connection.
- k. The entrance to the attached accessory dwelling unit shall be subordinate to that of the principal building and be located only in the side or rear yard of the property.
- l. The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;

Each of the proposed amendments are consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

2. whether the proposed text amendment corrects an error or inconsistency in the code;

The proposed sections of the ordinance do not correct an error or inconsistency.

3. the areas which are most likely to be directly affected by such change and in what way they will be affected;

The changes would affect properties throughout the City.

4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The amendments are proposed to clarify language in the code.

5. **whether the proposed text amendment is in the best interests of the City as a whole.**

The proposed amendments are intended to better clarify language in the code which would be in the best interests of the City as a whole.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	March 20, 2018	April 23, 2018	May 14, 2018

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17036, 27th amendment to the UDC, to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION 3/6/2018

The Planning and Zoning Commission, at its March 6, 2018 meeting, voted 8-0 to table the discussion of Case #17036, 27th amendment to the UDC until its March 20, 2018 meeting.

ATTACHED ACCESSORY DWELLING UNITS

Where can an attached accessory dwelling unit be built?

Attached accessory dwelling units are permitted anywhere on the property, so long as they do not encroach the required front, side or rear yards as defined by section 405.030 of the Unified Development Code, or exceed the maximum allowable lot coverage for the underlying zoning district.

Accessory dwelling units may not be constructed within any recorded easements on the property.

What is the maximum size of an attached accessory dwelling?

The maximum size of an attached accessory dwelling unit can be determined two ways;

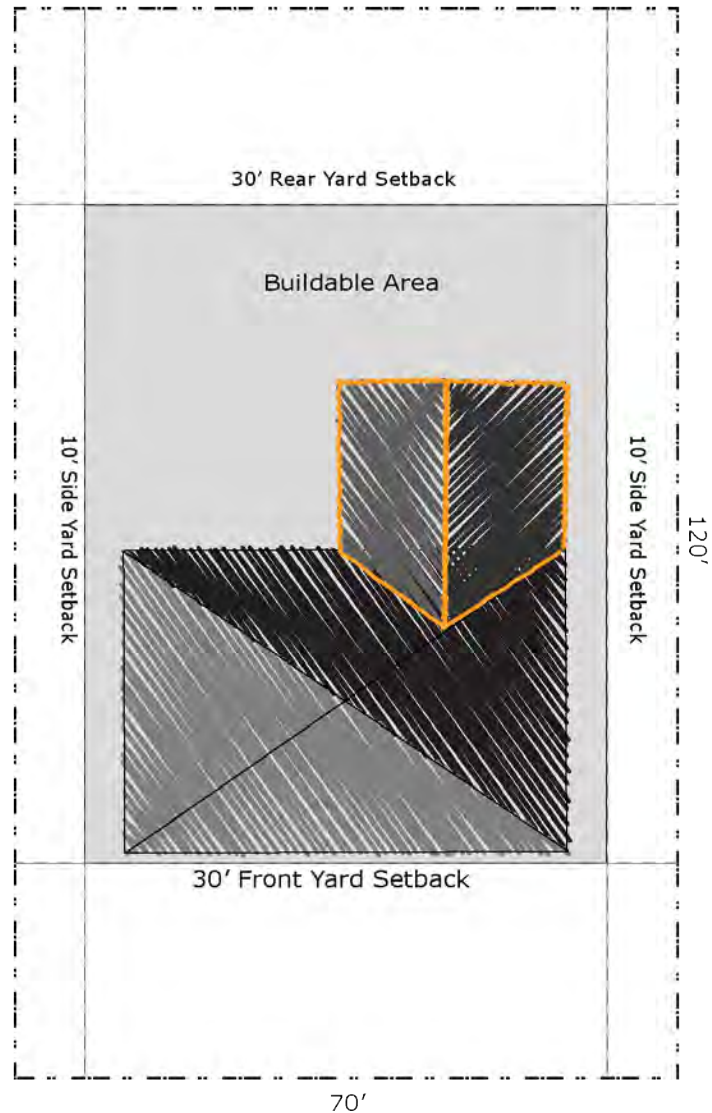
Maximum Allowable Lot Coverage:

Section 485.020(J) Building Coverage: Building coverage is measured as the percentage of lot area that is covered with principal and accessory buildings and above-grade structures. In the R-1 zoning district, maximum allowable lot coverage is generally 30%

Proposed Code Language

Section 420.050(E) Accessory Dwellings

The accessory dwelling unit shall be limited to 60% of the total square footage of the existing structure, or 1,000 square feet, whichever is less.



HOW IS THE CODE APPLIED?

Standard R-1 Lot: 8,400 Square feet
Average Home Size: 1,600 Square feet

Maximum Allowable Lot Coverage:

$$30\% (8,400 \text{ SF}) = \mathbf{2,520 \text{ SF}} = \text{maximum lot coverage}$$

$$2,520 \text{ SF} - 1,600 \text{ SF (existing home)} = \mathbf{920 \text{ SF}}$$

Proposed Code Language:

60% of the existing structure, or 1,000 SF, whichever is less

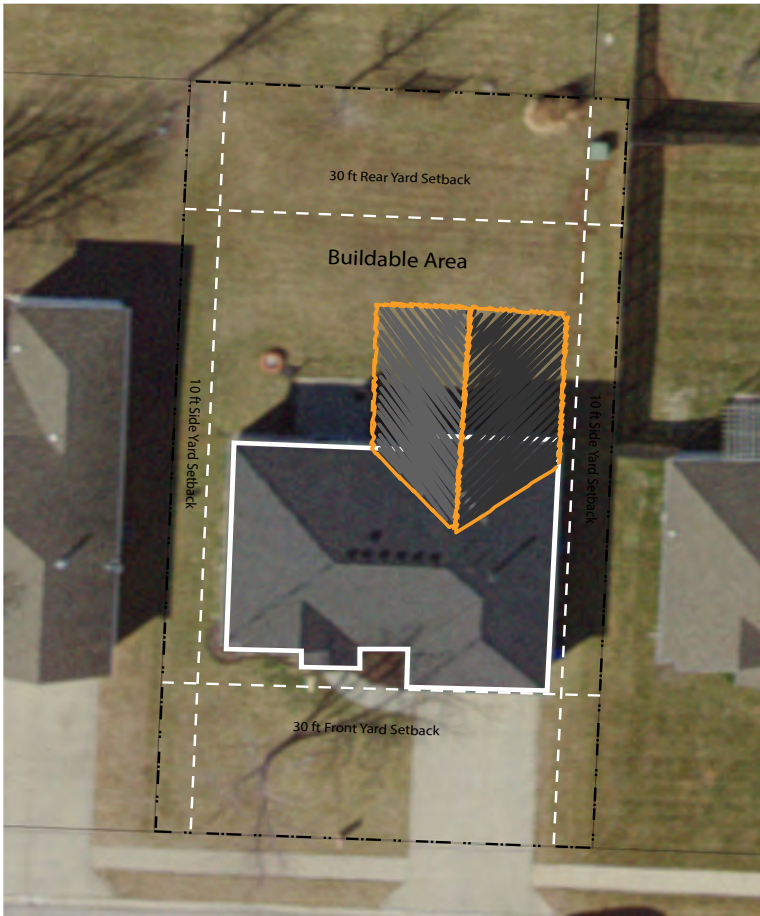
$$60\% (1,600 \text{ SF}) = \mathbf{960 \text{ SF}}$$

An attached accessory dwelling located on a standard 8,400 SF lot, with an existing 1,600 SF home is restricted to a size of no larger than 920 SF.

Although the proposed code language would allow a 960 SF. accessory dwelling, it would exceed the maximum allowable lot coverage for the R-1 zoning district

ATTACHED ACCESSORY DWELLING UNITS

HOW IS THE CODE APPLIED?



Typical R-1 Single Family Lot

Lot Size: 8,767 SF Existing Home Size: 1,840 SF

Maximum Allowable Lot Coverage:

30% (8,767 sqft.) = **2,630 sqft** = maximum lot coverage

2,630 sqft. - 1,840 sqft. (existing home) = **790 sqft.**

Proposed Code Language:

60% of the existing structure, or 1,000 sqft, whichever is less

60%(1,840 sqft.) = **1,104 sqft.**



Large R-1 Single Family Lot

Lot Size: 109,000 SF Existing Home Size: 2,940 SF

Maximum Allowable Lot Coverage:

30% (109,000 sqft.) = **32,700 sqft** = maximum lot coverage

32,700 sqft. - 2,940 sqft. (existing home) = **29,760 sqft.**

Proposed Code Language:

60% of the existing structure, or 1,000 sqft, whichever is less

60%(2,940 sqft.) = **1,764 sqft.**

An attached accessory dwelling unit located on this 8,767 sqft. lot would be limited to a size of **790 sqft.**

An attached accessory dwelling unit located on this 190,000 sqft. lot would be limited to a size of **1,000 sqft.**

DETACHED ACCESSORY DWELLING UNITS

Where can a detached accessory dwelling unit be built?

Detached accessory dwelling units are permitted in the rear yard of a property, provided that they maintain a minimum setback of 5 feet from all side and rear property lines, and all other existing structures on the property.

Accessory dwelling units may not be constructed within any recorded easements on the property.

What is the maximum size of a detached accessory dwelling?

The maximum size of a detached accessory dwelling unit can be determined three ways;

Maximum Allowable Lot Coverage:

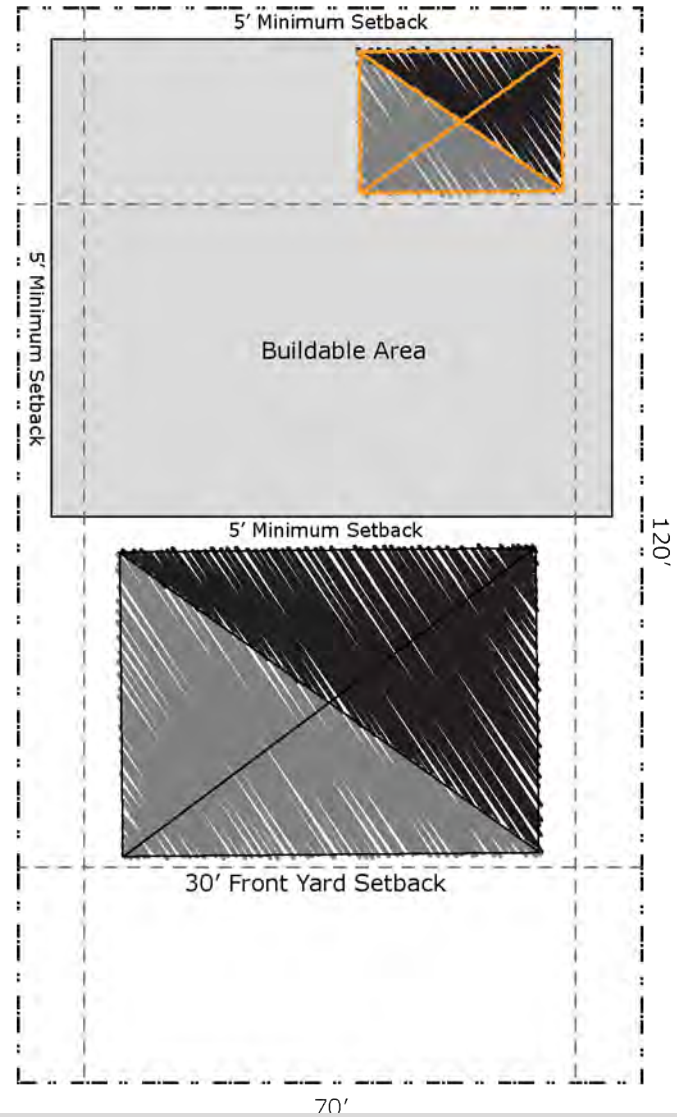
Section 485.020(J) Building Coverage: Building coverage is measured as the percentage of lot area that is covered with principal and accessory buildings and above-grade structures. In the R-1 zoning district, maximum allowable lot coverage is generally 30%

Maximum Allowable Lot Coverage for Accessory Structures:

Section 420.050(A) Accessory Uses and Structures
The total gross floor area of all accessory structures shall not exceed 8% of the lot coverage.

Proposed Code Language

Section 420.050(E) Accessory Dwellings
The accessory dwelling unit shall be limited to 60% of the total square footage of the existing structure, or 1,000 square feet, whichever is less.



HOW IS THE CODE APPLIED?

Standard R-1 Lot: 8,400 Square feet
Average Home Size: 1,600 Square feet

Maximum Allowable Lot Coverage:

$30\% (8,400 \text{ SF}) = 2,520 \text{ SF} = \text{maximum lot coverage}$
 $2,520 \text{ SF} - 1,600 \text{ SF (existing home)} = 920 \text{ SF}$

Maximum Allowable Lot Coverage for Accessory Structures:

$8\% (8,400 \text{ SF}) = 672 \text{ SF}$

Proposed Code Language:

60% of the existing structure, or 1,000 sqft, whichever is less

$60\% (1,600 \text{ SF}) = 960 \text{ SF}$

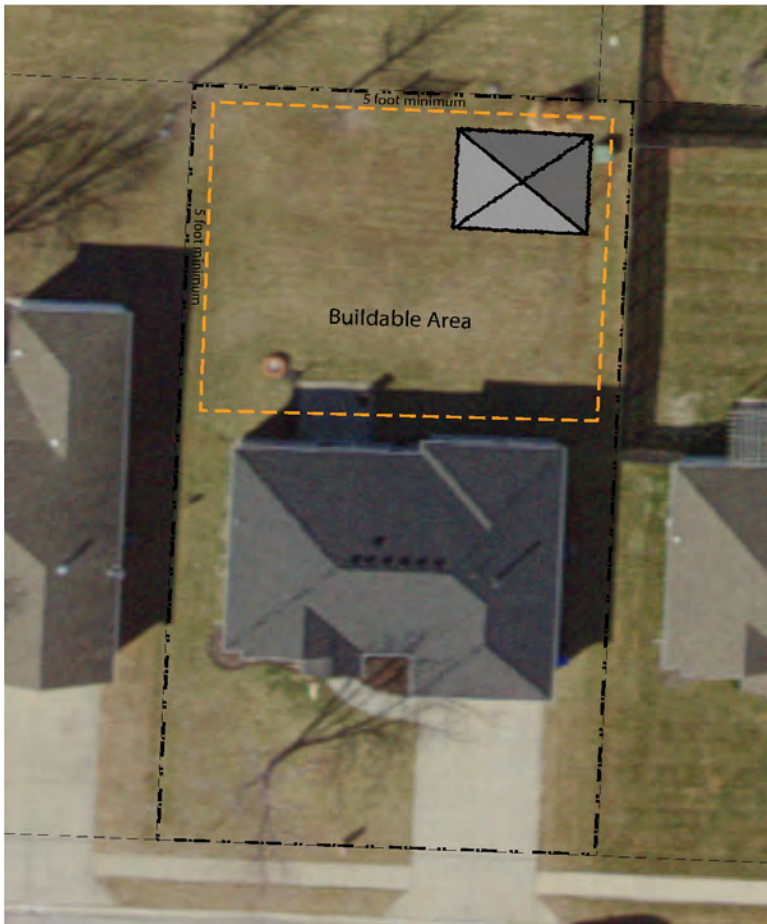
A detached accessory dwelling located on a standard 8,400 SF lot, with an existing 1,600 SF home is restricted to a size of no larger than 672 SF.

Although the maximum allowable lot coverage would allow for a 920 SF unit, it would exceed the maximum allowable lot coverage for an accessory structure. [section 420.050(A)]

The proposed code language would allow for a 960 SF unit, but that would exceed the maximum allowable lot coverage for the R-1 zoning district. [section 420.050(A)]

DETACHED ACCESSORY DWELLING UNITS

HOW IS THE CODE APPLIED?



Typical R-1 Single Family Lot

Lot Size: 8,767 SF Existing Home Size: 1,840 SF

Maximum Allowable Lot Coverage:

30% (8,767 SF) = **2,630 SF** = maximum lot coverage

2,630 SF - 1,840 SF (existing home) = **790 SF**

Maximum Allowable Lot Coverage for Accessory Buildings:

8% (8,767 SF) = **701 SF**

Proposed Code Language:

60% of the existing structure, or 1,000 SF, whichever is less

60%(1,840 SF) = **1,104 SF**

A detached accessory dwelling unit located on this 8,767 SF lot would be limited to a size of **701 SF**.



Large R-1 Single Family Lot

Lot Size: 109,000 SF Existing Home Size: 2,940 SF

Maximum Allowable Lot Coverage:

30% (109,000 SF) = **32,700 SF** = maximum lot coverage

32,700 SF - 2,940 SF (existing home) = **29,760 SF**

Maximum Allowable Lot Coverage for Accessory Buildings:

8%(109,000 SF) = **8,720 SF**

Proposed Code Language:

60% of the existing structure, or 1,000 sqft, whichever is less

60%(2,940 SF) = **1,764 SF**

A detached accessory dwelling unit located on this 109,000 SF lot would be limited to a size of **1,000 SF**.

BILL XXXX

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 405.020H, SECTION 420.050E AND SECTION 485.010 OF THE UNIFIED DEVELOPMENT CODE OF THE RAYMORE CITY CODE.”

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 27th amendment to the Unified Development Code on March 6, 2018, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and,

WHEREAS, the Planning and Zoning Commission heard public testimony at the public hearing 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 27th amendment to the Unified Development Code on May 14, 2018 after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and

WHEREAS, the City Council of the City of Raymore, Missouri 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 405.020H of the Unified Development Code is hereby amended as follows:

Use	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PR	Use Standard
RESIDENTIAL USES												
Household Living												
Accessory Dwelling	P	P	P	-	-	-	-	-	-	-	-	Section 420.050E
Accessory Dwelling, Attached	S	S	S	S	S	S	I	I	I	I	I	Section 420.050E
Accessory Dwelling, Detached	S	S	S	S	S	S	I	I	I	I	I	Section 420.050E

Section 2. Section 420.050E of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

420.050: Accessory Uses and Structures

E. Accessory Dwelling

~~All accessory dwellings must meet the following requirements:~~

- ~~1. There shall be only one accessory dwelling per lot~~
- ~~2. An accessory dwelling may be located within an existing residential structure or a detached structure.~~
- ~~3. In RR zoning only, The accessory dwelling shall not exceed the square footage of the primary dwelling on the lot.~~
- ~~4. An accessory dwelling structure shall not exceed the height or size of the primary structure on the lot.~~
- ~~5. An accessory dwelling shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City of Raymore.~~
- ~~6. The accessory dwelling structure shall comply with all development standards for the applicable zoning district in which it is located.~~
- ~~7. Either the primary or accessory dwelling shall be occupied by the property owner at any time the accessory dwelling is occupied.~~
- ~~8. If the accessory dwelling is located in an accessory structure, the dwelling shall be connected to the public water main separate from the primary structure.~~
- ~~9. If the accessory dwelling is located in an accessory structure, and said structure is located within three hundred (300) feet of a public sanitary sewer line, then the dwelling must be connected to the sewer line.~~

1. In the A and RE zoning districts, the following standards apply:
 - a. There shall be only one accessory dwelling unit per lot.
 - b. An accessory dwelling may be located within a principal building or a detached building.
 - c. An accessory dwelling unit shall not exceed the total square footage of the principal building.
 - d. An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
 - e. The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.

- f. Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
- g. Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.
- h. A clearly marked and accessible connection shall be provided from an existing driveway or sidewalk located on the lot to the entrance of the accessory dwelling unit. Such route shall be accessible to emergency personnel at all times.
- i. The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.

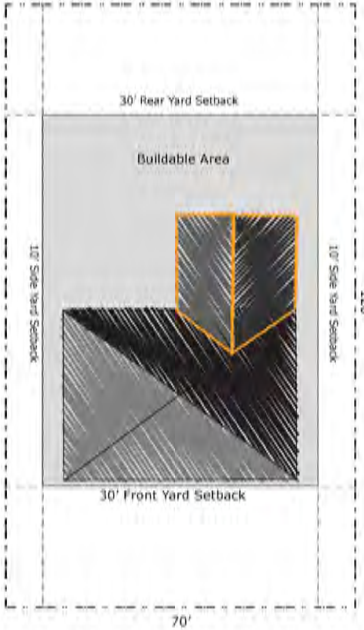
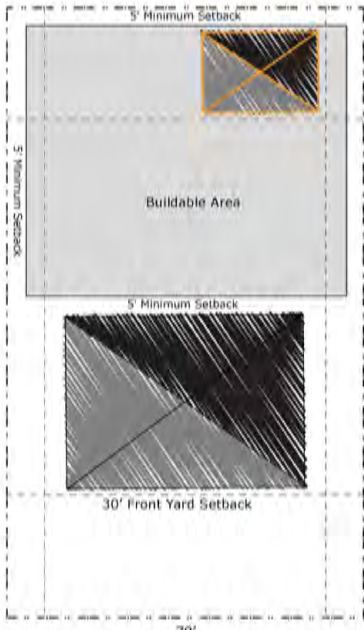
2. In the RR, R-1A, R-1, and R-1.5 zoning districts, the following standards apply:

- a. There shall be only one accessory dwelling unit per lot.
- b. An accessory dwelling may be located within a principal building or a detached structure.
- c. An accessory dwelling unit shall be limited to 60% of the total square footage of the principal building, but shall not exceed 1,000 square feet
- d. An accessory dwelling unit shall not exceed the height of the principal building.
- e. An accessory dwelling unit shall comply with all requirements of the International One and Two-Family Dwelling Code adopted by the City.
- f. The accessory dwelling unit shall comply with all development standards for the applicable zoning district in which it is located.
- g. Either the principal building or the accessory dwelling unit shall be occupied by the property owner at any time the accessory dwelling unit is occupied.
- h. Before a Certificate of Occupancy can be issued for the accessory dwelling unit, the property owner must sign a deed restriction for the benefit of the City stating that they will maintain occupancy of either the principal building or the

accessory dwelling unit. Such deed restriction shall be recorded with the Cass County Recorder of Deeds.

- i. A paved connection of at least four (4) feet in width shall be provided from an existing sidewalk or driveway located in the front yard of the principal building to the entrance of the accessory dwelling unit.
- j. Accessory dwelling units, when located within a fenced-in area, shall maintain a gated access of at least four (4) feet in width for the paved connection.
- k. The entrance to the attached accessory dwelling unit shall be subordinate to that of the principal building and be located only in the side or rear yard of the property.
- l. The property owner shall make adequate provisions for potable water supply and sanitary sewage disposal for the accessory dwelling unit. The accessory dwelling unit may be served by connecting to the existing services to the principal building, if adequate capacity and service is available in accordance with City Code, or by the installation of new service lines.

Section 3. Section 485.010 of the Unified Development Code is hereby amended with the addition of the following two definitions:

Term	Definition
<p>Dwelling, Accessory, Attached</p>	<p>A dwelling that is attached to, and/or located within the principal building on the lot, but physically separated from, and not connected to the interior of, the principal building.</p> 
<p>Dwelling, Accessory, Detached</p>	<p>A dwelling that is built separate from the principal building or above an existing accessory structure such as a detached garage.</p> 

Section 4. This Ordinance shall be known as the twenty-seventh amendment to the Unified Development Code.

Section 5. 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 6. 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 14TH DAY OF MAY, 2018.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 28TH DAY OF MAY, 2018 BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

MONTHLY REPORT FEBRUARY 2018

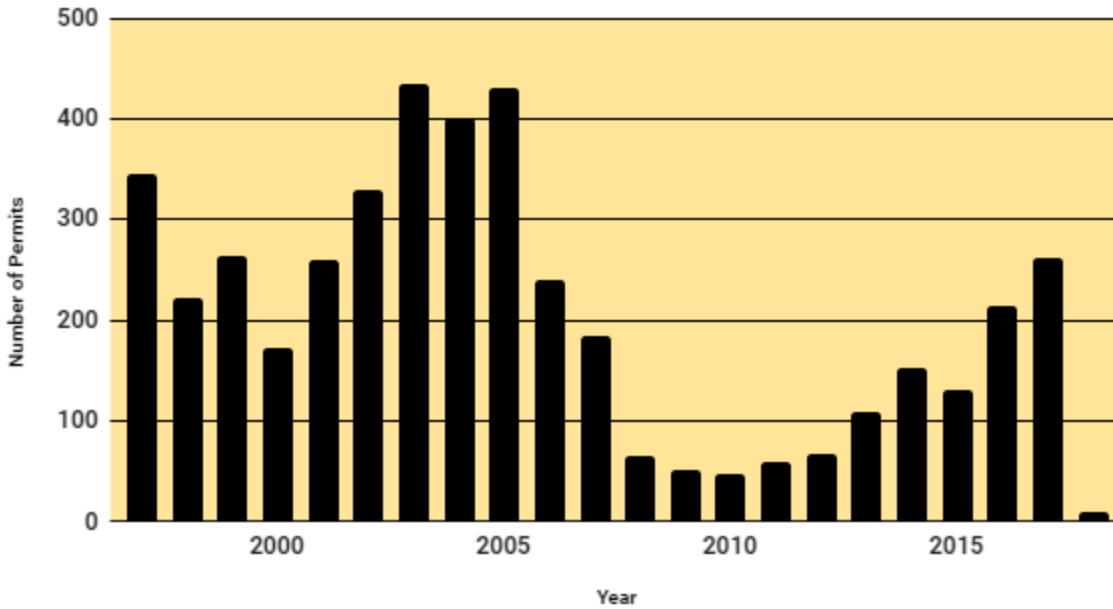
Building Permit Activity

Type of Permit	Feb 2018	2018 YTD	2017 YTD	2017 Total
Detached Single-Family Residential	6	10	38	202
Attached Single-Family Residential	0	0	0	60
Multi-Family Residential	0	0	0	20
Miscellaneous Residential (deck; roof)	29	53	47	480
Commercial - New, Additions, Alterations	3	5	2	34
Sign Permits	4	11	9	49
Inspections	Feb 2018	2018 YTD	2017 YTD	2017 Total
Total # of Inspections	538	1,087	1,032	7,141
Valuation	Jan 2018	2018 YTD	2017 YTD	2017 Total
Total Residential Permit Valuation	\$1,469,100	\$2,605,100	\$8,621,300	\$53,027,000
Total Commercial Permit Valuation	\$236,500	\$728,500	\$34,500	\$5,394,550

Additional Building Activity:

- Site work continues for the proposed Discover Vision Center building to be located at 1018 W. Foxwood Drive. Building construction is planned to start in Spring 2018.
- Construction work continues at the Recreation Activity Center in Recreation Park.
- Construction continued on 40 townhome units in the Timber Trails development, located south of Wal-Mart on the west side of Dean Avenue.
- Tenant finish work continues on the Phone Medic store to be located at 1939 W. Foxwood Drive in the Raymore Marketplace.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Feb 2018	2018 YTD	2017 YTD	2017 Total
Code Enforcement Cases Opened	28	56	82	471
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	0	2	152
- Inoperable Vehicles	4	9	23	76
- Junk/Trash/Debris in Yard	13	20	11	75
- Object placed in right-of-way	1	3	4	22
- Parking of vehicles in front yard	5	10	23	87
- Exterior home maintenance	4	9	19	44
- Other (trash at curb early; signs; etc)	1	5	0	15
Properties mowed by City Contractor	0	0	0	60
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	7
Signs in right-of-way removed	22	35	45	359
Violations abated by Code Officer	8	14	16	94

Development Activity

Current Projects

- Edgewater at Creekmoor 6th Final Plat
- Westbrook at Creekmoor 14th Final Plat
- 1023 Seminole Court, Easement Vacation

	As of Feb 28, 2018	As of Feb 28, 2017	As of Feb 29, 2016
Homes currently under construction	267	240	202
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	402	577	745
Total number of dwelling units in City	8,223	7,991	7,806

Actions of Boards, Commission, and City Council

City Council

February 5, 2018 Work Session

- Discussed the proposed amendment to the Unified Development Code to allow accessory dwelling units on all single-family residential lots subject to specific size limitations and design guidelines. Proposal was remanded back to the Planning and Zoning Commission to hold a new public hearing.

February 12, 2018

- Appointed Matthew Wiggins to fill the unexpired term of Leo Anderson to be a Ward 3 representative on the Planning and Zoning Commission.
- Approved a one-year extension to the expiration date of the preliminary plan for Alexander Creek subdivision.
- Approved a one-year extension to the expiration date of the preliminary plat for Raymore Galleria North subdivision.
- Approved on 1st reading the Edgewater at Creekmoor Sixth Final Plat.

February 26, 2018

- Approved on 2nd reading the Edgewater at Creekmoor Sixth Final Plat.

Planning and Zoning Commission

February 6, 2018

- Recommended approval of the Edgewater at Creekmoor Sixth Final Plat.

- Discussed a recent Supreme Court decision regarding temporary signs and its possible impact on the City sign regulations. The Commission determined no amendment is needed at this time.

February 20, 2018

- Meeting cancelled

Upcoming Meetings – March & April

March 6, 2018 Planning and Zoning Commission

- 27th Amendment to the Unified Development Code - Accessory Dwelling Units (public hearing)

March 12, 2018 City Council

- Request to extend the expiration date of the North Cass Plaza preliminary plat

March 20, 2018 Planning and Zoning Commission

- Tabled item: 27th Amendment to the Unified Development Code - Accessory Dwelling Units
- Commissioner Training

March 26, 2018 City Council

- 1st reading, Easement Vacation, 1023 Seminole Court

April 3, 2018 Planning and Zoning Commission

- Election Day - no meeting

April 9, 2018 City Council

- 2nd reading, Easement Vacation, 1023 Seminole Court

April 17, 2018 Planning and Zoning Commission

- Annual Review of the Growth Management Plan (public hearing)

April 23, 2018 City Council

- No development applications

Department Activities

- Director Jim Cadoret and Associate Planner David Gress attended the Cass County Non-Profits monthly meeting.

- Associate Planner David Gress and Assistant Public Works Director Greg Rokos met with Raymore-Peculiar Assistant Superintendent Bryan Pettengill to discuss cooperating on a grant application for funding sidewalk installation along N. Foxridge Drive in Creekmoor.
- GIS Coordinator Heather Eisenbarth attended the KC Metro GIS Committee meeting in Kansas City.
- Building Official Jon Woerner attended a training course on Aerated Treatment Units to maintain his certification as an Onsite Wastewater Treatment System Installer.

GIS Activities

- Supplied data and functionality updates for managing data as requested
- Produced reports, maps & datasets as internally/externally requested
- Webinar - migration to ArcGIS Datastore
- Researched switch from Autodesk Civil 3D to AEC Suite
- SQL Server administrative tasks & backup
- Development of ArcGIS Online resources
- Modification of web mapping services as requested
- Addressing coordination for new dwellings & facilities
- Replaced retired code in active server pages, css, etc
- Requested orthoimagery from USDA for flights acquired between 1950 & 1975