

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 19, 2018**, 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, MATTHEW WIGGINS, DON MEUSCHKE, CHARLES CRAIN AND MAYOR KRIS TURNBOW. ABSENT WERE ERIC BOWIE AND MELODIE ARMSTRONG. 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 June 5, 2018 meeting**

**Motion by Commissioner Urquilla, Seconded by Commissioner Crain to accept the meeting minutes as submitted.**

**Vote on Motion:**

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

**Motion passed 5-0-2.**

6. **Old Business - None**
7. **New Business -**

**A. Review of Completed Projects**

Associate Planner David Gress provided an overview of 6 commercial buildings recently completed for which the Planning and Zoning Commission previously approved a site plan. Mr. Gress requested the Commission to provide comments on aspects of the projects that work well; things that do not work well; as well as things that could increase the overall quality of the development. Items to consider would be site access, building design, landscaping, screening, parking, building location and building orientation.

*Remington Commercial Multi-Tenant Building (Keller-Williams building)*

Mr. Gress stated the property is located at 1006-1012 W. Foxwood Drive. Approved in 2015, this was the first building that the City allowed the front of the building to be closer to 58 Highway than

previously allowed. Circulation, access, signage and building elevations are consistent with the approved plan.

Chairman Faulkner commented on the change in the UDC that allowed the building to be closer to 58 Highway. He believes it is a great looking building. Building architecture of Country Club Bank is different than for this project but the two buildings work well together. He commented that the bank building is set back at the corner, avoiding any sight visibility concern.

Mr. Gress commented that even though buildings can be closer to 58 Highway, there is a sight visibility requirement for corner lots that does provide some protection.

#### Taco Bell

Mr. Gress stated the property is located at 930 W. Foxwood Drive and was approved in 2015. The drive-through lane on this project did receive comments at the time the site plan was reviewed. There was some concern on not having an escape lane once in the drive-through lane.

Chairman Faulkner stated he recalled the discussion and the concerns expressed on the drive-through lane.

Commissioner Urquilla commented that his only concern is that when the credit card machine is down, there is no sign indicating such and you get stuck in the drive-through lane without being able to exit.

Chairman Faulkner felt that an escape lane out of the drive-through lane could be recommended and be provided as a "should" provision in the UDC, but not a "shall" provision.

Commissioner Crain commented that he was initially concerned on the drive-through lane but has since watched the site while in the Price Chopper parking lot and does not see any issues or concerns on vehicular flow on the site.

Community Development Director Jim Cadoret asked if anyone had observed any issues with drive-through traffic backing up into the entrance drive aisle to Price Chopper.

Commissioner Urquilla stated vehicles sometimes queue into the parking area, but doesn't really present an issue or block traffic in the drive aisle.

Mr. Cadoret stated that staff is pleased with the landscaping on site and the preservation of a few trees during construction.

Chairman Faulkner stated he is not a fan of the 9x18 parking spaces that exist, but believes there is adequate parking in the area for everyone.

Commissioner Meuschke stated one of the Commission concerns was if there are vehicles in the drive-through lane and there is an emergency in the lane, how do emergency personnel get access.

Commissioner Urquilla stated access would be on foot. Johnston Drive is only ten feet away.

Commissioner Meuschke indicated lot size restrictions limited the ability to add a 2nd drive-through lane.

#### Raymore Market Center - Multi Tenant Facility

Mr. Gress stated the property is located at 1937-1945 W. Foxwood Drive and was approved in 2016.

Mr. Gress stated this project exceeded our design standards and is a very nice looking building. One topic initially discussed was access to the site. Left turns onto 58 Highway remains an issue from the site.

Commissioner Wiggins stated he likes the fact the building is not a flat, rectangular block and appreciates the texture and color of the materials utilized and the different elevation changes in the facade. It looks like 5 separate buildings placed together and hope other developers choose to utilize architecture like this.

Commissioner Fizer commented that the developer said they would try and save trees, yet the site was cleared. She did express a concern on how difficult the right-turn is to parking spaces once you enter the site off of 58 Highway. Overall she is happy with the site.

Commissioner Wiggins asked if the elevation change is what causes difficulty in the parking lot.

Assistant Public Works Director Greg Rokos commented that speed when entering the parking lot off 58 Highway is more of a factor than the elevation change.

Chairman Faulkner stated he does like the site, the building and the sculpture. He did indicate a continuing concern with turning movements at Kentucky Road. He also commented on rear access to the shops.

Commissioner Urquilla stated that there are entrances in the rear of the building for MOD Pizza and for Firehouse Subs.

Mr. Gress commented on the lack of an enclosure for the recycling container that was added after the site was opened. He asked for input from the Commission on whether code should be changed to require a recycling container to be enclosed.

Chairman Faulkner commented that the Ripple Glass container in the Price Chopper parking lot is a community asset that appears to be maintained. It is reasonable to think if it looks like a dumpster it should be screened.

Commissioner Meuschke stated that the Benton House facility does have its recycling container enclosed.

Mayor Turnbow commented that he didn't like the recycling container taking up parking spaces and that the container should be screened.

Commissioner Wiggins indicated he thought the recycling containers should be screened from view.

Chairman Faulkner liked the distinction that if the recycling container is for use of private businesses than it should be screened. If the container is a community asset it should be in view of the public.

Commissioner Fizer wondered if the City should require both a trash dumpster and a recycling container.

Commissioner Wiggins commented that employees often do not separate and just use the trash dumpster.

Commissioner Urquilla indicated that restaurants are heavy users of cardboard boxes and often need a recycling dumpster.

### *Qdoba Restaurant*

Mr. Gress stated the project is located at 1931 W. Foxwood Drive and was approved in 2016. Qdoba did incorporate an outside dining area and artwork attached to the facade.

Commissioner Fizer commented favorably on the outside dining area and overall design of the building, including the colors utilized.

Commissioner Wiggins asked if the building constructed was actually smaller than what was approved.

Mr. Gress thought the scale of the building on the illustrations did not include the patio area and other elements that maybe affect the appearance of building size.

Chairman Faulkner commented that he likes the wall art. He did observe that the drawing illustrations exclude the utility boxes that are now visible in the back of the building.

Mr. Cadoret commented that the utility boxes could have been screened or changed in color to be less intrusive to the design of the building.

### *Panda Express*

Mr. Gress stated the project is located at 1927 W. Foxwood Drive and was approved in 2016. He stated the size of the lot limited the ability to include an additional drive-through lane.

Commissioner Wiggins asked why Panda Express utilized concrete instead of asphalt like the rest of the center.

Mr. Cadoret stated the Panda Express was built separate and is under separate ownership than the rest of the center and perhaps the owner simply preferred concrete.

### *Centerview*

Mr. Gress stated the project is located at 227 Municipal Circle and was approved in 2016. The building was required to be placed adjacent to the right-of-way with parking to the rear.

Commissioner Fizer commented on the deck which she thought was really nice. She like the layout of the building on the lot.

Commissioner Urquilla commented that the space is beautiful. He commented on the use of native landscaping and thought it was not consistent with the rest of the site.

Mr. Cadoret commented that some of the landscaping near the parking lot will be replaced with sod in the near future. Native landscaping will remain on the west side of the building.

## **8. City Council Report**

Mr. Cadoret provided an overview of the June 11 meeting of the City Council.

## **9. Staff Report**

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. The July 3rd meeting of the Commission has been cancelled.

Mr. Cadoret advised the Commission that the 2019 APA Conference in San Francisco will be held from April 13 to April 16. Commissioner Fizer and Commissioner Urquilla expressed interest in attending as a Commission representative.

Mr. Rokos provided an overview of the status of current City infrastructure projects.

## 10. Public Comment

None.

## 11. Commission Member Comment

Commissioner Fizer commented about the recent Summer Scene held at T.B. Hanna Station.

Commissioner Wiggins commented that he liked the review of completed projects.

Commissioner Crain commented that he liked the project review and that it should be scheduled every year.

Commissioner Meuschke agreed that the annual review is beneficial.

Commissioner Urquilla commented that he too liked the review and the discussion on what impact the Commission is actually having.

Mayor Turnbow agreed with the Commission members on continuing the review of projects.

Chairman Faulkner thanked staff for its efforts.

## 12. Adjournment

**Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins to adjourn the June 19, 2018 Planning and Zoning Commission meeting.**

### Vote on Motion:

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

**Motion passed 7-0-0.**

The June 19, 2018 meeting adjourned at 8:19 p.m.

Respectfully submitted,

Jim Cadoret