



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 21, 2018 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from July 17, 2018 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #18015 - T.B. Hanna Station Site Plan
 - b. Discussion Item - Sidewalk requirements
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, JULY 17, 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, ERIC BOWIE, MELODIE ARMSTRONG AND MAYOR KRIS TURNBOW. ABSENT WAS CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKUS, AND CITY ATTORNEY JONATHAN ZERR.

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.

Mayor Turnbow requested the Chair call for a moment of silence in remembrance of former Planning Commissioner and City Councilmember Derek Moorhead.

4. **Personal Appearances** – None
5. **Consent Agenda**

a. Approval of minutes of June 19, 2018 meeting

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke to approve the meeting minutes as submitted.

Vote on Motion:

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

Motion passed 7-0-1.

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

A. Case #18012 - 28th Amendment to the Unified Development Code (*public hearing*)

Associate Planner David Gress provided an overview of the staff report of the 28th amendment. Staff is requesting 12 revisions to the Unified Development Code. A public hearing was advertised for the meeting. He entered into the record the Growth Management Plan; the Unified Development Code; the notice of publication; and the staff report. Mr. Gress provided an overview of each of the 12 proposed changes:

Section 1: Proposal would allow the elimination of curb and gutter along parking spaces if wheel stops are provided and if the drainage run-off is

directed into a stormwater treatment area or other water quality feature.

- Section 2: Proposal reduces the number of right-turn movements that trigger the requirement for a right-turn lane as part of a new project. The new requirement matches the current MoDOT requirement..
- Section 3: Proposal clarifies that driveway spacing shall be in accordance with the minimum standards established by the American Public Works Association.
- Section 4. Proposal requires additional planting space for street trees provided as an amenity in new subdivisions. The additional space necessary may require a wider street right-of-way be provided.
- Section 5. Proposal incorporates requirement to screen recycling receptacles.
- Section 6. Proposal eliminates inclusion of detailed Certificate of Insurance amounts in the UDC and replaces with reference that a Certificate of Insurance shall be provided in the amount established by the City.
- Section 7. Proposal eliminates the 100-foot minimum diameter requirement for a cul-de-sac and incorporates a reference to the design manual, which includes minimum requirements for the new tear-drop design of cul-de-sacs.
- Section 8. Proposal eliminates code language that is more appropriately included in the City design manual for public improvements.
- Section 9. Proposal modifies the requirement of where sidewalk is placed in the street right-of-way for new developments.
- Section 10. Proposal increases the minimum width of new sidewalk installation from four feet to five feet.
- Section 11. Proposal clarifies the review process established for right-of-way and easement vacation requests.
- Section 12. Proposal clarifies the definition of a manufactured home.

Mr. Gress concluded his report by indicating that staff recommends approval of the 12 proposed code changes.

Chairman Faulkner opened the public hearing at 7:11 p.m.

There were no public comments.

Chairman Faulkner closed the public hearing at 7:11 p.m.

Commissioner Meuschke pointed out a minor correction needed to Section 5 of the proposed amendment. The Commission and staff concurred with the correction.

Chairman Faulkner asked Mr. Rokos about Section 3 and the required driveway spacing proposal.

Assistant Public Works Director Greg Rokos indicated that the spacing identified in the UDC is dependent on the street intersection configuration.

Chairman Faulkner asked if the new requirement gave the City more leeway or is the code change a wash.

Mr. Rokos indicated the proposed APWA requirement is generally the same as current code. It is a reasonable requirement.

Chairman Faulkner asked about Section 5 and the impact on the community recycle container for glass. He wanted to make a distinction if a restaurant or business has a separate recycle container it should be screened but if it is a recycle container for public use any screening may be detrimental to the purpose of the container.

Commissioner Wiggins asked if the proposed wording of non-residential use addresses the issue.

City Attorney Jonathan Zerr thought it was covered, but offered that adding the words "or recycling receptacles for public use" in subsection C would address the concern. The Commission concurred with this suggestion.

Chairman Faulkner expressed his concern about Section 10 and the proposal to increase the minimum width of sidewalk. He thought it would be strange to have four foot sidewalk in some neighborhoods and five foot in others. He indicated he did support five foot sidewalk width on collectors and arterials.

Community Development Director Jim Cadoret clarified for the Commission that the current UDC requirement is for five foot sidewalk on collector and arterial roads, so the 28th amendment does not change that requirement.

Mr. Gress provided an overview of what other communities are requiring for sidewalk width. There are several that have moved to the five foot minimum width.

Commissioner Urquilla commented that a four foot sidewalk does make it difficult if someone is using a stroller and there is another individual on the sidewalk.

Mr. Gress commented that he did research on what the additional cost would be to add 1-foot of sidewalk. The majority of cost to install sidewalk is labor, which is the same for a four or five foot wide sidewalk. The material cost increase would be between 6 and 8%.

Commissioner Bowie commented that he understood the walkability of a wider sidewalk. He asked if staff could identify any areas where a five foot sidewalk exists.

Mr. Gress commented that wider sidewalks are often included in a PUD development and with trail installation, but was not aware of any five foot sidewalks in existing residential areas.

Commissioner Wiggins asked where the new sidewalk width requirement would apply.

Mr. Gress indicated that any new phase of a subdivision, including within Creekmoor, would require the increased sidewalk width.

Commissioner Armstrong commented on her concern of additional storm water runoff from a wider sidewalk.

Mr. Rokos indicated that the makeup of soils in the area is generally fatty clay, which is mostly impervious already. Adding the one-foot of sidewalk width will have little if any additional impact due to the composition of the existing soils.

Chairman Faulkner asked if the Commission could remove Section 9 and 10 from the proposed amendment at this time for further review and discussion.

Mr. Gress commented that removing Sections 9 and 10 could be done as part of the motion.

Mayor Turnbow indicated he agreed with deferring the sidewalk discussion to a future date.

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to recommend approval of Case #18012, 28th Amendment to the Unified Development Code, to include Sections 1-8 and 11-15, to add the wording “or recycling receptacles for public use” in Section 430.110C, and to include the word “and” at the end of 430.110A2, and request staff to provide additional research on Sections 9 and 10.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

Mr. Zerr provided an overview of the June 25, 2018 meeting of the City Council.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. The August 7th meeting of the Commission has been cancelled.

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

10. Public Comment

None.

11. Commission Member Comment

Commissioner Wiggins commented on his work with Derek Moorhead on the Charter Review Commission.

Mayor Turnbow commented on all of the work Mr. Moorhead did for the community.

Chairman Faulkner commented on the work of Mr. Moorhead as a Commissioner.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Meuscke to adjourn the July 17, 2018 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The July 17, 2018 meeting adjourned at 8:11 p.m.

Respectfully submitted,

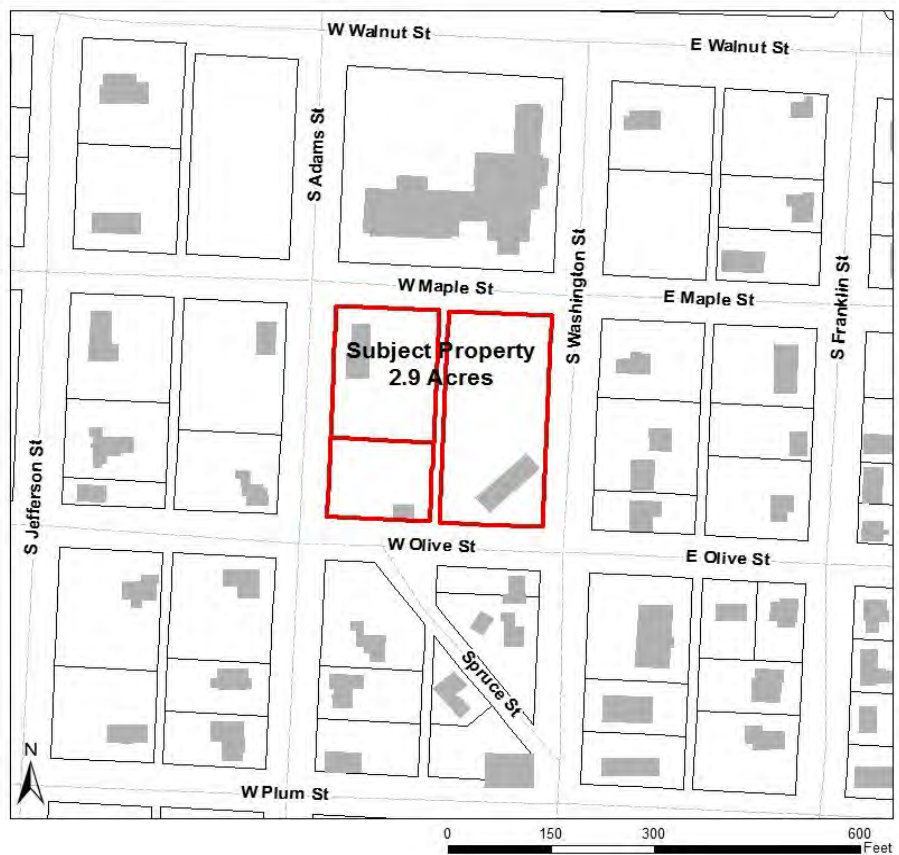
Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: August 21, 2018
Re: **Case #18015 - TB Hanna Station Park Site Plan**

GENERAL INFORMATION

Applicant/Property Owner: City of Raymore, Missouri
100 Municipal Circle, Raymore, MO 64083
Requested Action: Site plan approval for TB Hanna Station Park
Property Location: **214 S. Washington Street**



Aerial Photograph:



Property Photographs:



View looking south from W. Maple Street.



View looking north from W. Olive Street at the former Raymore Post Office building/future station house.



View looking east from S. Adams Street showing the TB Hanna Station Shelter and the former Post Office building/future station house.



View looking west showing the angled parking along S. Washington Street

Existing Zoning: “PR” Parks, Recreation and Public Use District

Existing Surrounding Uses: **North:** Church - First Baptist of Raymore
 South: Single Family Residential
 East: Commercial and Residential
 West: Single Family Residential

Total Tract Size: 2.9 Acres/111,450SF

Subdivision Plat: Original Town of Raymore, Block 8

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Public Use

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies W. Maple Street, S. Washington Street, W. Olive Street, and S. Adams Street as local roads.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for TB Hanna Station Park

SITE PLAN REQUIREMENTS AND STANDARDS

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 site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:
 - a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
 - b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
 - c. the proposed use is allowed in the district in which it is located;

- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.

- c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
 - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The eastern half of the property was rezoned from “C-2” General Commercial and “R-1” Single Family Residential to “C-1” Neighborhood Commercial on June 27, 2005.
2. The City of Raymore purchased the Northwest corner lot of the property on February 22, 2016
3. The City of Raymore purchased the southwest corner lot of the property on September 12, 2016.
4. The entire city block was rezoned from “C-1” Neighborhood Commercial district and “R-1” Single Family district to “PR” Parks, Recreation and Public Use District on April 10, 2017.

ENGINEERING DIVISION COMMENTS

The Engineering Division has reviewed the Site Plan application and recommends approval of the application.

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

Dimensional Requirements

1. Minimum lot size: none
2. Minimum lot width: 70 feet
3. All buildings and structures must be at least 30 feet from any property line.

4. Buildings shall not exceed 35 feet in height. The Planning and Zoning Commission may allow a maximum building height of 45 feet when necessary to accommodate special recreation needs and when the following criteria are met:
 - a. That substantial architectural relief is provided to relieve the feeling of mass; and
 - b. That the additional height allowance provides a recreational amenity that is unique and desired in the City of Raymore, and is supported in the Growth Management Plan.

The purpose of the “PR” Parks, Recreation and Public Use District is to accommodate land uses that offer a variety of recreation opportunities, and other public uses. Permitted uses include the following:

- a. Public active and/or passive recreation areas and parks;
- b. Activities for conservation of natural resources and the environment, such as for soil, water, vegetation and wildlife;
- c. Indoor or outdoor health, recreation and exercise facilities;
- d. Community centers and similar facilities; and
- e. Minor utility uses as defined by this code.

2. **Special Use Conditions:** There are no use-specific standards or conditions.
3. **Parking:** Parking requirements for the “PR” Parks, Recreation and Public Use District are to be determined by the Community Development Director. On street parking has been provided along S. Washington Street and W. Maple Street, in addition to the parking at the Depot shelter. Future parking is planned along S. Adams Street.

Adequate parking has been provided.

4. **Landscaping:** Adequate landscaping has been provided.
5. **Building Design:** The proposed restroom and concession facility, and station house are in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.

- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

- 6. **Pedestrian Access:** Pedestrian access is provided to the site via sidewalks along S. Washington Street and W. Olive Street.
- 7. **Signage:** A signage plan was not submitted as part of the Site Plan application. Signage is planned to be added to the park at a later date. All signage proposed for the site must comply with Section 435 of the Unified Development Code.
- 8. **Fire District Review:** The site plan was shared with South Metro Fire District. Fire District staff had no concerns.
- 9. **Stormwater Management:** Stormwater will be collected and treated on site and discharged into the storm sewer system.
- 10. **Site Lighting:** Adequate street lighting currently exists near the park. No lighting is proposed to be added to the park, with the exception of ambient lighting on the proposed buildings.

11. **Trash Enclosure:** There will be no trash enclosure on-site. Trash receptacles will be placed throughout the park.
12. **Screening of Mechanical Equipment:** All mechanical equipment for the proposed buildings will be housed inside the buildings.
13. **Site Access:** Access to the site is provided from all four sides of the park, along Maple Street, Washington Street, Olive Street, and Adams Street.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. **the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. **the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. **the proposed use is allowed in the district in which it is located;**

A public park is an allowed use in the "PR" Parks, Recreation and Public Use District

- d. **vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. On street parking currently exists along Washington Street and Maple Street, in addition to parking near the depot shelter

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks and walking trail connections are provided to allow pedestrians to access the site.

- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the buildings throughout the site does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are a number of existing trees that will be preserved. No other natural features exist.

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are no alterations to the existing topography of the site that will be made for this project. There are no natural watercourses on the site. There are existing trees on site that will be preserved.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use meets the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. There is no screening required as part of this project.

- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
August 21, 2018

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #18015 TB Hanna Station Park Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit:

3. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
5. One of the accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
6. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.

7. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

8. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
9. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
10. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.



W. MAPLE

SPRAY GROUND

FARMER'S MARKET

RESTROOM / CONCESSIONS

PLAYGROUND

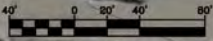
THE DEPOT
(Winter Ice Rink)

STATION HOUSE

W. OLIVE

S. ADAMS

S. WASHINGTON



T.B HANNA STATION PARK

PROJECT REF#: 10435-8/10/2018-2

RAYMORE, MISSOURI

RESTROOM/ STORAGE BUILDING

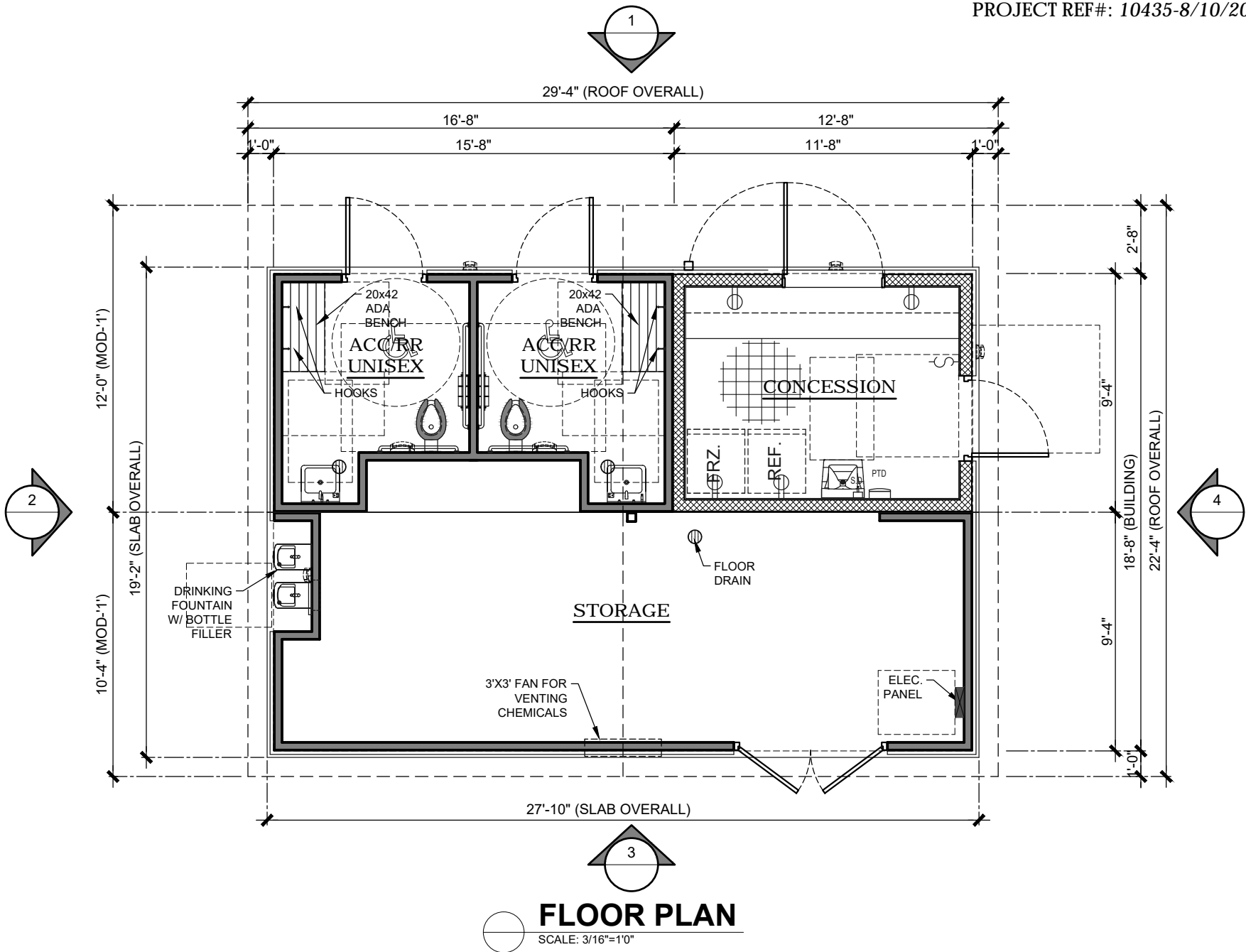


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www.PublicRestroomCompany.com

2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448



FLOOR PLAN
SCALE: 3/16"=1'0"

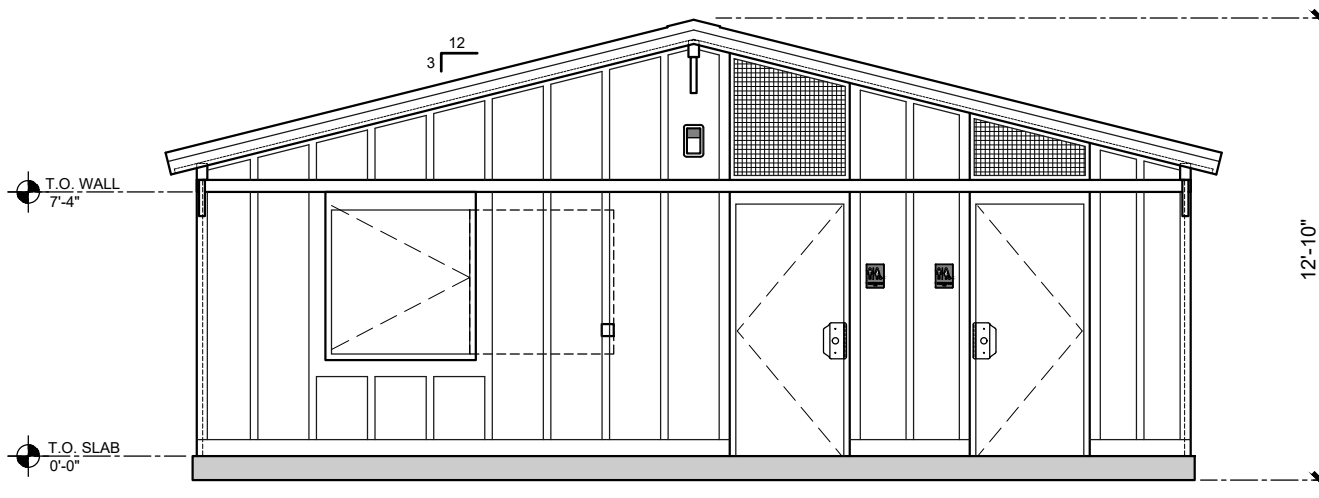


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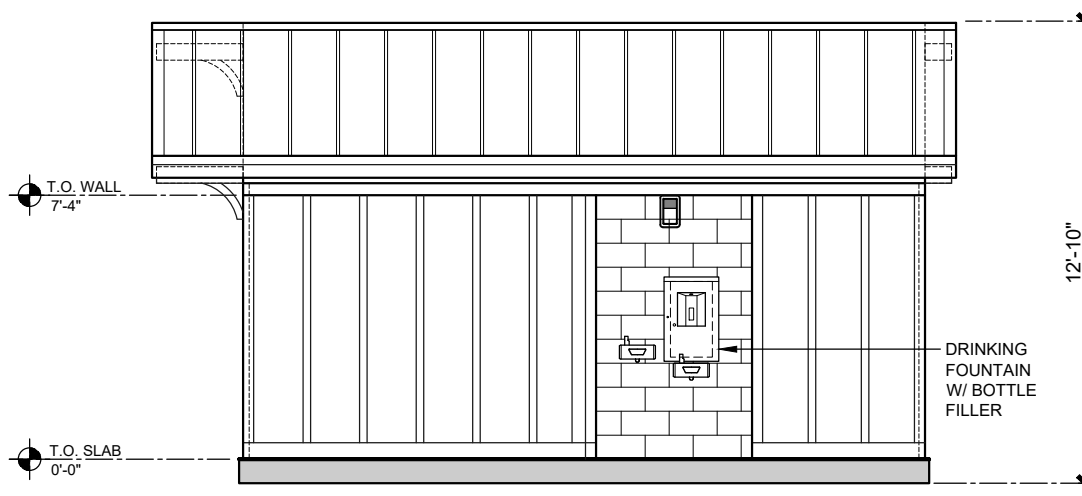
BUILDING TYPE: RESTROOM/ STORAGE BUILDING

PROJECT: T.B. HANNA STATION PARK
RAYMORE, MO

REVISION # 2	REVISION DATE: 8/10/2018	SHEET# A-1
	DRAWN BY: EOR	
PROJECT #: 10435	START DATE: 4/3/2018	MAX. PERSON / HOUR: 90 S
	DRAWN BY: EOR	



ELEVATION 1
SCALE: 3/16"=1'-0"



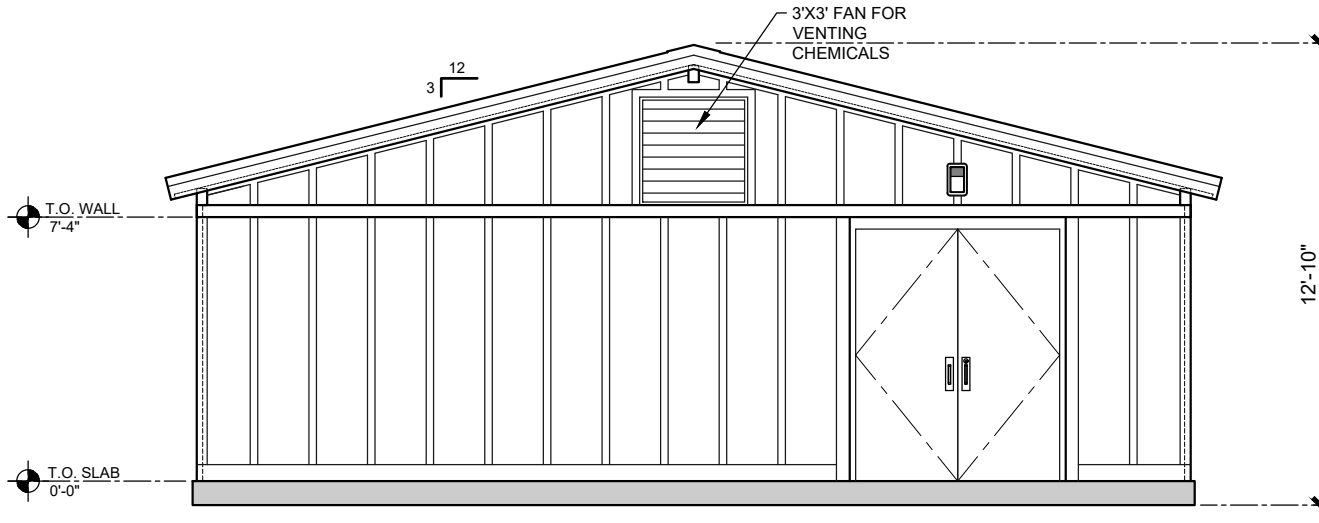
ELEVATION 2
SCALE: 3/16"=1'-0"



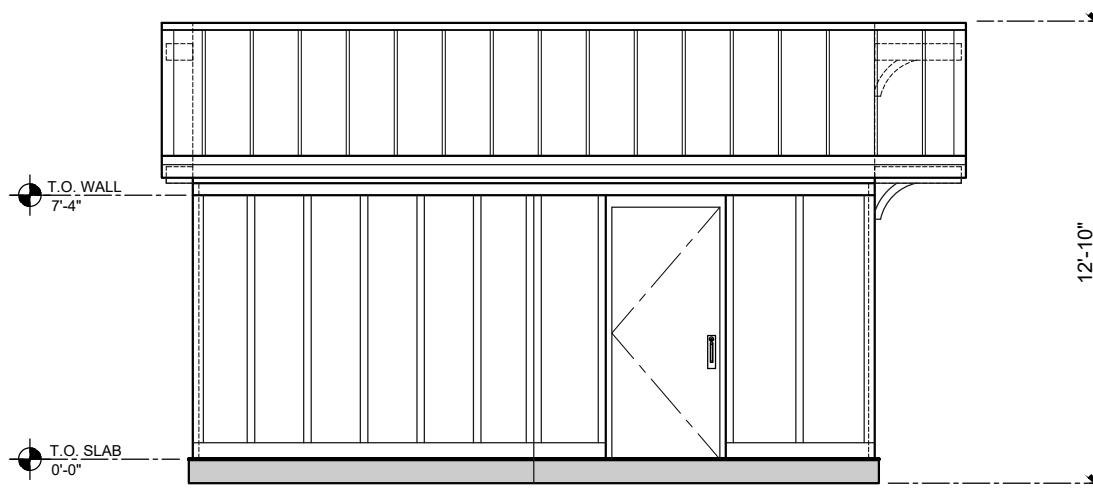
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BUILDING TYPE:	RESTROOM/ STORAGE BUILDING
PROJECT:	T.B. HANNA STATION PARK RAYMORE, MO

REVISION #	2	REVISION DATE:	8/10/2018	SHEET#	A-2
PROJECT #:	10435	DRAWN BY:	EOR	MAX. PERSON / HOUR:	90 S
		START DATE:	4/3/2018		
		DRAWN BY:	EOR		



ELEVATION 3
SCALE: 3/16"=1'-0"



ELEVATION 4
SCALE: 3/16"=1'-0"



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BUILDING TYPE:	RESTROOM/ STORAGE BUILDING
PROJECT:	T.B. HANNA STATION PARK RAYMORE, MO

REVISION #	2	REVISION DATE:	8/10/2018	SHEET#	A-3
PROJECT #:	10435	DRAWN BY:	EOR	MAX. PERSON / HOUR:	90 S
		START DATE:	4/3/2018		
		DRAWN BY:	EOR		



T.B. Hanna Station Park

RAILROAD
CROSSING



STOP
ON RED
SIGNAL

COFFEYVILLE

ST. LOUIS

ST. JOE

HUTCHENSON



TB HANA STATION



BILL xxxx

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 445.030 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 29th amendment to the Unified Development Code on xxxxx, 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 29th amendment to the Unified Development Code on xxxxxxxxxxxxxx, 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 445.030K1 is amended as follows:

Section 445.030 Subdivision Design and Layout

K. Sidewalks

1. Requirements

a. Residential Developments

- (1) Sidewalks shall be installed on both sides of all public streets except upon lots greater than 3 acres in size, or in the case of a residential subdivision, when the average lot size is greater than 3 acres.
- (2) Sidewalks shall be installed in the right-of-way, 1 foot from on the property line adjacent to the street, along the street frontage of all lots.
- (3) Sidewalks along private streets shall be determined as part of preliminary plat review.

- (4) Corner lots that do not contain an ADA curb ramp shall have the ramp installed at the time sidewalk is installed upon the lot.
- b. Commercial, Industrial and all other developments
 - (1) Sidewalks shall be installed on both sides of all public streets.
 - (2) Sidewalks shall be installed in the right-of-way, ~~1 foot from~~ on the property line adjacent to the street, along the street frontage of all lots.
 - (3) Sidewalks shall be provided along one side of access drives and shall connect to sidewalks along all public streets adjacent to the development.
 - (4) Corner lots that do not contain an ADA curb ramp shall have the ramp installed at the time sidewalk is installed upon the lot..

Section 2. Section 445.030K3 is amended as follows:

Section 445.030 Subdivision Design and Layout

K. Sidewalks

3. Sidewalk width

- a. ~~Sidewalks along any street classified in the Transportation Master Plan as a collector or arterial shall be at least 5 feet in width.~~ Sidewalks shall be a minimum width of five (5) feet.
- b. ~~Sidewalks along any other public street shall be at least 4 feet in width.~~ Sidewalks constructed in a residential subdivision with a final plat recorded prior to January 1, 2019 may be four (4) feet in width.
- c. Sidewalks along any access drive shall be at least 4 ~~four~~ five (5) feet in width.

Section 3. This Ordinance shall be known as the twenty-ninth amendment to the Unified Development Code.

Section 4. 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 5. 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 xxTH DAY OF xxxxxxxxxxxxxxxx, 2018.

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

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

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Sidewalk Width Requirements

City	Minimum Width	Required Green Space / Planting Area?	Source (If Applicable)																												
Belton	4' Residential / 5' Arterial	6' Between Curb and Sidewalk	<p>Belton Subdivision Regulations: Walks - Sidewalks shall be installed on both sides of all residential streets upon which houses face. Sidewalks shall be required on both sides of the street in any commercial or industrial district and on all collector and arterial streets. All sidewalks shall not be less than four (4) feet in width along residential streets and not less than five (5) feet in width along arterial streets and shall comply with the specifications of the Board of Aldermen. Sidewalks shall be located in the platted street right-of-way, six (6) feet from back-of-curb to near the face of the sidewalk. Walks shall also be installed in any pedestrian easements as may be required by the Board of Aldermen. Sidewalks shall be maintained by the abutting property owner.</p>																												
Blue Springs	5'	None Specified	<p>UDC / Subdivision Regulations</p> <p>Internal Sidewalk Widths: Generally, 5' minimum Primary routes (between parking and buildings) in multi-family projects: 6' minimum Any building facade abutting a parking area OR any sidewalk abutting parking with vehicle overhangs: 8' minimum Along any non-residential building façade with a primary entrance: 12' minimum</p>																												
Gardner	Varies with Street Type	Varies with Street Type	<p>http://www.codepublishing.com/KS/Gardner/#!/Gardner17/Gardner1704.html</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Local Standard -</td> <td style="width: 50%; border: none;">5' one side with 5' planting</td> </tr> <tr> <td style="border: none;">Local Green -</td> <td style="border: none;">10' Trail one side (Optional) with 15' planting</td> </tr> <tr> <td style="border: none;">Local Neighborhood -</td> <td style="border: none;">5' with 6' planting.</td> </tr> <tr> <td style="border: none;">Local Activity -</td> <td style="border: none;">8' with 4'-6' tree wells</td> </tr> <tr> <td style="border: none;">Collector Standard -</td> <td style="border: none;">5' with 5' planting</td> </tr> <tr> <td style="border: none;">Collector Green -</td> <td style="border: none;">10' with 15' planting</td> </tr> <tr> <td style="border: none;">Collector Neighborhood -</td> <td style="border: none;">6' with 8' planting</td> </tr> <tr> <td style="border: none;">Collector Activity -</td> <td style="border: none;">10' with 4'-6' tree well</td> </tr> <tr> <td style="border: none;">Collector Parkway -</td> <td style="border: none;">6' with 20' planting</td> </tr> <tr> <td style="border: none;">Arterial Standard -</td> <td style="border: none;">5' with 5' planting + 12' Center Median</td> </tr> <tr> <td style="border: none;">Arterial Green -</td> <td style="border: none;">10' with 20' planting</td> </tr> <tr> <td style="border: none;">Arterial Neighborhood -</td> <td style="border: none;">6' with 8' planting</td> </tr> <tr> <td style="border: none;">Arterial Activity -</td> <td style="border: none;">12' with 4' tree well</td> </tr> <tr> <td style="border: none;">Arterial Parkway -</td> <td style="border: none;">8' with 30' planting</td> </tr> </table>	Local Standard -	5' one side with 5' planting	Local Green -	10' Trail one side (Optional) with 15' planting	Local Neighborhood -	5' with 6' planting.	Local Activity -	8' with 4'-6' tree wells	Collector Standard -	5' with 5' planting	Collector Green -	10' with 15' planting	Collector Neighborhood -	6' with 8' planting	Collector Activity -	10' with 4'-6' tree well	Collector Parkway -	6' with 20' planting	Arterial Standard -	5' with 5' planting + 12' Center Median	Arterial Green -	10' with 20' planting	Arterial Neighborhood -	6' with 8' planting	Arterial Activity -	12' with 4' tree well	Arterial Parkway -	8' with 30' planting
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Arterial Activity -	12' with 4' tree well																														
Arterial Parkway -	8' with 30' planting																														
Gladstone	4'	Generally 5' but varies	<p>Email from Tammy Vassar at City Hall:</p> <p>Hello Christian,</p> <p>Thank you for your email inquiry regarding sidewalks. Sidewalks should be 4' in width and I have attached a plan with more details. Please contact us if you have further questions.</p> <p>Tammy Vassar Permit Technician Community Development (816) 423-4111 www.gladstone.mo.us</p>																												
Grandview	4'	None Specified	<p>Subdivison Guidelines</p> <p>Section 27-64. Sidewalks Sidewalks shall be installed by the subdivider on at least one side of all residential local streets, except cul-de-sacs, and on both sides of all other streets. Sidewalks abutting arterial streets shall not be less than five (5) feet in width. All other sidewalks shall be not less than four (4) feet in width. Sidewalks shall be located in the platted street right-of-way, usually one foot from the property line. Walks shall also be installed in any pedestrian easements as may be required by the Planning Commission. All sidewalks shall be handicapped accessible, and shall be constructed in accordance with the public improvements manual and all other applicable laws.</p>																												



Sidewalk Width Requirements

City	Minimum Width	Required Green Space / Planting Area?	Source (If Applicable)
Harrisonville	4'	24" Grass strip	<p>City Code [Ord. No. 2766 §1(120.520), 4-1-2002]</p> <p>A. A sidewalk shall be constructed on both sides of all streets as designated during the platting process for all residential developments. Sidewalk requirements for all non-residential developments shall be determined during the development process. However, in the interest of a better arrangement of pedestrian circulation and to accommodate special design features of the development, this requirement may be waived if the development is part of a plan approved by the City. Also, sidewalks may be required exceeding the above standards if they are necessary to complete pedestrian ways across a lower density development. Sidewalks in residential developments shall be constructed prior to the issuance of a certificate of occupancy. The design and installation of sidewalks shall meet all State and Federal requirements. Sidewalks shall be constructed either in the street right-of-way or within an appropriate easement. The sidewalks shall be shown on the final plat and approved by the City.</p> <p>B. Sidewalks shall be concrete, shall conform to the applicable standards contained in these Subdivision Regulations and shall be a minimum of forty-eight (48) inches wide and a minimum of four (4) inches thick with handicapped access at all intersections. Sidewalks shall normally be separated from the edge of the street by a grassy strip twenty-four (24) inches wide. Sidewalks shall be built in compliance with the ADA requirements in place at the time of construction. All non-paved right-of-way shall be either sodded or seeded.</p>
Lee's Summit	5'	5' Minimum	<p>Subdivision Development Regulations / City Code</p> <p>Section 7.160. Sidewalk location standards Sidewalks shall be a minimum width of five (5) feet. A landscaping strip with a minimum width of five (5) feet shall be located between the sidewalk and the curb. The sidewalk shall be placed one (1) foot from the property line. Exceptions to this standard may be approved by the City Engineer if topographic or other constraints are encountered during construction. Meandering sidewalks may be used provided that where a sidewalk encroaches onto private property, outside the public right-of-way, an access and maintenance easement shall be provided to the City.</p>
Liberty	5'	Varies with Street Type	<p>Street Design Standards - 5' width sidewalk for arterial, collector, and local.</p>
Peculiar	5'	None Specified	<p>City Code: Section 405.440 Sidewalks. [Ord. No. 111808 §1(405-407), 11-18-2008]</p> <p>A. Concrete sidewalks shall be constructed in pedestrian easements and on both sides of all streets within the subdivision and on the side of streets abutting the subdivision, except as otherwise provided in this Code.</p> <p>B. Sidewalks shall be at least four (4) inches thick. Sidewalks shall be installed within the right-of-way at a location approved by the City Engineer. Undulating sidewalks may be allowed by the City Engineer.</p> <p>C. Sidewalks located along all streets except arterial streets shall be a minimum of five (5) feet wide. Sidewalks located along arterial streets shall be a minimum of six (6) feet wide. All sidewalks shall be designed to conform to the requirements of the Americans with Disabilities Act, as amended.</p> <p>D. Sidewalks shall be installed along the entire length of a block between intersecting streets and in required pedestrian ways prior to the issuance of any certificates of occupancy for that block.</p>

Sidewalk Width Requirements

City	Minimum Width	Required Green Space / Planting Area?	Source (If Applicable)
Prairie Village	5'	5'	<p>Subdivision Regulations</p> <p>In general, intersecting streets determining block lengths shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets or customary subdivision practices in the neighborhood. Where no existing plats control, the blocks in residential districts shall normally not exceed 1,800 feet in length; except that in outlying subdivisions a greater length may be permitted where topography or other conditions justify a departure from this maximum. In blocks longer than 1,000 feet, pedestrian ways through the block may be required near the center of the block. Such pedestrian ways shall have a minimum width of ten feet, shall be dedicated and shall contain a minimum five foot wide sidewalk. The pedestrian way shall be fenced on both sides with a four-foot chain link, or equivalent, fence through the middle of the block from front building line to front building line. Streets with reverse curves should have a tangent between curves of a length in relation to the radii of the curves.</p>
Raytown	5'	5'	<p>Per conversation with city staff member Jason:</p> <ul style="list-style-type: none"> -5' Minimum in residential and commercial areas not abutting an arterial street. With 5' strip of grass between the street and sidewalk. Sidewalk is 1' inside of property line. Sidewalk only required on one side. -6' minimum along arterial streets, sidewalks must be installed on both sides. -10' Shared use path along 350 HWY is suggested but not required. Must be maintained by City not MODOT if installed.
Shawnee	4'	Varies with Street Type	<p>Sidewalks: Refer to the Standard Details for location, dimension, and material requirements. The following additional requirements also apply:</p> <ol style="list-style-type: none"> 1. Sidewalks adjoining the roadway curb shall have a minimum width of six (6) feet. A sidewalk serving as a two-way, multipurpose facility for both pedestrians and bicycles shall have a width of ten (10) feet. 2. Sidewalks shall typically be placed one (1) foot from the outside edge of the right-of-way. Where a sidewalk must be placed two (2) feet or less from the back of curb, the width of the sidewalk shall extend to the back-of-curb. 3. Sidewalk ramps shall be required at all planned sidewalk-curb intersection, including at the top of a T-intersection of two streets. 4. For sidewalks less than five (5) feet, wheel chair passing zones are required at intervals of two hundred (200) feet. The passing zones shall be constructed to ADA requirements. Driveway approaches are acceptable alternatives to dedicated passing zones if they meet ADA requirements for slope and size.

Sidewalk Construction Cost Comparison



Standard Lot



Corner Lot

	4' Sidewalk	5' Sidewalk	Cost Increase (%)
Cost per Linear Foot	\$ 24.00	\$ 26.25	
Standard Lot (75LF)	\$ 1,800.00	\$ 1,968.75	8.57%
Corner Lot (205 LF)	\$ 4,920.00	\$ 5,381.25	