



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 16, 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 October 2, 2018 meeting
 - b. Case #18020 - The Lofts at Foxridge Final Plat
6. Unfinished Business - None
7. New Business
 - a. Case #18016 - Reclassification of zoning of 136.38 acres located south of North Cass Parkway, east of Interstate 49, from "BP" Business Park District to "PUD" Planned Unit Development District (*public hearing*)
 - b. Case #18017 - Raymore Industrial Development Site Plan
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, OCTOBER 2, 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, CHARLES CRAIN, ERIC BOWIE, DON MEUSCHKE, MELODIE ARMSTRONG AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS, COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS, 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.
4. **Personal Appearances** – None
5. **Consent Agenda**

a. Approval of minutes of September 4, 2018 meeting

Motion by Commissioner Wiggins, Seconded by Commissioner Fizer to approve the meeting minutes as submitted.

Vote on Motion:

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

Motion passed 6-0-3.

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

Chairman Faulkner asked City Attorney Jonathan Zerr for clarification on whether the Commission could consider Case #18020: The Lofts at Foxridge Final Plat.

Mr. Zerr stated there are code matters that City staff must address and advised the Commission to continue the case to the next meeting of the Commission.

A. Case #18018 - Reclassification of zoning of 3.6 acres located immediately north of Eagle Glen School on the west side of Fox Ridge Drive from “R-3A” Multiple-Family Residential District to “R-3B” Apartment Community Residential District (public hearing).

Cassie Paben, representing the applicant, presented an overview on the proposed Lofts at Foxrdige apartment community. She indicated Olsson Associates is the project engineer and HBA is the project architect.

Ms. Paben stated they are wanting to construct a 400-unit luxury apartment community on 25 acres located on the west side of Fox Ridge Drive, north of the Eagle Glen school. She indicated they are working with the topography of the site, including preserving the drainage corridor that exists along Fox Ridge Drive. The existing tree canopy provides a buffer and provides some protection for future residents of road noise. There are 11 apartment buildings and a clubhouse. The largest building is on the west side of the site and includes underground parking. Principal access to the site is off of Fox Ridge Drive. Amenities for the development include a pool and outdoor living area and area for pets.

Commissioner Meuschke asked if there is a 2nd access planned for the development.

Ms. Paben indicated when Ridgeway Drive is constructed in the future along the north property line of the development there will be an access drive provided to the apartment community.

Commissioner Meuschke asked if a traffic study had been submitted for the project.

Ms. Paben indicated the City staff did not require a traffic study for the project.

Commissioner Meuschke asked if there would be shelters in the open space areas.

Ms. Paben stated there would be a shelter in the common area of the development.

Commissioner Meuschke asked if the apartment community would be a part of the Eagle Glen HOA.

Ms. Paben indicated unless required the apartment community would not be part of the HOA.

Commissioner Bowie asked what the thought process was in going with the flat roofs for the buildings.

Ms. Paben stated the intent is to create a Class A luxury apartment community, which commonly utilizes flat roofs, which actually cost more to construct than the pitched roofs. She stated the interest was in having the apartment community stand out from other developments while still trying to fit into the neighborhood. She indicated they want to attract tenants to the community and the expectation is modern, attractive buildings.

Commissioner Bowie indicated that with 400 new units that traffic in the area would be impacted. He thought there could be some congestion in the area and asked if that potential issue was considered.

Ms. Paben stated the visibility of the project from 58 Highway was a factor in selecting the site and is an attraction for the site.

Commissioner Bowie asked if there would be sidewalk installed on the west side of Fox Ridge Drive.

Ms. Paben stated the apartment community would install sidewalk, but did not know the status of the sidewalk installation in front of the school.

Commissioner Wiggins commented on the sidewalk and asked who would be responsible to install the sidewalk near the school.

Associate Planner David Gress stated the City is revisiting the requirement the school had to install the sidewalk when the school was built.

Commissioner Wiggins asked what makes the apartment Class A. Is it granite countertops? Outside materials? Enhanced background check on prospective tenants?

Ms. Paben stated the product they are proposing will command a higher rent and the expectations are for a higher level of amenities. The proposed rent prices will require tenants to have an income that can support the higher rent.

Commissioner Wiggins asked if there are limits on number of occupants in a unit.

Ms. Paben stated yes, and the City has restrictions that must be followed.

Commissioner Wiggins asked if there are garage units other than the underground parking.

Ms. Paben stated they were continuing to look at the option of adding carports or garage units.

Commissioner Armstrong asked if the local market could support the rents that are going to be charged.

Ms. Paben stated there is tremendous demand for the product being proposed. Nearby communities such as Residences of New Longview are commanding a higher rental rate than has typically existed in the area.

Commissioner Bowie asked if the applicant had any finished projects in the local area.

Ms. Paben stated this is the first residential project in the Kansas City area. We have done a couple of assisted living unit facilities on the Kansas side.

Community Development Director Jim Cadoret provided the staff report for the project. The subject property is the 3.6 acres located on the west side of Fox Ridge Drive, directly north of Eagle Glen school.

In response to the question on the applicant completing a traffic study, Mr. Cadoret advised the Commission that a traffic study was completed for the entire Eagle Glen property when it was first proposed and included the proposed use on the subject property. The density proposed for the property was much higher when the study was completed. All required improvements to handle traffic from the proposed project have been completed and staff determined no additional study was necessary.

Mr. Cadoret indicated the rezoning request requires a public hearing that was advertised for the meeting and entered the following items into the record: notices to adjoining property owners; notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; staff report; and the site plan submitted.

Mr. Cadoret stated the current zoning of the 3.6 acres was established in 2011. He indicated comments and questions made at the Good Neighbor meeting are included in the staff report.

Mr. Cadoret commented on the Type A screening that is required along the southern and western property lines and stated the applicant has met the requirement as reflected on the site plan.

Mr. Cadoret stated the staff report includes staff proposed findings of fact and indicated that staff recommends approval of the reclassification of zoning request.

Chairman Faulkner opened the public hearing at 7:50 p.m.

William Cooper, 117 S. Pelham Path, stated he currently rents the property that is owned by his parents. He stated there is already rental housing in the neighborhood to the west [Foxhaven]. He stated he is not unfavorable to the apartment community but thought the proposed \$800/month rent is

high for a studio apartment. He commented that the existing tree canopy along the west property line will provide some screening for the project, but would like a privacy fence to be installed.

Chairman Faulkner closed the public hearing at 7:52 p.m.

Commissioner Armstrong asked about the screening requirement along the south property line and whether it is penetrable.

Mr. Cadoret stated the Unified Development Code would require an opaque screen along the south property line. This screen could include a privacy fence; or a berm with landscaping; or simply landscaping. It does not require that the screen be impenetrable.

Ms. Paben stated it is the plan to install a 3 to 4-foot high berm with plantings.

Commissioner Bowie stated that an individual could then see through the screen between the school and the apartments.

Ms. Paben stated potentially yes depending upon the maturity of the trees or the time of year.

Chairman Faulkner referenced the section of the Unified Development Code (UDC) that applied citing certain examples of a Type A screen.

Commissioner Wiggins stated the proposed landscape plan shows 150+ plantings along the property line.

Commissioner Urquilla commented that the winter is the only time perhaps that the screen will not be 100% opaque.

Mr. Zerr reminded the Commission of the case before them and to focus attention on the findings of fact related to the rezoning application.

Commissioner Bowie asked for clarification on what can currently locate within the 3.6 acre strip of land.

Mr. Cadoret stated the current R-3A zoning of the 3.6 acres would allow two-family, townhome, 4-plex or other multiple-family buildings under separate ownership.

Commissioner Urquilla asked the applicant if the zoning was not approved would it put a stop to the project.

Ms. Paben stated we would likely not invest in the project without the rezoning.

Motion by Commissioner Urquilla, Seconded by Commissioner Crain, to accept the staff proposed findings of fact and forward Case #18018, reclassification of zoning of 3.6 acres located immediately north of Eagle Glen School on the west side of Fox Ridge Drive from R-3A to R-3B, to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Nay
Commissioner Crain	Aye
Commissioner Fizer	Aye

Commissioner Meuschke Aye
Commissioner Urquilla Aye
Mayor Turnbow Aye

Motion passed 8-1-0.

B. Case #18019 - Amendment to the Preliminary Plat for Eagle Glen Subdivision Parcels 5 & 7 (public hearing)

Ms. Paben indicated she is available if there are any questions on the preliminary plat.

Mr. Cadoret provided the staff report on the application. This application amends the current preliminary plat for Eagle Glen Parcels 5 and 7 and would create one lot of 24.96 acres in size. The proposed preliminary plat eliminates the proposed extension of Cooper Drive east from Foxhaven to Fox Ridge Drive.

Mr. Cadoret stated the preliminary plat requires a public hearing and submitted the following items for the record: notices to adjoining property owners; notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report.

Mr. Cadoret indicated that the 6th amendment to the Eagle Glen Master Development Agreement does specify water quality actions that must be taken by the developer of parcels 5 & 7 at the time development occurs.

Mr. Cadoret stated the staff report includes comments made at the Good Neighbor meeting. There is no flood plain on the property.

Mr. Cadoret stated that there is a requirement as part of this project to extend the sanitary sewer line to the north property line to serve the commercial land to the north.

Mr. Cadoret indicated staff has submitted proposed findings of fact for the case and that staff recommends the Commission accept those findings of fact and forward case #18019 The Lofts at Foxridge Preliminary Plat to the City Council with a recommendation of approval.

Chairman Faulkner opened the public hearing at 8:15 p.m.

There were no public comments.

Chairman Faulkner closed the public hearing at 8:15 p.m.

Commissioner Urquilla asked the applicant that since the project does not include the extension of Cooper Drive would the developer be interested in including a path from the end of Cooper Drive to the school site.

Ms. Paben stated the topography of the site would limit how an ADA compliant sidewalk or trail could be incorporated into the site, but they would look into it.

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke, to accept the staff proposed findings of fact and forward Case #18019, The Lofts at Foxridge Preliminary Plat, to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Faulkner Aye
Commissioner Wiggins Aye

Commissioner Armstrong	Aye
Commissioner Bowie	Nay
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

Motion passed 8-1-0.

C. Case #18020 - The Lofts at Foxridge Final Plat

Motion by Commissioner Urquilla, Seconded by Commissioner Crain, to continue Case #18020, the Lofts at Foxridge Final Plat, to the October 16, 2018 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	Aye

Motion passed 9-0-0.

D. Case #18021 - The Lofts at Foxridge Site Plan

Ms. Paben indicated she was available to answer any questions on the application.

Mr. Gress presented the staff report. He indicated the request is for site plan approval of a 400-unit luxury apartment community. The project is compliant with the requirements of the UDC, including the development standards, parking, landscaping, building design, and access requirements.

Mr. Gress stated the South Metropolitan Fire Protection District has reviewed the site plan. They are requiring an emergency access be provided in the northwest corner of the site to connect with Ridgeway Drive.

Mr. Gress stated approval of the site plan will be subject to the approval of the rezoning, preliminary plat, and final plat applications.

Mr. Gress indicated staff has submitted proposed findings of fact and recommends the Commission accept those findings and approve Case #18021, The Lofts at Foxridge Site Plan, subject to the 18 conditions listed by staff.

Chairman Faulkner asked about how the project meets the requirements of the design standards for the City, specifically regarding the use of metal walls.

Mr. Zerr stated that the architectural metal panels could be an acceptable substitute for masonry.

Mr. Gress commented that the building design standard requirement does not apply to multiple-family residential projects. The project was reviewed to determine if the requirements were met, but it was not a mandatory requirement.

Commissioner Bowie asked if there were any conversations that have occurred with the school district.

Mr. Gress stated staff has been in contact with the school district throughout the entire process and they have not expressed any specific concern on the proximity of the apartments to the school facility.

Mayor Turnbow commented that the school in the New Longview community is very close to the new apartments and in discussions with the Lee's Summit Police Chief there was no mention of any issues that have arisen due to the proximity of the apartments to the school.

Commissioner Bowie asked if any additional traffic light would be placed on Fox Ridge Drive.

Mr. Gress stated no additional traffic signal is planned at this time.

Mr. Bowie asked on the status of Ridgeway Drive.

Mr. Gress stated Ridgeway Drive would be extended east from its current terminus to connect with Fox Ridge Drive when the commercial land develops to the north.

Mr. Bowie asked if there would be an entrance sign for the apartment community when it does connect with Ridgeway Drive.

Ms. Paben stated there would not be an entrance sign for the apartments at the Ridgeway Drive access.

Commissioner Armstrong asked that with the evolving issue of security at schools throughout the country was there discussion with the school district about the unsecured border between the apartments and the school.

Mr. Gress stated the school district is certainly aware of the proposed apartment community and at this time there is no requirement for an impenetrable screen between the two uses.

Commissioner Meuschke asked if there should be a discussion between staff and the school district on security of the school site.

Mr. Cadoret commented that he personally spoke with Dr. Monses, Raymore-Peculiar School District Superintendent, at the Good Neighbor meeting and discussed the proposed site plan including the berm and planting features. Mr. Cadoret indicated that Dr. Monses shared no specific concern regarding the proposed screening and is fully aware of the project.

Mr. Zerr commented that there are numerous public safety codes and statutes that apply to the school and safety on the site.

Commissioner Armstrong clarified that she was simply wanting to ensure the school district is aware of the safety aspects of the proposed project.

Commissioner Urquilla commented that if Dr. Monses had concerns he would have raised them already.

Chairman Faulkner commented that the school district was provided notice of the hearing tonight.

Mr. Cadoret commented that the site plan was shared with the School District Director of Facilities for their review and input.

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke, to accept the staff proposed findings of fact and approve Case #18021, the Lofts at Foxridge Site Plan, subject to the 18 conditions noted in the staff report, with specific emphasis on condition #3 which states “City Council must approve Case #18020, Lofts at Foxridge Final Plat”.

Vote on Motion:

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

Motion passed 8-1-0.

8. City Council Report

Mr. Zerr provided an overview of the September 10, 2018 and September 24, 2018 meetings of the City Council.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. He advised the Commission that there is a November 5, 2018 joint meeting scheduled with the City Council.

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

10. Public Comment

None.

11. Commission Member Comment

Commissioner Wiggins thanked staff for its work on the cases.

Commissioner Fizer stated she attended the Community Conversations and commented that she appreciates that the City Council and staff listen to the public.

Commissioner Urquilla thanked Ms. Paben for the presentation and answering the questions and for the willingness to invest in the Raymore community.

Mayor Turnbow stated he and Matt Tapp have worked very hard on what can be brought to the community and thought the proposed apartment community is a premier project.

Chairman Faulkner thanked staff for its efforts.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to adjourn the October 2, 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	Aye

Motion passed 9-0-0.

The October 2, 2018 meeting adjourned at 9:09 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: Staff
Date: October 16, 2018
Re: Case # 18020: Lofts at Foxridge Final Plat

GENERAL INFORMATION

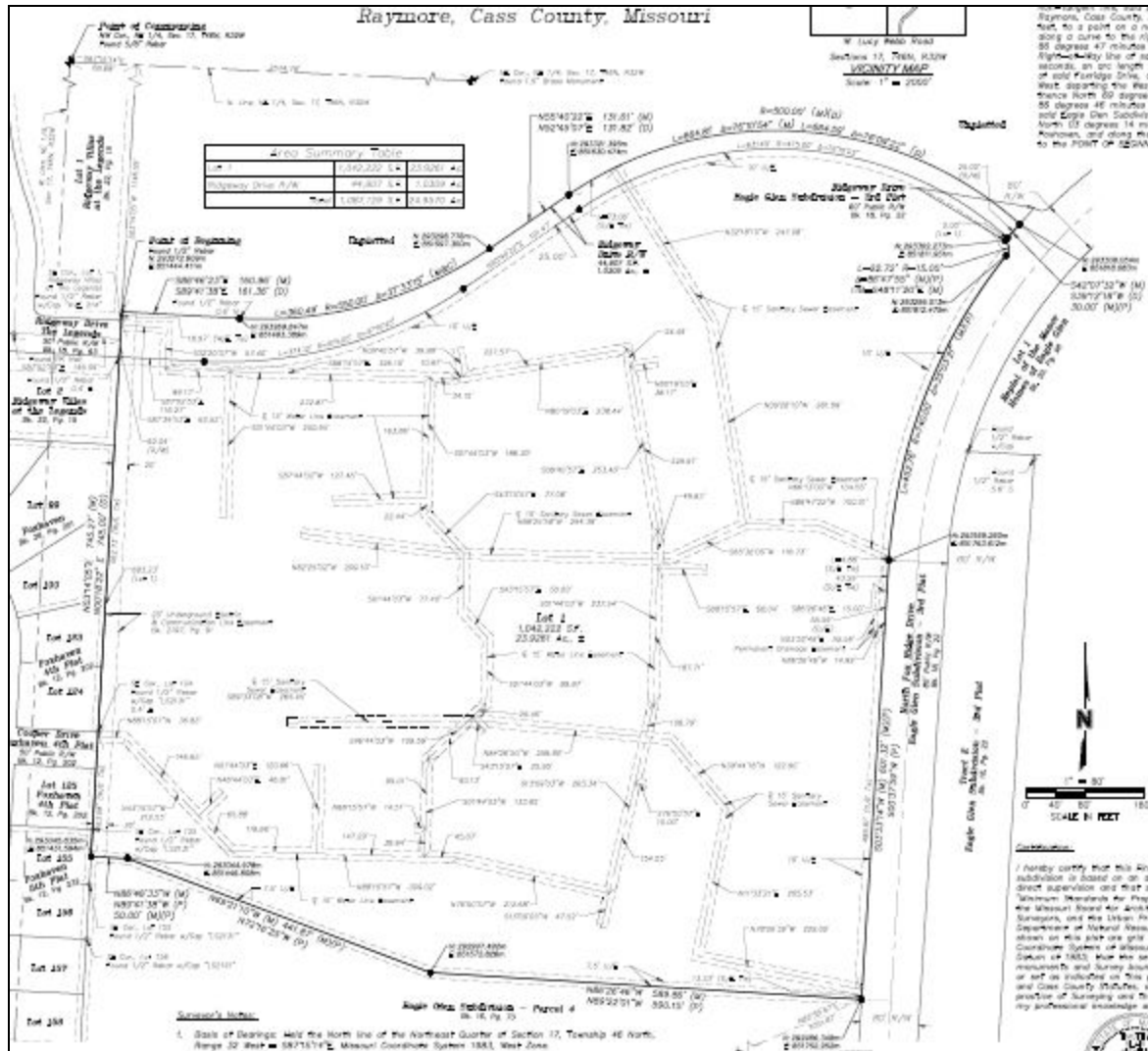
Applicant: GCP Allen Raymore, LLC **Property Owner:** Great Plains Real Estate
10340 N. 84th St. 4400 Shawnee Mission Pkwy
Omaha, NE 68122 Shawnee Mission, KS 66205

Property Location: West side of Fox Ridge Drive, immediately north of Eagle Glen Elementary School.

2016 Aerial Photograph:



Proposed Final Plat Drawing:



Existing Zoning:

R-3A - Multiple Family Residential District
 R-3B - Apartment Community Residential District

Existing Surrounding Zoning:

North: "C-3" Regional Commercial
South: "R-1P" Single Family Planned Residential
East: "R-1P" Single Family Planned Residential
West: "R-1" Single Family
 "R-3A" - Multiple Family Residential District

Existing Surrounding Uses:

North: Undeveloped
South: Elementary School
East: Single Family Residential
West: Single and Multiple Family Residential

Total Tract Size: 24.96 acres/1,087,129 SF

Total Number of Lots: 1 (400 Units)

Density – units per Acre: 15.8 units per acre

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Medium and High Density Residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies Fox Ridge Drive as a Major Collector.

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

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

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for the *Lofts at Foxridge Final Plat*

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The preliminary plat for the Eagle Glen subdivision, which created the subject property, was approved by the City in 1999.
2. The current configuration of Parcel 5 and 7 (subject property) was created as part of the revised Eagle Glen Preliminary Plat, which was approved on October 10, 2011.
3. Parcel 5 was rezoned from "R-2P" Single and Two Family Planned Residential District to the current "R-3A" Multiple-Family Residential District on October 10, 2011.
4. The existing "R-3B" Apartment Community Residential District was established on October 10, 2011.

ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the Final Plat application and determined that it complies with the standards and specifications adopted by the City. Please see the attached memo for specific comments.

STAFF COMMENTS

1. The current preliminary plat for the Eagle Glen Subdivision was approved by the City on October 10, 2011.
2. The current preliminary plat shows the extension of Cooper Drive through the property. The applicant is requesting to remove that connection as part of the proposed project.
3. The applicant has also submitted a rezoning application, revised preliminary plat, and a site plan application for the property.
4. The 6th amendment to the Eagle Glen Master Development Agreement, approved on December 8, 2014, specifies water quality actions that must be taken by the developer of Parcels 5 and 7 at the time development occurs.
5. The construction of Ridgeway Drive from the Ridgeway Villas east to connect with Fox Ridge Drive is the responsibility of the commercial development to the north. Right-of-way for the southern half of the road is included on the final plat.
6. Approval of the final plat is not contingent on approval of the proposed rezoning of the property.
7. Approval of the final plat is contingent on approval of the proposed preliminary plat for The Lofts at Foxridge.

STAFF PROPOSED FINDINGS OF FACT

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

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

The proposed plat is substantially the same as the proposed preliminary plat. The current plan shows the extension of Cooper Drive through the site. The applicant has submitted a revised preliminary plat which removes this proposed street extension.

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

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

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

The proposed plat complies with the conditions of the Master Development Agreement, as amended, for the Eagle Glen Subdivision.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Review	October 16, 2018	October 22, 2018

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18020 Lofts at Foxridge Final Plat to the City Council with a recommendation of approval, subject to the following conditions:

1. Approval of the final plat is contingent on approval of the proposed preliminary plat for The Lofts at Foxridge.
2. Construction plan drawings of the public improvements shall be submitted to and approved by the Department of Public Works prior to commencement of any utility installation work.
3. Engineering drawings of the off-site stormwater treatment improvements that are to be completed in the drainage channel along the east side of Fox Ridge Drive shall be submitted to and approved by the Department of Public Works prior to commencement of any work in the drainage channel.
4. The off-site stormwater treatment improvements approved by Public Works to be completed in the drainage channel along the east side of Fox Ridge Drive shall be completed prior to the issuance of a Certificate of Occupancy for any building in The Lofts at Foxridge apartment community.
5. A sanitary sewer line shall be extended to the southern right-of-way line of Ridgeway Drive. An easement shall be provided for the sewer line. The sanitary sewer line shall be completed with the installation of the public improvements that serve the property.

6. A drainage easement shall be provided for the drainage channel that exists in the northeast corner of the property. The easement shall be added to the final plat drawing.

To: Planning and Zoning Commission

From: Department of Public Works

Date: September 26, 2018

RE: Lofts at Foxridge (Preliminary Plat, Final Plat, Rezoning, and Site Plan)

The Public Works and Engineering Department has reviewed the application(s) for Lofts at Foxridge, and offers the following comments:

Project Location: The project is located on Foxridge Drive approximately 2000 feet south of Foxwood Dr, Route 58.

Impacts on Transportation System(s): Access to the site will be served by an entrance on Foxridge Drive. Ridgeway Drive will be on the north side of the development. The right-of-way for this street will be dedicated to the city as part of the development, but not constructed at this time. An emergency access for the fire department will be provided off Ridgeway Drive as part of the development.

Adequate Public Facilities:

Sanitary Sewer System - The project will be served by an existing gravity sewer that has manholes on the west side of Foxridge.

This project will require the extension of the sewer through the project to provide a sewer main to all of the buildings. All connection to the individual buildings will be privately owned and maintained.

This project will also require the extension of the sewer to the property line as per the development code. This will require the main to be extended from Foxridge Drive to Ridgeway Drive in a dedicated easement.

Water System - The project is served by water mains on Ridgeway and Cooper Street. The main is looped from Ridgeway through the

development and connected to Cooper. The main at Ridgeway is a 8 inch line and it is a 6 inch line at Cooper. The water lines connecting fire hydrants are all in an easement so they can be maintained for fire protection.

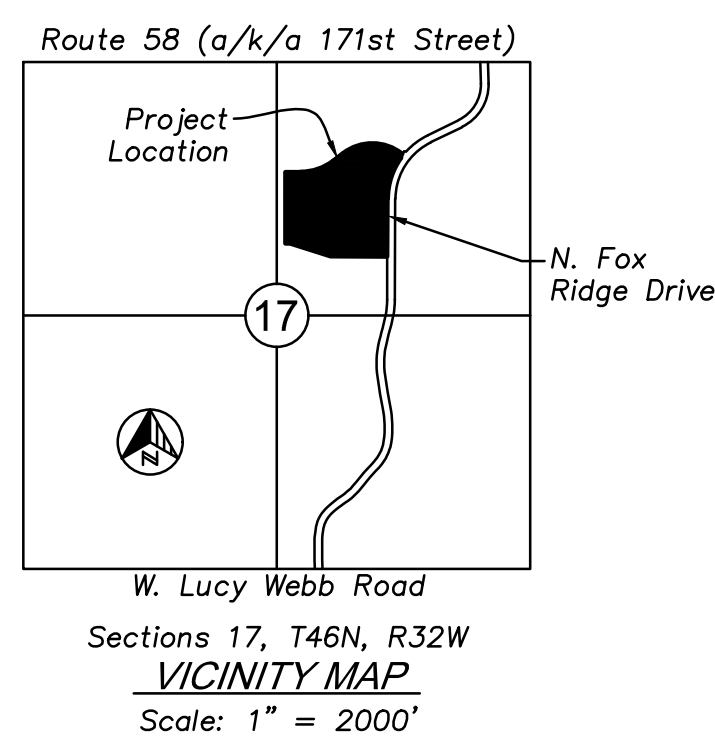
Storm Water System/Water Quality - Stormwater will be collected onsite in a detention basin. The plans call for all water quality standards to be met.

Summary: The Public Works department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations and that the existing facilities are of adequate size and capacity to support the proposed development.

Final Plat

The Lofts at Foxridge

An unplatted tract of land lying in the Northeast Quarter of Section 17, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri



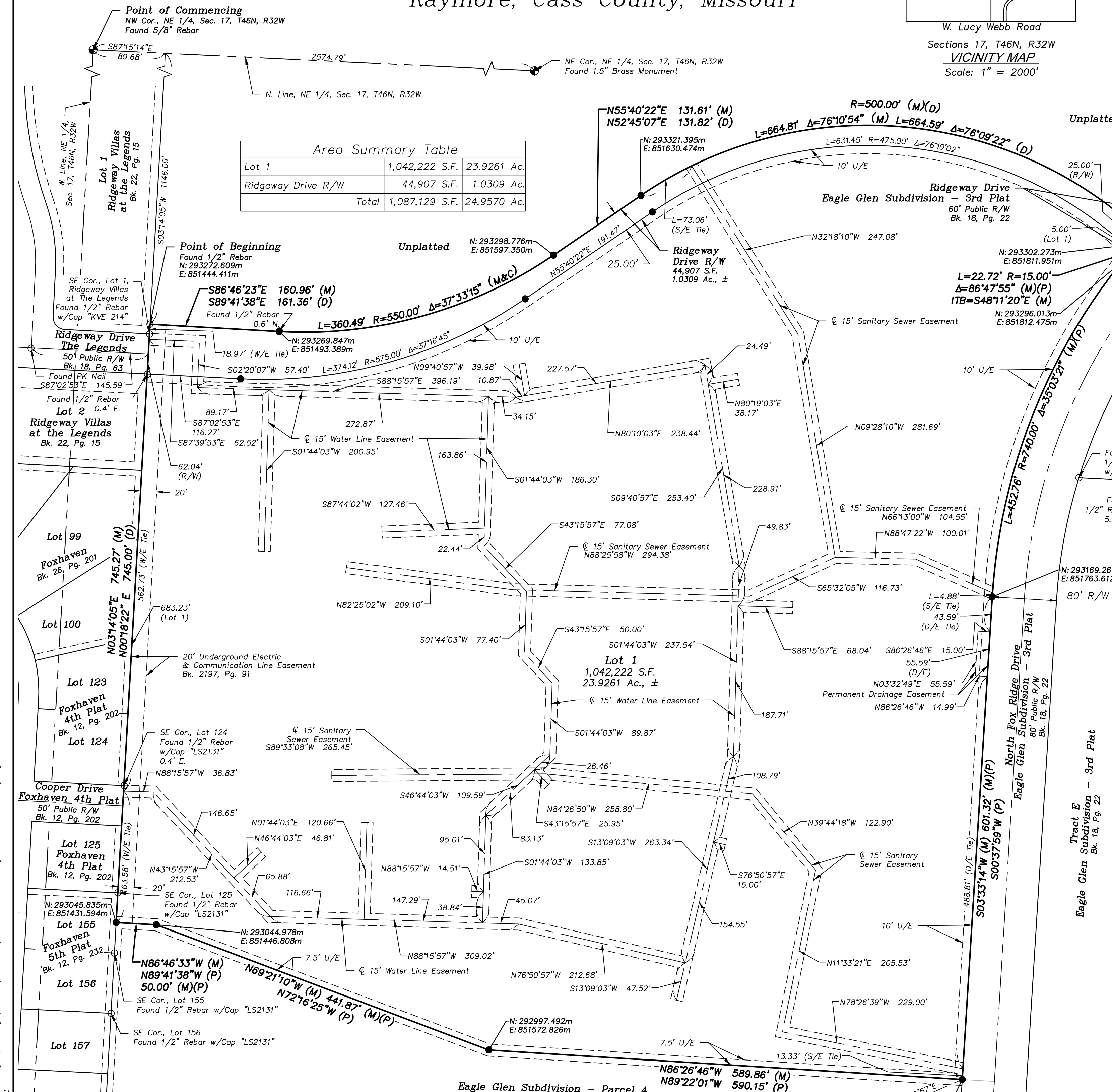
Property Description

All that part of the Northeast Quarter of Section 17, Township 46 North, Range 32 West, being in the City of Raymore, Cass County, Missouri, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 17—T46N—R32W; thence South 87 degrees 15 minutes 14 seconds East, along the North line of said Northeast Quarter, a distance of 82.68 feet, to the point of intersection of said North line and the Northern prolongation of the East line of Foxwood Plaza Lot 1, a subdivision in the City of Raymore, Cass County, Missouri; thence South 03 degrees 14 minutes 05 seconds West, departing the North line of said Northeast Quarter, and along said Northern prolongation and along the East line of said Foxwood Plaza Lot 1, and along the East line of Ridgeway Villas at the Legends, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 1,146.09 feet, to the POINT OF BEGINNING; thence South 86 degrees 46 minutes 23 seconds East, departing the East line of said Ridgeway Villas at the Legends, a distance of 160.96 feet, to a point of curvature; thence Easterly and Northeasterly, along a curve to the left, having a radius of 550.00 feet, and through a central angle of 37 degrees 33 minutes 15 seconds, an arc length of 360.49 feet, to a point of tangency; thence North 55 degrees 40 minutes 22 seconds East, a distance of 131.61 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 500.00 feet, and through a central angle of 76 degrees 10 minutes 54 seconds, an arc length of 664.81 feet, to a point on a non-tangent line, said point also being on the Westerly Right-of-Way line of Foxridge Drive, as established with Eagle Glen Subdivision - 3rd Plat, a plat in the City of Raymore, Cass County, Missouri; thence South 42 degrees 07 minutes 32 seconds West, along the Westerly Right-of-Way line of said Foxridge Drive, a distance of 30.00 feet, to a point on a non-tangent curve; thence Southeasterly, Southerly and Southwesterly, continuing along the Westerly Right-of-Way line of said Foxridge Drive, and along a curve to the right, whose initial tangent bearing is South 48 degrees 11 minutes 20 seconds East, having a radius of 15.00 feet, and through a central angle of 86 degrees 47 minutes 55 seconds, an arc length of 22.72 feet, to a point of reverse curvature; thence Southwesterly and Southerly, continuing along the Westerly Right-of-Way line of said Foxridge Drive, and along a curve to the left, having a radius of 740.00 feet, and through a central angle of 35 degrees 03 minutes 21 seconds, an arc length of 452.76 feet, to a point of tangency; thence South 03 degrees 33 minutes 14 seconds West, continuing along the Westerly Right-of-Way line of said Foxridge Drive, a distance of 601.32 feet, to the Northeast corner of said Eagle Glen Subdivision - Parcel 4; thence North 86 degrees 26 minutes 46 seconds West, departing the Westerly Right-of-Way line of said Foxridge Drive, and along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 589.86 feet; thence North 89 degrees 21 minutes 10 seconds West, continuing along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 441.87 feet; thence North 86 degrees 46 minutes 33 seconds West, continuing along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 50.00 feet, to the Northwest corner of said Eagle Glen Subdivision - Parcel 4, said point also being on the East line of Foxhaven 5th Plat, a subdivision in the City of Raymore, Cass County, Missouri; thence North 03 degrees 14 minutes 05 seconds East, along the East line of said Foxhaven 5th Plat, and along the East line of Foxhaven 4th Plat, and along the East line of Foxhaven, and along the East line of said Ridgeway Villas at the Legends, all being subdivisions in the City of Raymore, Cass County, Missouri, a distance of 745.27 feet, to the POINT OF BEGINNING, containing 1,087,129 Square Feet or 24.9570 Acres, more or less.

Area Summary Table

Lot 1	1,042,222 S.F.	23.9261 Ac.
Ridgeway Drive R/W	44,907 S.F.	1.0309 Ac.
Total	1,087,129 S.F.	24.9570 Ac.



Plat Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "The Lofts at Foxridge".

Easement Dedication

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for drainage, surface drainage, and grading, including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works.

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for sewage, including, but not limited to, underground pipes, services pedestals, any or all of them upon, over, under and along the strips of land designated "Sanitary Sewer Easement" or "S/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works.

An easement is hereby granted to the City of Raymore, Cass County, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, including, but not limited to, underground pipes, services pedestals, any or all of them upon, over, under and along the strips of land designated "Water Easement" or "W/E", provided that the easement granted herein is subject to any and all existing easements. The use thereof shall be limited to that purpose only. Said easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Cass County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without written approval of the Public Works Director.

Any streets or rights of way shown on this plat and not heretofore dedicated for public use are hereby so dedicated.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this _____ day of _____, 2018.

OWNER OF Lot 1: GCP Allen Raymore Multi-Family Housing

By: _____

Print Name: _____

Signature _____ (Seal)

My Commission Expires: _____

Be it remembered that on this _____ day of _____, 2018, before me, a notary public in and for said County and State, came _____ to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Certification:

I hereby certify that this Final Plat of "The Lofts at Foxridge" is a subdivision is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Minimum Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Urban Property Accuracy Standards of the Missouri Department of Natural Resources. I further certify that the bearings shown on this plat are grid bearings, based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and Cass County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Planning and Zoning Commission

This plat of "The Lofts at Foxridge" addition has been submitted to and approved by the Raymore Planning and Zoning Commission this _____ day of _____, 2018.

Secretary _____

City Council

This plat of "The Lofts at Foxridge" addition, including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. _____, duly passed and approved by the Mayor of Raymore, Missouri, on the _____ day of _____, 2018.

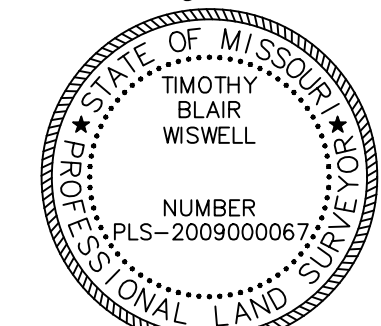
City Clerk _____

City Engineer _____

Deputy County Recorder of Deeds _____

Entered on transfer record this _____ day of _____, 2018.

ATTEST: _____



USER: mpjogina
 D:\2018\1501-2000\10-Design\Survey\SRV\Sheets\V_FR_81950.dwg
 DATE: 2018-09-20 11:45pm
 XREFS:

OLSSON ASSOCIATES

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL: 913.381.1170
FAX: 913.381.1174
www.olssonassociates.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY	M.B.
1	2018.09.20	Added R/W Dedication, Rev. Lot Area & Dimensions, Added Sanitary Easement, Rev. Juris		

Final Plat
The Lofts at Foxridge

An unplatted tract of land lying in the Northeast Quarter of Section 17, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

2018

drawn by: MJB
checked by: TBW
approved by: TBW
QA/QC by: TBW
project no.: 018-1950
drawing no.: V FR 81950
date: 2018.09.22

SHEET
1 of 1

To: Planning and Zoning Commission
From: City Staff
Date: October 16, 2018
Re: **Case #18016 Raymore Industrial Development Rezoning/PUD**

GENERAL INFORMATION

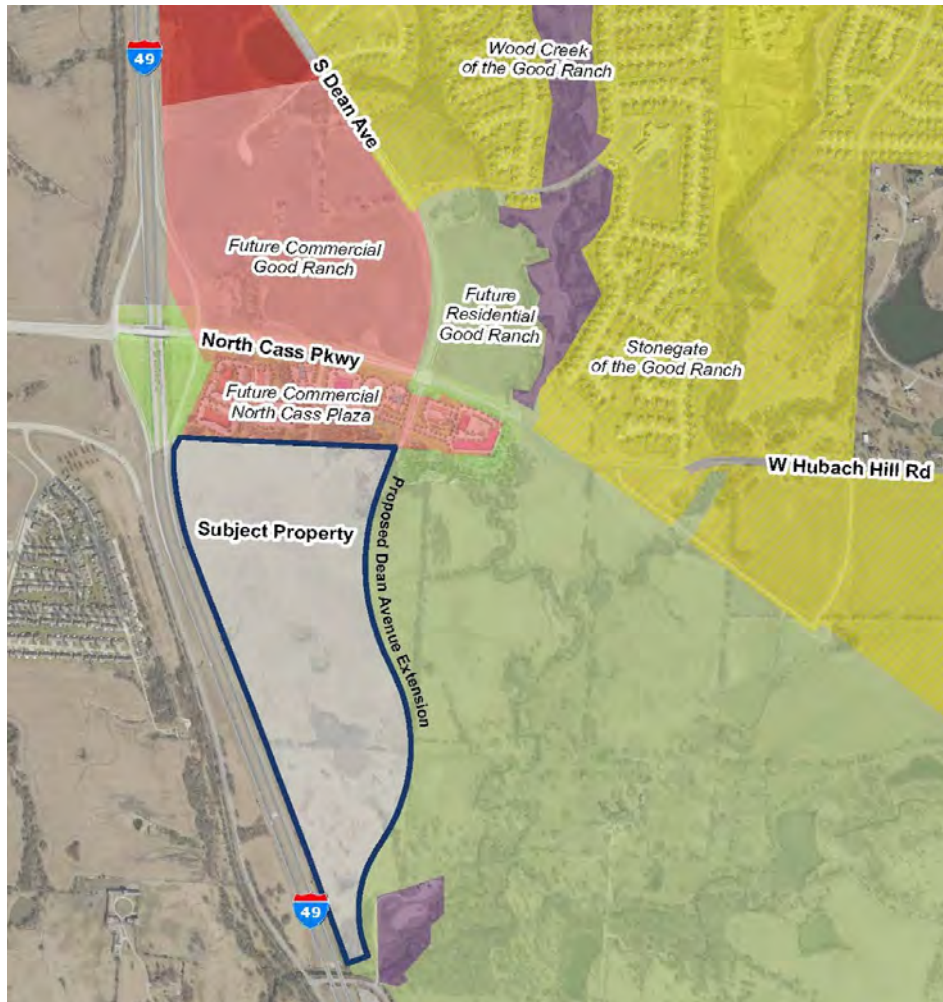
Applicant: VanTrust Real Estate
4900 Main Street
Kansas City, MO 64112
Property Owner: Good-Otis, LLC
1464 Techny Road
Northbrook, IL 60062

Requested Action: Reclassification of zoning designation from “BP” Business Park to “PUD” Planned Unit Development

Property Location: Generally located at the southeast corner of the I-49 & North Cass Parkway Interchange



Existing Zoning: "BP" Business Park District



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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has N. Cass Parkway and Dean Avenue classified as a Minor Arterial Roadways

Legal Description:

All that part of the West Half of Sec 29, T ownship 46 North, Range 32 West, and that part of the Northeast Quarter of Sec 30, T ownship 46 North, Range 32 West, Cass County, Missouri, all lying East of the existing right-of-way for U.S. Interstate Highway No. 49 (formerly known as U.S. Hwy. 71), and being part of the property currently owned by James Os, Jr. as described in the Warranty Deed recorded in Book 001311, Page 000168, in the Cass County Recorder's Office, and being more particularly described as follows:

BEGINNING at the Northwest corner of Secon 29, T ownship 46 North, Range 32 West; thence South 87 degrees 03 minutes 19 seconds East, along the North line of the Northwest Quarter of said Secon 29-T46N-R32W , a distance of 1,369.26 feet; thence South 20 degrees 24 minutes 52 Seconds West, deparng the North line of said North west Quarter, a distance of 307.60 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, along a curve to the le, haàving a radius of 1,850.00 feet, and through a central angle of 41 degrees 30 minutes 54 seconds, an arc length of 1,340.46 feet, to a point of tangency; thence South 21 degrees 06 minutes 02 seconds East, a distance of 1,665.77 feet, to a point of curvature; thence Southeasterly and Southerly, along a curve to the right, having a radius of 600.00 feet, and through a central angle of 37 degrees 03 minutes 36 seconds, an arc length of 388.09 feet, to a point on a non-tangent line; thence North 74 degrees 02 minutes 26 seconds West, a distance of 100.00 feet, to a point on a non-tangent curve; thence Southwesterly and Westerly, along a curve to the right, whose inial t angent bearing is South 15 degrees 57 minutes 34 seconds West, having a radius of 500.00 feet, and through a central angle of 55 degrees 23 minutes 12 seconds, an arc length of 483.34 feet, to a point of tangency; thence South 71 degrees 20 minutes 46 seconds West, a distance of 344.72 feet; thence South 05 degrees 21 minutes 09 seconds West, a distance of 310.85 feet; thence South 89 degrees 35 minutes 22 seconds West, a distance of 266.61 feet, to a point on the Easterly Right-of-Way line of U.S. Highway No. 49 (formerly known as U.S. Highway No. 71), as established in Book 513 at Page 429, and as depicted on the Highway Plans having a project number of F-71-4(9); thence North 20 degrees 01 minutes 35 seconds West, along said Easterly Right-of-Way line, a distance of 112.39 feet; thence North 25 degrees 44 minutes 13 seconds West, connuing along said E asterly Right-of-Way line, a distance of 201.00 feet; thence North 20 degrees 01 minutes 35 seconds West, connuing along said E asterly Right-of-Way line, a distance of 1,200.00 feet; thence North 17 degrees 09 minutes 50 seconds West, connuing along said E asterly Right-of-Way line, a distance of 100.12 feet; thence North 20 degrees 01 minutes 35 seconds West, connuing along said E asterly Right-of-Way line, a distance of 400.00 feet; thence North 21 degrees 06 minutes 02 seconds West, connuing along said E asterly Right-of-Way line, a distance of 800.14 feet; thence North 20 degrees 25 minutes 37 seconds West, connuing along said E asterly Right-of-Way line, a distance of 715.25 feet, to a point on a non-tangent curve; thence Northwesterly, connuing along said E asterly Right-of-Way line, and along a curve to the right, whose inial t angent bearing is 20 degrees 01 minutes 35 seconds West, having a radius of 2,739.79 feet, and through a central angle of 01 degrees 41 minutes 43 seconds, a distance of 81.07 feet, to a point on the Easterly Right-of-Way line of U.S. Highway No. 49 (formerly known as U.S. Highway No. 71), as established in Book 3140 at Page 32, and as depicted on the Highway Plans having a job number of J4P1709, dated 05/02/2008; thence North 71 degrees 40 minutes 08 seconds East, along said Easterly Right-of-Way line, a distance of 10.00 feet, to a point on a non-tangent curve; thence Northwesterly and Northerly, connuing along said Easterly Right-of-Way line, and along a curve to the right, whose inial t angent bearing is North 18 degrees 19 minutes 52 seconds West, having a radius of 2,729.79 feet, and through a central angle of 16 degrees 26 minutes 17 seconds, an arc length of 783.17 feet, to a point of tangency; thence North 01 degrees 53 minutes 35 seconds West, connuing along said Easterly Right-of-Way line, a distance of 78.10 feet; thence North 22 degrees 58 minutes 31 seconds East, a distance of 147.65 feet, to a point on the North line of the Northeast Quarter of Secon 30, T ownship 46 North, Range 32 West; thence South 86 degrees 38 minutes 40 seconds East, deparng the E asterly Right-of-Way line of said U.S. Highway No. 49, and along the North line of the Northeast Quarter of said Secon 30-T46N-R32W , a distance of 495.26 feet, to the POINT OF BEGINNING, containing 5,940,859 square feet or 136.3834 acres, more or less.

Advertisement: September 27, 2018 **Journal** newspaper

Public Hearing: October 16, 2018 Planning Commission meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Applicant’s Conceptual Site Plan
Exhibit 8. MOU draft

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 136.38 acres of land from the current "BP" Business Park District classification to a "PUD" Planned Unit Development District classification.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The MOU and Master Land Use Plan for the Good Ranch was approved by the City of Raymore on March 16, 1994. The subject property, identified as Tract 10 on the Land Use Plan, was identified as appropriate for Business Park/Industrial development.
2. The property was rezoned from "A" Agricultural to "BP" Business Park on March 23, 2014.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor Informational meeting was held on August 28, 2018. 18 residents attended the meeting, in addition to City staff and representatives from Olsson Associates and VanTrust Real Estate. The meeting is summarized as follows:

Why is the applicant pursuing a rezoning for the property?

The property is currently zoned "BP" Business Park, and has been planned to accommodate this type of development since 1994, when the Good Ranch Master

Plan was first adopted. The uses that the applicant is asking to provide within the proposed development are all currently allowed under the existing zoning classification.

The applicant is requesting to reclassify the zoning from "BP" to a "PUD" Planned Unit Development to allow flexibility in the design of the site for things such as the location and orientation of the buildings, and phasing of the development. There are no proposed changes in the uses that are currently allowed under the existing zoning classification.

What is the definition of "Light Industrial" development, and what types of uses can be expected in this development?

Light Industrial Uses are generally defined as wholesaling, distribution, warehousing, and light-manufacturing. The uses allowed within this development would be restricted to the uses defined in the Unified Development Code.

How will the proposed development be screened from neighboring properties?

The proposed development is required to maintain appropriate screening throughout the site. Screening will be required along the northern property line between the proposed industrial use and future commercial uses. Landscaping will also be required along the proposed extension of Dean Avenue to screen the view of the parking lots from the roadway. Adequate landscaping is also required around each individual building.

In addition, there is a large amount of floodplain to the east of the property that will remain indefinitely. This area is a stream corridor that is required to be preserved, and will provide additional screening between adjoining properties.

How will North Cass Parkway and Dean Avenue handle the traffic associated with the proposed development?

The North Cass Interchange, including Dean Avenue, was designed and constructed to handle this type and scale of development, and the volumes of traffic associated with it. The City is currently pursuing a traffic study that will address the timing, type and placement of traffic control devices to coordinate the movement of traffic throughout the site.

Can we limit the number of trucks using North Cass Parkway and Dean Avenue?

Dean Avenue is classified as an Arterial Roadway. Arterial Roadways, specifically Dean Avenue, are designed to accommodate truck traffic. Furthermore, Dean Avenue was located and constructed to support all traffic generated by the

development along the I-49 Corridor. The traffic study will help the City understand how and when to implement traffic control devices to better manage traffic throughout the area.

While trucks will still be allowed to utilize Dean Avenue, the most logical route for truck traffic generated by the VanTrust project will be North Cass Parkway and west to Interstate 49.

How many new jobs are estimated to be associated with this proposed development.

Depending on the end user that will eventually occupy these buildings, it could be anywhere from 200 to 2,000 jobs. These buildings provide enough flexibility that they can accommodate a large variety of businesses and companies.

Will there be any parks or green space included as part of this development?

Open space has been provided for the proposed development. In addition, as part of the overall Good Ranch Master Plan, over 350 acres of open space has been set aside to be dedicated as development occurs. This space includes the linear parks and trails that connect the residential neighborhoods of the Good Ranch, as well as larger, regional parks that are planned to the south of North Cass Parkway and Hubach Hill Road.

Will there be any restrictions on hours of operation?

Raymore City Code does not currently restrict hours of operation of any business. 24/7 operations will be allowed as part of the project.

Is lighting of the property regulated?

Yes. City Code limits the level of lighting that is allowed to spillover onto adjacent properties. The type of lighting fixtures utilized in the parking lot will direct light downward towards the parking area. There will be street lights installed along Dean Avenue.

STAFF COMMENTS

1. The MOU and Master Land Use Plan for the Good Ranch was approved by the City of Raymore on March 16, 1994. The subject property, identified as Tract 10 on the Land Use Plan, was identified as appropriate for Business Park development.

2. The existing and proposed development standards applicable to the property are as follows:

	BP (Existing)	PUD (Proposed)
Minimum Lot Area		
per lot	1 acre	1 acre
per dwelling unit	-	-
Minimum Lot Width (feet)	100	100
Minimum Lot Depth (feet)	100	100
Yards, Minimum (feet)		
front	30	20
rear	20	20
side	10	10
side, abutting residential district	20	10
Maximum Building Height (feet)	80	80
Maximum Building Coverage (%)	50	50

3. The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required (Existing)	Minimum Parking Spaces Required (Proposed)
INDUSTRIAL USES		
Office	1 per 300 square feet	1 per 300 square feet
Manufacturing, Production and Industrial Service	1 per 1,000 square feet of non-office floor area plus 1 per 300 square feet of office area	1 per 1,300 square feet
Trucking/Freight Terminal	1 per 1,000 square feet	1 per 1,300 square feet
Warehousing and Wholesaling	1 per 1,000 square feet	1 per 1,300 square feet

4. The reclassification of zoning to PUD requires a Memorandum of Understanding (MOU) be prepared that outlines the expectations from the applicant, property owner and City regarding the project.
5. The principal purpose of the reclassification of zoning request is to allow the applicant flexibility in the development of the site. The MOU allows City staff flexibility in approving amendments to the approved site plan for the development. This enables the applicant to rearrange building location; adjust building sizes; and modify the site layout provided any change remains fully compliant with the requirements of the Unified Development Code.
6. The zoning and land use of the subject property remains consistent with the land use identified as part of the Good Ranch Master Plan approved in 1994.
7. Dean Avenue, North Cass Parkway, and Hubach Hill Road have all been designed and constructed to handle the traffic generated by development on the subject property.

8. The property owner is currently completing a geomorphic assessment of the stream corridor that is the ultimate collection point for stormwater runoff generated from development on the property. The assessment will identify actions the property owner must take to address any impacts the development may have on the stream corridor.
9. There is no floodplain located upon the subject property.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a PUD request. Under 470.050 (F) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. **the preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City;** The proposed preliminary development plan is consistent with the Growth Management Plan and all other adopted plans and policies.
2. **the preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose;** The proposed preliminary development plan is consistent with the standards for a Planned Unit Development. The purpose of the proposed PUD and development plan is to provide flexibility in the design, location, orientation and phasing of the proposed development in order to meet the needs of the developer, applicant, and future tenants of the building.
3. **the nature and extent of common open space in the PUD;** Common space has been provided as part of the development. Detention basins, landscaping buffers, and existing vegetation also provides a large amount of open space.
4. **the reliability of the proposals for maintenance and conservation of common open space;** The provided open spaces will require a stormwater maintenance agreement, which will involve requirements for perpetual maintenance.
5. **the adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan;** Because the proposed PUD is not residential in nature, but rather industrial, the amount and function of the provided common open space has been deemed to be adequate.
6. **whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment;** The preliminary development plan does provide public services, adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and

visual enjoyment. The proposed plan adequately separates vehicular and truck traffic, as well as pedestrian traffic. Landscaping buffers have been added to mitigate air pollution from trucks and passenger vehicles, and to soften the visual impact of the large buildings from the roadway.

- 7. whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area;** The proposed development plan will not have an adverse effect on the adjacent properties. The subject property is separated by the nearby single family homes by more than 1,500 feet, which includes a stream buffer, and a significant amount of screening and vegetation.

Traffic will likely increase near the subject property as the site develops. However, the North Cass Interchange was designed and built to handle the type and amount of traffic that this proposed development will generate.

- 8. whether potential adverse impacts have been mitigated to the maximum practical extent;** The potential adverse impacts on surrounding properties have been mitigated to the maximum practical extent. Landscape buffers have been added throughout the proposed development to mitigate the visual impact of adjacent properties.

Additionally, a traffic study is being completed that will address the timing, type and placement of traffic control devices to coordinate the movement of traffic throughout the site.

- 9. whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional Unified Development Code;** The proposed preliminary development plan does represent a unique development proposal that could not have been accomplished through use of conventional Unified Development Code.

Because of the proposed size and flexibility of the proposed buildings, it is uncertain what size and type of building a potential tenant would require. The proposed PUD affords the flexibility to phase the development, or shift the location of the buildings as needed, so long as they are compliant with all other provisions of the UDC.

- 10. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.** The proposed project is intended to be phased over a period of time, and is being approved without a defined phasing schedule. The submission of a Final Plat application shall prompt the beginning of each individual phase for the project. The Memorandum of Understanding for the proposed project includes language regarding the phasing of the project:

If the initial final plat does not include all of the land contained within the Preliminary Development Plan, then a subsequent final plat application shall be filed every five years from the date that the most recent final plat was approved or the Preliminary Development Plan becomes null and void.

The terms and conditions proposed to protect the interest of the public have been deemed to be sufficient.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	October 16, 2018	October 22, 2018	November 12, 2018

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18016, reclassification of zoning of 136.38 acres located on the southeast corner of the North Cass Parkway and Interstate 49 interchange, from "BP" Business Park District to "PUD" Planned Unit Development District, to the City Council with a recommendation of approval.

To: Planning and Zoning Commission

From: Department of Public Works

Date: October 10, 2018

RE: Van Trust Industrial Development (Rezoning, and Site Plan)

The Public Works and Engineering Department reviewed the application(s) for VanTrust Development, and offers the following comments:

Background: The proposed land use along the I-49 Corridor has been included in the City's Growth Management Plans and associated updates since approximately 1994 and was used to develop the City's Transportation Master Plan.

Project Location: The project is located on Dean Avenue south of North Cass Parkway.

Impacts on Transportation System(s): Access to the site will be served by entrances along the proposed extension of Dean Avenue. Dean Avenue is classified as an Arterial Roadway. Arterial Roadways, specifically Dean Avenue, are designed to accommodate truck traffic. Furthermore, Dean Avenue was located and constructed to support all traffic generated by the development along the I-49 Corridor. Dean Avenue will be extended to serve all of the developments entrances. There will be a cul-de-sac at the end for traffic to turn around.

The proposed land use along the I-49 Corridor has been included in the City's Growth Management Plans and associated updates since approximately 1994.

The North Cass Interchange, including Dean Avenue, have been designed and constructed in accordance with the City's Transportation Master Plan to support this type and scale of development and the volumes of traffic associated with it, in addition to the future commercial land to the north, and the existing residential development surrounding the site.

Future Traffic Control Planning

The City is currently pursuing a traffic study that will address the timing, type and placement of traffic control devices to coordinate the movement of traffic throughout the area between Johnston Drive and North Cass Parkway.

The traffic study will help the City understand how and when to implement traffic control devices to better manage traffic throughout the area.

Adequate Public Facilities:

Sanitary Sewer System - The project will construct a sanitary sewer line to connect to the existing gravity sewer. The gravity sewer is located on the property to the east, which is owned by the same existing land owner.

This project will require the extension of the sewers through the project to provide a sewer main to all of the buildings. All connections to the individual buildings will be privately owned and maintained.

Water System - The project is served by Water District 10. They will be providing adequate water for the building and fire protection.

Storm Water System/Water Quality - Stormwater will be collected onsite in a detention basin. The plans call for all water quality standards to be met.

Summary: The Public Works Department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations and that the existing facilities are of adequate size and capacity to support the proposed development. Specifically, the transportation network serving this site has been designed and constructed to accommodate all traffic generated by this proposed development as well as development of the surrounding area.



Memorandum of Understanding
for
Raymore Industrial Development

Legal Description Contained on Pages 2-3

**Between VanTrust Real Estate, LLC, Grantor,
Good-Otis LLC, Grantor,**

and

**City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

October 22, 2018

MEMORANDUM OF UNDERSTANDING

Raymore Industrial Development

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF THE RAYMORE INDUSTRIAL PLANNED UNIT DEVELOPMENT SUBDIVISION is made and entered into this 8th day of October, 2018 by and between VanTrust Real Estate, LLC (“Sub-Divider”); Good-Otis LLC (“Developer”), Sub-Divider and Developer also being referred to herein as “Grantors”; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“Grantee” or “City”).

WHEREAS, Sub-Divider seeks to obtain approval from the City for a subdivision to be known as Raymore Industrial Development, which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider and Developer agree to assume all subdivision development obligations of the City as described in this agreement; and,

WHEREAS, the City desires to ensure that Sub-Divider and Developer will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

The provisions of this MOU shall apply to the following described property:

All that part of the West Half of Secon 29, Township 46 North, Range 32 West, and that part of the Northeast Quarter of Secon 30, Township 46 North, Range 32 West, Cass County, Missouri, all lying East of the existing right-of-way for U.S. Interstate Highway No. 49 (formerly known as U.S. Hwy. 71), and being part of the property currently owned by James Os, Jr. as described in the Warranty Deed recorded in Book 001311, Page 000168, in the Cass County Recorder's Office, and being more particularly described as follows:

BEGINNING at the Northwest corner of Secon 29, Township 46 North, Range 32 West; thence South 87 degrees 03 minutes 19 seconds East, along the North line of the Northwest Quarter of said Secon 29-T46N-R32W, a distance of 1,369.26 feet; thence South 20 degrees 24 minutes 52 Seconds West, departing the North line of said Northwest Quarter, a distance of 307.60 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, along a curve to the left, having a radius of 1,850.00 feet, and through a central angle of 41 degrees 30 minutes 54 seconds, an arc length of 1,340.46 feet, to a point of tangency; thence South 21 degrees 06

minutes 02 seconds East, a distance of 1,665.77 feet, to a point of curvature; thence Southeasterly and Southerly, along a curve to the right, having a radius of 600.00 feet, and through a central angle of 37 degrees 03 minutes 36 seconds, an arc length of 388.09 feet, to a point on a non-tangent line; thence North 74 degrees 02 minutes 26 seconds West, a distance of 100.00 feet, to a point on a non-tangent curve; thence Southwesterly and Westerly, along a curve to the right, whose initial tangent bearing is South 15 degrees 57 minutes 34 seconds West, having a radius of 500.00 feet, and through a central angle of 55 degrees 23 minutes 12 seconds, an arc length of 483.34 feet, to a point of tangency; thence South 71 degrees 20 minutes 46 seconds West, a distance of 344.72 feet; thence South 05 degrees 21 minutes 09 seconds West, a distance of 310.85 feet; thence South 89 degrees 35 minutes 22 seconds West, a distance of 266.61 feet, to a point on the Easterly Right-of-Way line of U.S. Highway No. 49 (formerly known as U.S. Highway No. 71), as established in Book 513 at Page 429, and as depicted on the Highway Plans having a project number of F-71-4(9); thence North 20 degrees 01 minutes 35 seconds West, along said Easterly Right-of-Way line, a distance of 112.39 feet; thence North 25 degrees 44 minutes 13 seconds West, continuing along said Easterly Right-of-Way line, a distance of 201.00 feet; thence North 20 degrees 01 minutes 35 seconds West, continuing along said Easterly Right-of-Way line, a distance of 1,200.00 feet; thence North 17 degrees 09 minutes 50 seconds West, continuing along said Easterly Right-of-Way line, a distance of 100.12 feet; thence North 20 degrees 01 minutes 35 seconds West, continuing along said Easterly Right-of-Way line, a distance of 400.00 feet; thence North 21 degrees 06 minutes 02 seconds West, continuing along said Easterly Right-of-Way line, a distance of 800.14 feet; thence North 20 degrees 25 minutes 37 seconds West, continuing along said Easterly Right-of-Way line, a distance of 715.25 feet, to a point on a non-tangent curve; thence Northwesterly, continuing along said Easterly Right-of-Way line, and along a curve to the right, whose initial tangent bearing is 20 degrees 01 minutes 35 seconds West, having a radius of 2,739.79 feet, and through a central angle of 01 degrees 41 minutes 43 seconds, a distance of 81.07 feet, to a point on the Easterly Right-of-Way line of U.S. Highway No. 49 (formerly known as U.S. Highway No. 71), as established in Book 3140 at Page 32, and as depicted on the Highway Plans having a job number of J4P1709, dated 05/02/2008; thence North 71 degrees 40 minutes 08 seconds East, along said Easterly Right-of-Way line, a distance of 10.00 feet, to a point on a non-tangent curve; thence Northwesterly and Northerly, continuing along said Easterly Right-of-Way line, and along a curve to the right, whose initial tangent bearing is North 18 degrees 19 minutes 52 seconds West, having a radius of 2,729.79 feet, and through a central angle of 16 degrees 26 minutes 17 seconds, an arc length of 783.17 feet, to a point of tangency; thence North 01 degrees 53 minutes 35 seconds West, continuing along said Easterly Right-of-Way line, a distance of 78.10 feet; thence North 22 degrees 58 minutes 31 seconds East, a distance of 147.65 feet, to a point on the North line of the Northeast Quarter of Section 30, Township 46 North, Range 32 West; thence South 86 degrees 38 minutes 40 seconds East, departing the Easterly Right-of-Way line of said U.S. Highway No. 49, and along the North line of the Northeast Quarter of said Section 30-T46N-R32W, a distance of 495.26 feet, to the POINT OF BEGINNING, containing 5,940,859 square feet or 136.3834 acres, more or less.

PRELIMINARY DEVELOPMENT PLAN

1. Sub-Divider intends to develop the entire property as a Master Planned Industrial Community in the manner shown on the PUD Preliminary Development Plan, attached and incorporated herein as Exhibit A.

2. Zoning and Land Use

a. The zoning for the entire Property shall be “PUD” Planned Unit Development District.

b. Land Use

i. Except for the uses listed below, uses designated as permitted (“P”) in the “BP” and the “M-1” Industrial Districts in Section 410.020 of the Unified Development Code shall be permitted on all lots, subject to compliance with any special conditions.

a. Waste Related Use

ii. Uses designated as conditional (“C”) in in the “BP” and the “M-1” Industrial Districts in Section 410.020 of the Unified Development Code shall only be permitted upon approval of a Conditional Use Permit, subject to compliance with any special conditions.

3. Bulk and Dimensional Standards Table:

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	1 acre
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	20 feet
Minimum Rear Yard	20 feet
Minimum Side Yard	10 feet
Maximum Building Height	80 feet

The following bulk and dimensional standards are calculated for the entire development, not on a lot-by-lot basis.

Minimum Landscaped Area	20%
Maximum Building Coverage	50%

4. **Outdoor Storage**

No outdoor storage of materials or products is allowed within the entire property identified herein as the Master Planned Industrial Community and as shown on the PUD Preliminary Development Plan, attached as Exhibit A.

5. **Landscaping & Screening**

- a. Landscaped areas with a minimum width of six feet (6') shall be provided along all street frontages and all property lines.
- b. No details as to plant location, type or size is required as part of the Preliminary Development Plan or site plan.
- c. A landscape plan compliant with Chapter 430 of the Unified Development Code, identifying details described in subsection b above, shall be submitted with building construction plans.
- d. All required landscaping shall be installed prior to the issuance of any certificate of occupancy for the applicable building.

6. **Parkland Dedication**

A parkland dedication fee equal to \$0.017 per square foot of land included in a final plat shall be paid prior to the recording of a final plat.

7. **Site Lighting**

A site lighting plan compliant with the Unified Development Code shall be submitted with building construction plans. All light fixtures shall be installed and operational prior to the issuance of any certificate of occupancy for the applicable building.

8. **Parking**

Off-street Parking shall be provided for each building as follows:

Use	Minimum Parking Spaces Required
Office	1 space per 300 square feet
Manufacturing, Production and Industrial Service	1 space per 1,300 square feet
Warehousing	1 space per 1,300 square feet

- a. Required parking spaces shall be provided on the same lot as the use to which the parking serves.
- b. A reduction of up to 10 percent of the total parking requirement for a lot may be approved by staff where shared parking among businesses on different lots is provided by written agreement between the businesses and submitted to the City.
- c. Required parking spaces may be constructed as needed for each use occupying a building. The minimum parking spaces shall be provided as each use occupies the building.
- d. Parking for a building may be constructed in phases provided the required parking spaces are provided for each use identified in a building.

9. **Trash and Recycling Services**

All trash and recycling containers and equipment shall be screened in accordance with Section 430.110 of the Unified Development Code.

PHASING SCHEDULE

1. The Preliminary Development Plan is being approved without a defined phasing plan.
2. The Sub-Divider may construct the development in phases.

FINAL PLATS

1. Sub-Divider may submit final plats and associated construction drawings to the City in phases.
2. Each final plat must comply with the bulk and dimensional standards included in this MOU.

3. Final plats shall be submitted in accordance with the Unified Development Code.
4. A final plat application shall be submitted within two years of the date of approval of the Preliminary Development Plan or the Preliminary Development Plan becomes null and void.
5. If the initial final plat does not include all of the land contained within the Preliminary Development Plan, then a subsequent final plat application shall be filed every five years from the date that the most recent final plat was approved or the Preliminary Development Plan becomes null and void.

SITE PLANS

1. A master site plan for the entire development may be submitted to the City by the Developer and/or Sub-Divider. The master site plan shall be reviewed in accordance with Section 470.160 of the Unified Development Code.
2. City staff is hereby granted authority to review and approve any amendment to the master site plan provided that all of the requirements of the Unified Development Code and any other applicable City requirement are met.
3. Any decision made by staff regarding an amendment to the master site plan may be appealed to the Planning and Zoning Commission.

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

The parties agree that the following road improvements are necessary and shall be constructed by the Developer and/or Sub-Divider as outlined below.

a. Dean Avenue

- i. Dean Avenue shall be constructed as a collector road with a 100-foot right of way from North Cass Parkway south to the southern end of the proposed North Cass Plaza development, and with an 80-foot right-of-way thereafter.
- ii. Dean Avenue shall be constructed to the southern property line of each lot at the time the lot is developed.

- iii. A temporary cul-de-sac shall be installed for each phase of Dean Avenue that is constructed.
- iv. A permanent cul-de-sac shall be installed upon final platting and construction of a building on the southernmost lot of the development.

b. North Cass Parkway

- i. Improvements to North Cass Parkway shall be constructed as identified in the traffic study for the project, including the timing of when the improvements are necessary.

c. Access road to Owen-Good Lift Station

- ii. When Dean Avenue is extended to its southern terminus as part of this development an easement shall be provided by the Developer and/or Subdivider to allow the City to construct a gravel road to provide access from the Dean Avenue cul-de-sac south to the City of Raymore Owen-Good lift station.

2. Pedestrian Improvements

A five foot (5') sidewalk is required on both sides of Dean Avenue at the time the adjacent lot is developed.

3. Traffic Control Improvements

Traffic control improvements, which may include stop signs and/or traffic signal(s) shall be constructed and/or installed as identified in the traffic study for the project.

SANITARY SEWER IMPROVEMENTS

- 1. Sanitary sewer service shall be provided to each lot by the Developer and/or Sub-Divider. The line shall extend to the property line to provide service to adjacent properties.
- 2. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Developer and/or Sub-Divider shall have the engineering plans approved by the MoDNR and the City of Raymore.
- 3. The sanitary sewer shall be of sufficient size and depth to serve the tributary area identified in the City's Comprehensive Sewer Plan.

4. The Developer and/or Sub-Divider agree to pay any applicable sewer connection fees and rate charges.
5. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and Developer and Sub-Divider agree to dedicate easements to the City in compliance with City standards for utility easements.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of the Cass County Public Water Supply District #10 and shall be served by the district.
2. All improvements to the water service system shall comply with the requirements of the Water District and with the requirements of the South Metro Fire Protection District.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Development Plan.
2. A final stormwater management plan is required to be submitted at the time building construction plans are submitted for all the land area contained within the final plat.
3. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building.
4. Storm Water Quality BMP's shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.

STREAM ASSESSMENT

1. The Good Ranch Master Development Agreement, dated October 14, 2014, is applicable to the development.
2. An assessment of the geomorphic subarea watershed applicable to the development shall be completed by the Developer. The assessment shall be reviewed by the City and must be approved prior to the approval of the Preliminary Development Plan.

3. The assessment shall identify stream enhancements or other improvements necessary to minimize or eliminate current and anticipated geomorphic deficiencies identified by the assessment. Phasing of these enhancements or other improvements can coincide with phasing of building construction on the property.
4. Stream enhancements or other improvements identified by the City as necessary for a particular phase of the development shall be installed and completed by the Developer and/or Sub-Divider prior to the issuance of any Certificate of Occupancy.

INDUSTRIAL BUILDING STANDARDS

1. The design and appearance of buildings shall conform to the proposed elevations, attached and incorporated herein as Exhibit B.
2. The following building and design standards shall apply to the development:
 - a. **Exterior Building Materials**

Primary building materials shall be varied and consist of materials such as stucco, stone, concrete tilt walls and brick.
 - b. **Color**

A unified color scheme shall be established to tie building elements together, relate separate (freestanding) buildings, and enhance architectural form.
 - c. **Building Form**
 - i. Both vertical and horizontal articulation shall be used to break up building form.
 - ii. Design features such as articulated bases, columns, pilasters, and arches shall be used to articulate building facades.
 - iii. Buildings shall incorporate variations in parapet height.
 - iv. Architectural treatments and materials shall be uniform on all four sides of the building.

d. **Architectural Features**

- i. Architectural features such as canopies and awnings shall be used to enhance building entrances.
- ii. Windows shall be incorporated into front and side building elevations where office areas are provided.

SIGNAGE

1. Subdivision entrance markers are permitted for the development along Dean Avenue. A sign easement shall be provided for each proposed sign. Signs shall be in compliance with Chapter 435 of the Unified Development Code.
2. Building signs identifying tenants are permitted in accordance with Chapter 435 of the Unified Development Code.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any improvements or the issuance of building permits for a Platted Area, Developer and/or Sub-Divider shall have all engineering plans approved by the City of Raymore.
2. Prior to the issuance of building permits, Developer and/or Sub-Divider shall install all public improvements as shown on approved engineering plans of said platted areas.
3. The Developer and/or Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.
4. The Developer and/or Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Developer and/or Sub-Divider hereby agree to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on Developer's and/or Sub-Divider's property or from the City's inspection or lack of

inspection of the plans, specifications and construction relating to the improvements to be placed on the Developer's and/or Sub-Divider's property. Sub-Divider hereby agrees to pay to the City all damages, costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

FEES, BONDS AND INSURANCE

1. The Developer and/or Sub-Divider agrees to pay to the City, a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Developer and/or Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are accepted by the City as part of infrastructure acceptance the City will assume maintenance responsibility for the lights.
3. The Developer and/or Sub-Divider agrees to pay to the City, a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider, VanTrust Real Estate LLC. and Developer, Good-Otis LLC must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-Divider VanTrust Real Estate LLC and/or Developer, Good-Otis LLC, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the

breach or breaches has or have been cured to the satisfaction of the City.

5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to VanTrust Real Estate, LLC at:

VanTrust Real Estate, LLC.
4900 Main Street, Suite 400
Kansas City, MO 64112

If to Good-Otis LLC at:

Good-Otis LLC.
Attn: Dave Otis
1464 Techny Road
Northbrook, IL 60062

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

Attest:

Jean Woerner, City Clerk

Sub-Divider – Signature

Printed Name

Sub-Divider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

Developer – Signature

Printed Name

Developer – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20____
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

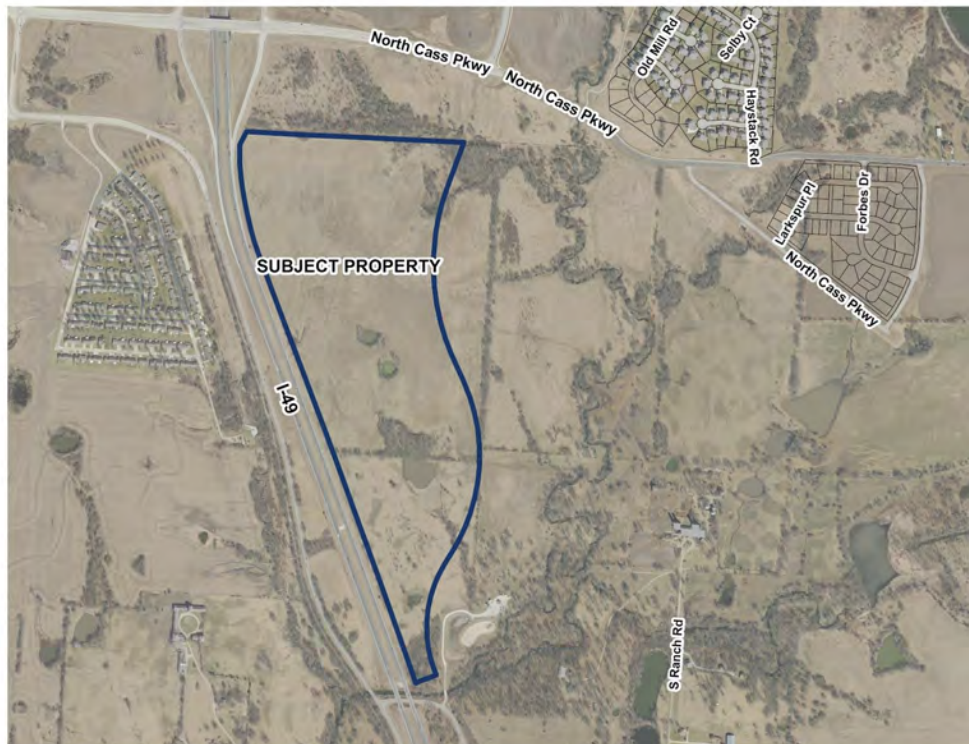
To: Planning and Zoning Commission
From: City Staff
Date: October 16, 2018
Re: **Case #18017 Raymore Industrial Development Site Plan**

GENERAL INFORMATION

Applicant: VanTrust Real Estate
4900 Main Street
Kansas City, MO 64112
Property Owner: Good-Otis, LLC
1464 Techny Road
Northbrook, IL 60062

Requested Action: Site Plan approval for an industrial warehouse development
Property Location: Generally located at the southeast corner of the I-49 & North Cass Parkway Interchange

Aerial Photograph:



Property Photographs:



Aerial View looking north toward N. Cass Parkway from the southern property line.



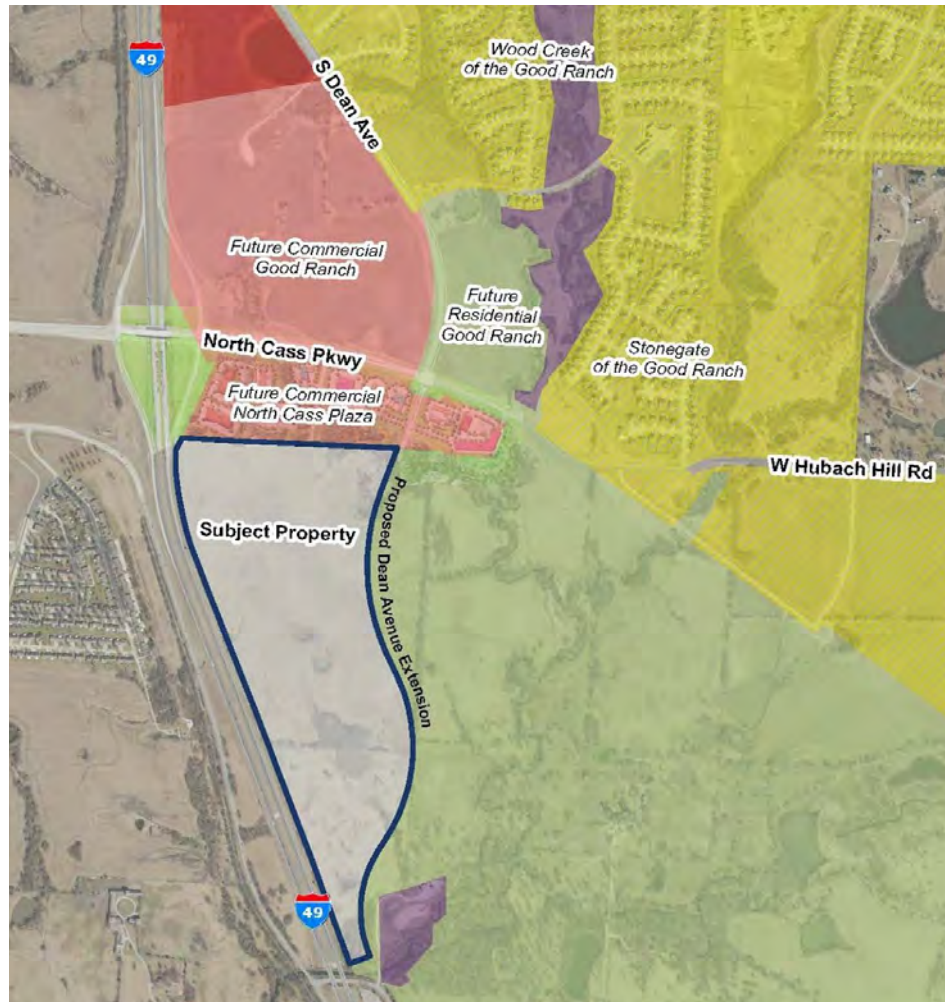
Aerial view looking northeast at Dean Avenue and North Cass Parkway.



View looking southwest from the Stonegate subdivision

Existing Zoning:

“BP” Business Park District



Existing Surrounding Uses:

- North:** Undeveloped
- South:** Undeveloped
- East:** Undeveloped
- West:** Undeveloped.

Total Tract Size: 136.38 Acres

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has N. Cass Parkway and Dean Avenue classified as a Minor Arterial Roadways

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 a proposed industrial warehousing development.

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 MOU and Master Land Use Plan for the Good Ranch was approved by the City of Raymore on March 16, 1994. The subject property, identified as Tract 10 on the Land Use Plan, was identified as appropriate for Business Park development.
2. The property was rezoned from “A” Agricultural to “BP” Business Park on March 23, 2014.

ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the application and determined that it complies with all of the applicable requirements.

STAFF COMMENTS

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

	BP (Existing)	PUD (Proposed)
Minimum Lot Area		
per lot	1 acre	1 acre
per dwelling unit	-	-
Minimum Lot Width (feet)	100	100
Minimum Lot Depth (feet)	100	100
Yards, Minimum (feet)		
front	30	20
rear	20	20

side	10	10
side, abutting residential district	20	10
Maximum Building Height (feet)	80	80
Maximum Building Coverage (%)	50	50

- 2. Special Use Conditions:** There are no use-specific standards or conditions.
- 3. Parking:** The minimum parking standards for the used allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required (Existing)	Minimum Parking Spaces Required (Proposed)
INDUSTRIAL USES		
Office	1 per 300 square feet	1 per 300 square feet
Manufacturing, Production and Industrial Service	1 per 1,000 square feet of non-office floor area plus 1 per 300 square feet of office area	1 per 1,300 square feet
Trucking/Freight Terminal	1 per 1,000 square feet	1 per 1,300 square feet
Warehousing and Wholesaling	1 per 1,000 square feet	1 per 1,300 square feet

4. Landscaping

Twenty percent (20%) of the site is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. A total of thirty-five percent (35%) of the site is provided with landscaping.

A Type-C screen is required along the north property line between the proposed development and the adjacent commercial property. Adequate screening has been provided.

A total of 168 trees and 512 shrubs are required for interior parking lot landscaping. 201 trees and 512 shrubs have been provided.

No details as to plant location, type or size is required as part of the Preliminary Development Plan or site plan. A landscape plan compliant with Chapter 430 of the Unified Development Code, identifying details of the Landscaping Plan shall be submitted with building construction plans.

The proposed plan does comply with the landscaping requirements of the UDC

5. Building Design:

The proposed building is 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.

The proposed development does comply with the building design standards of the UDC.

6. **Pedestrian Access:** Pedestrian Access to the building has been provided. Sidewalk will be constructed on both sides of Dean Avenue in the future. Sidewalks will be constructed from the R.O.W. along Dean Avenue connecting to the parking areas and building entrances.
7. **Signage:** A master signage plan was not submitted with the application. Signage is not approved as part of the site plan but is shown for illustration purposes only. A sign permit is required prior to installation of any sign.
8. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. The applicant has addressed the concerns shared by the Fire District.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Stormwater will be collected on site and discharged into two separate detention basins. These basins will be constructed by phase.
10. **Site Lighting:** A site lighting plan was not required to be submitted as part of the site plan application.

Per the MOU, A site lighting plan compliant with the Unified Development Code shall be submitted with building construction plans. All light fixtures shall be installed and operational prior to the issuance of any certificate of occupancy for the applicable building.

11. **Trash Enclosure:** Trash enclosures have not been shown on the site plan. With facilities of this type and scale, trash is most commonly collected from the dock doors of the building, and therefore does not require a separate trash receptacle.

Should a trash receptacle be added as part of the site plan, it will have to comply with the screening requirements of the UDC.

12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. The landscape plan does not show any screening around the equipment. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

- 13. Site Access:** Access to the site will be provided off of Dean Avenue. The applicant has proposed seven (7) separate access drives into the site, serving both passenger vehicles and truck traffic.

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;**

The proposed use(s) are allowed within the existing "BP" Business Park District, as well as the proposed "PUD" Planned Unit Development 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, and maximizes the separation of passenger vehicles and truck traffic.

- 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 are provided to allow pedestrians to access the parking areas and building entrances from Dean Avenue.

- 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 building on 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 no unique natural resource features on the site that need to be preserved.

- 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 significant alterations to the existing topography of the site that will be made for this project. There are no natural watercourses on the site, with the exception of the stream the crosses under Dean Avenue. There are existing trees and vegetation throughout the site that will be removed.

- 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 and screening is provided for the site. Detailed landscaping plans are required to be submitted and approved at the time building construction plans are submitted.

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

A site lighting plan was not required to be submitted as part of the site plan application.

Per the MOU, A site lighting plan compliant with the Unified Development Code shall be submitted and approved with building construction plans. All light fixtures shall be installed and operational prior to the issuance of any certificate of occupancy for the applicable building.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
October 16, 2018

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #18017 Raymore Industrial Development Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. The request to reclassify the zoning of the property to "PUD" Planned Unit Development District, which includes the preliminary development plan, must be approved by City Council.
2. 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.
3. 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 installation of any public improvements:

4. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements.

Prior to issuance of a Building Permit

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

Prior to issuance of a Certificate of Occupancy:

6. A final plat shall be approved for that portion of the property that has been developed. The final plat must include all of the right-of-way for Dean Avenue that is adjacent to the subject property.
7. 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.

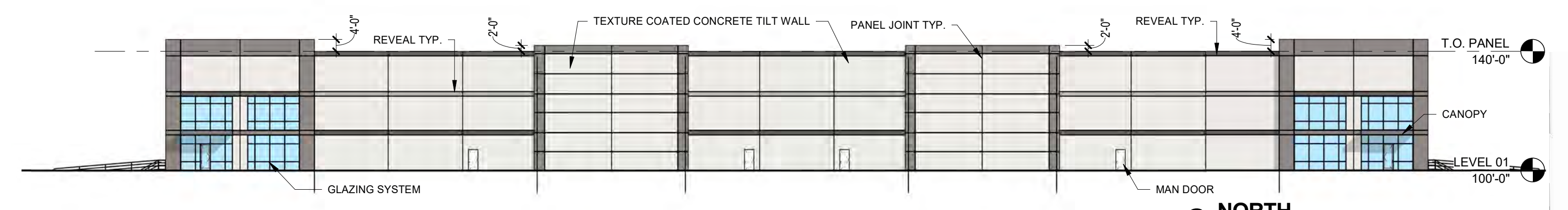
8. Van accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
9. If the electrical transformer box and any other accessory 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.
10. The public improvements shall be accepted by the City Council. Prior to acceptance of the public improvements by the City Council an easement shall be provided to the City for the off-site sanitary sewer line extension.
11. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

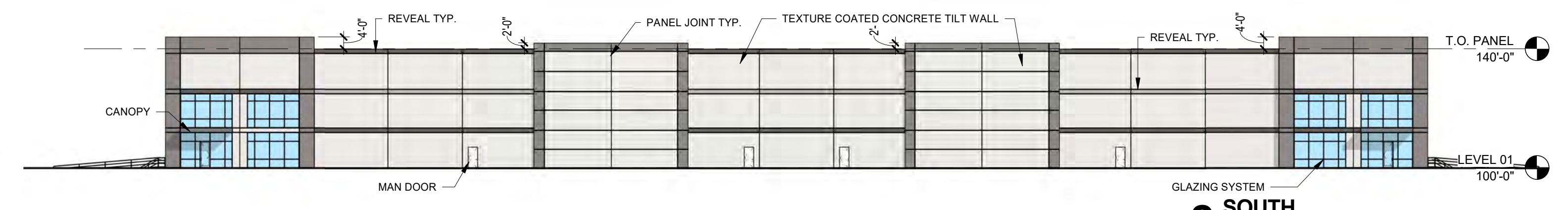
12. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
13. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
14. Owner must immediately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



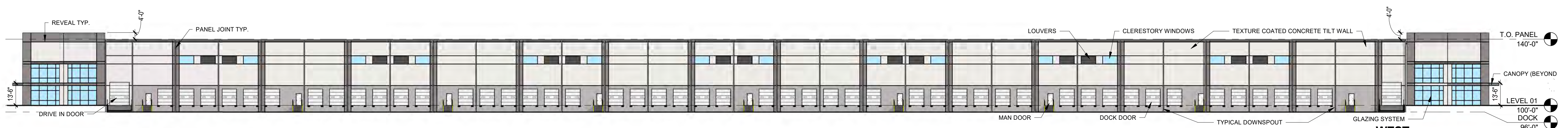
4 EAST
Scale: 1/32" = 1'-0"



3 NORTH
Scale: 1/32" = 1'-0"



2 SOUTH
Scale: 1/32" = 1'-0"



1 WEST
Scale: 1/32" = 1'-0"

NOTE: PRIMARY DRAINAGE TO BE CONTINUOUS GUTTERS WITH DOWNSPOUTS
WALL PANEL HEIGHTS VARY DEPENDING ON BUILDING SIZE



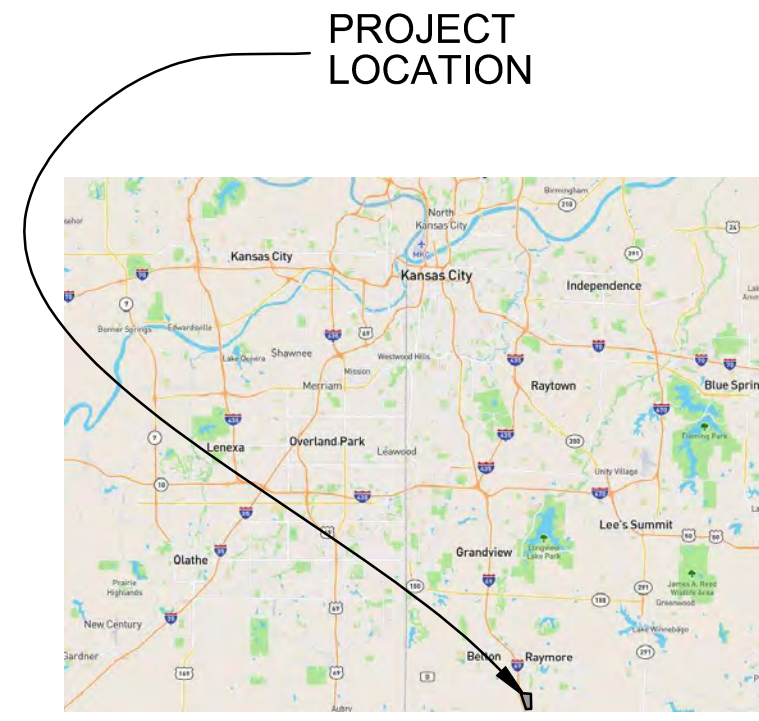
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08.31.2018	CITY COMMENTS	

RAYMORE INDUSTRIAL DEVELOPMENT
RAYMORE, MO 64083
PROJECT NUMBER: 018-0892
SUBMITTAL DATE: AUGUST 17, 2018

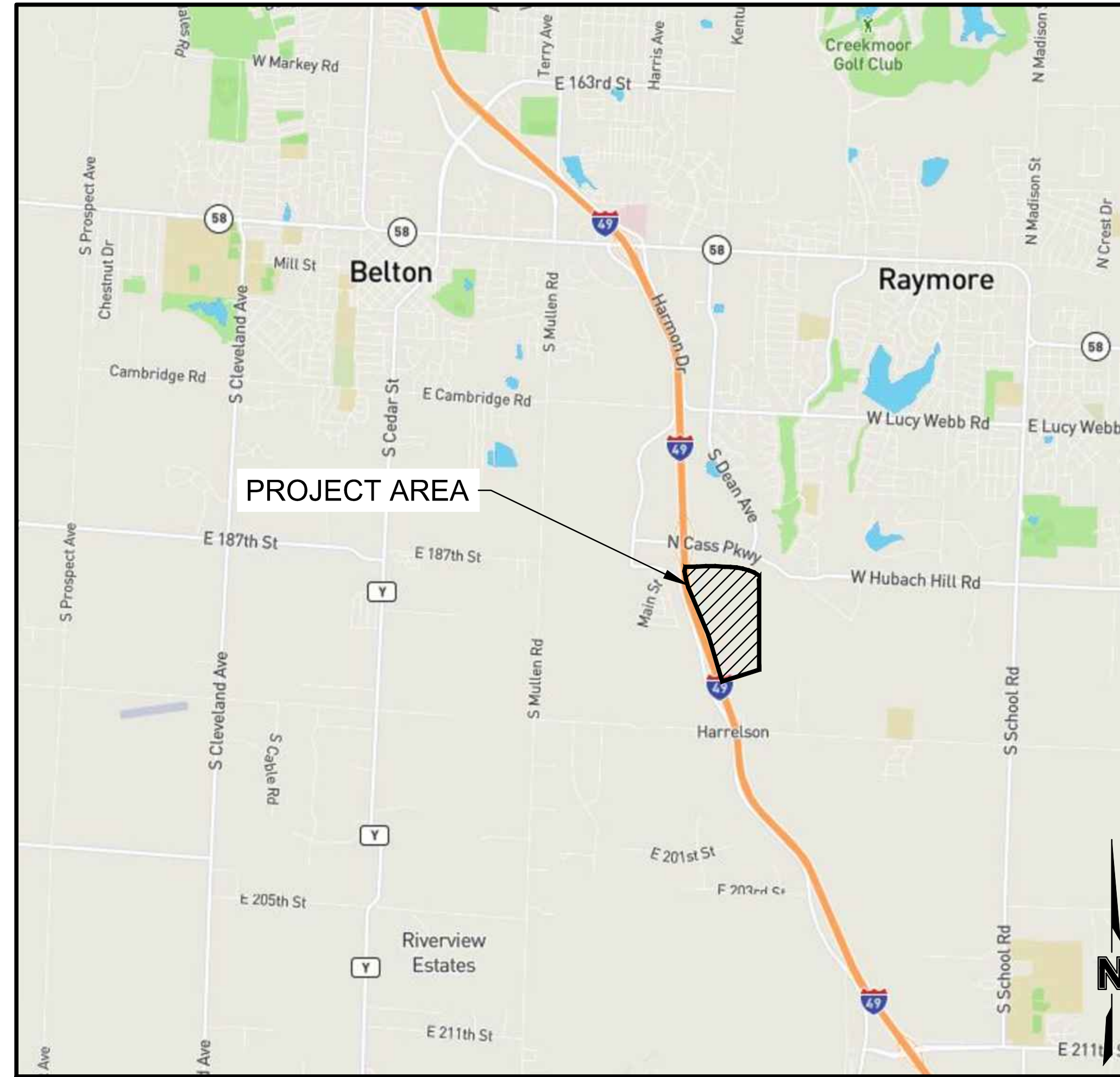
SHEET NAME:
ARCHITECTURAL ELEVATIONS
SHEET:

SITE PLAN PACKAGE FOR RAYMORE INDUSTRIAL DEVELOPMENT SECTION 29, TOWNSHIP 46 NORTH, RANGE 32 WEST THE CITY OF RAYMORE CASS COUNTY, MISSOURI

Sheet List Table	
Sheet Number	Sheet Title
C-0	TITLE SHEET
C-1	OVERALL PLAN (PRELIMINARY PLAT)
C-2	SITE PLAN
C-3	SITE PLAN
C-4	GRADING PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	UTILITY PLAN
C-8	SANITARY SEWER PLAN & PROFILE (CONCEPT)
C-9	SANITARY SEWER PLAN & PROFILE (CONCEPT)
C-10	SANITARY SEWER PLAN & PROFILE (CONCEPT)
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
A-1	ARCHITECTURAL ELEVATIONS



VICINITY MAP
NOT TO SCALE



LOCATION MAP

LEGEND

PROPOSED PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED COMMUNICATIONS	--- COMM ---
PROPOSED BUILDING SET-BACK	---
OFFSITE PROPOSED FUTURE RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY DEROGATION (APPROX)	---
SECTION LINE	---
EXISTING MODOT RIGHT-OF-WAY	---
EXISTING CITY OF RAYMORE RIGHT-OF-WAY	---
PROPOSED WATER MAIN	--- W ---
PROPOSED SANITARY MAIN	--- SS ---
PROPOSED UNDERGROUND ELECTRIC & GAS LINE	--- P-UG ---
PROPOSED TELEPHONE LINE	--- T --- T ---
PROPOSED EASEMENT	---
PROPOSED RETAINING WALL	---
PROPOSED DETENTION BASIN	---
EXISTING OVERHEAD POWER	--- P-OH ---
EXISTING ELECTRICAL LINE	--- E ---
EXISTING SANITARY MAIN	--- SS ---
EXISTING EASEMENT	---
EXISTING FENCE	--- X ---
EXISTING CHAIN LINKED FENCE	--- O --- O ---
EXISTING VEGETATION/TREE LINE	---
EXISTING WATER WAY/POND	---

BENCH MARK:

- NORTH 1/4 CORNER OF SEC. 30-T46N-R32W
FOUND ALUMINUM MONUMENT
- NORTHWEST CORNER OF SEC. 20T46N-R32W
FOUND ALUMINUM MONUMENT
- WEST 1/4 CORNER OF SEC. 30-T46N-R32W
FOUND BRASS MONUMENT

APPLICANT:

VANTRUST REAL ESTATE, LLC
CONTACT: DAVID M. HARRISON
4900 MAIN ST. SUITE 400
KANSAS CITY, MO 64112
PH: (816)569.1441
EMAIL: GRANT.HARRISON@VANTRUSTRE.COM

DESIGN TEAM:

CIVIL ENGINEER
OLSSON ASSOCIATES
CONTACT: BRETT LAURITSEN
PH: (913) 381-1170
7301 WEST 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213

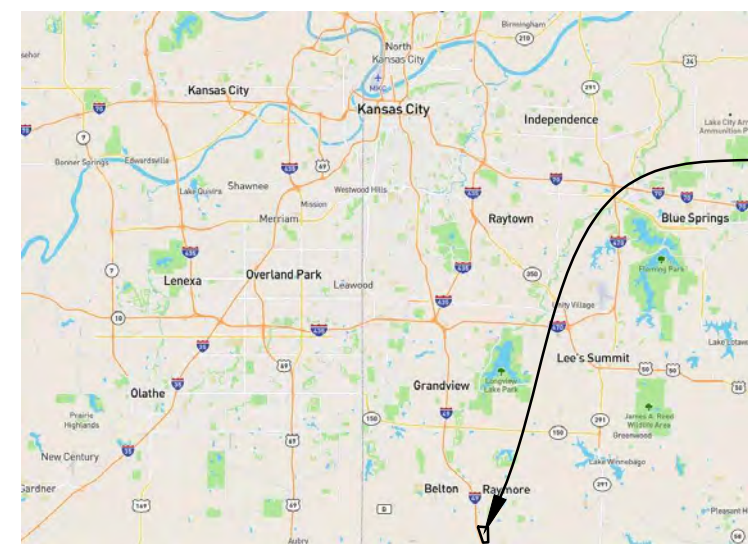
LAND OWNER REPRESENTATIVE:

OTIS COMPANY
CONTACT: DAVE OTIS
1461 TECHNY RD
NORTHBROOK, IL 60062
PH: (847) 272-7100
EMAIL: D.OTIS@OTISCOMPANY.COM

ARCHITECT

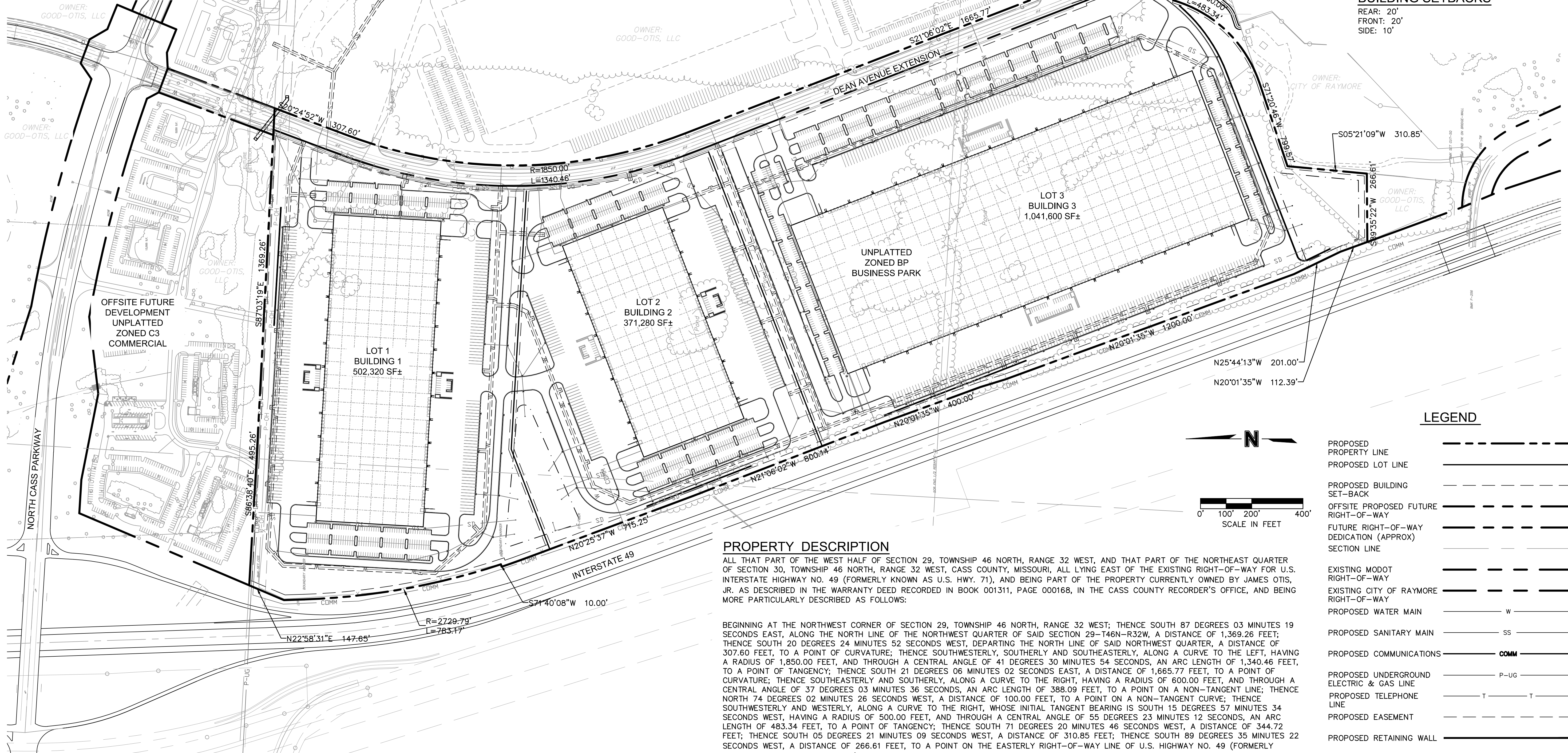
ALLIANCE ARCHITECTS, INC
CONTACT: SCOTT A. MEYER, AIA
1600 N COLLINS BLVD - STE 1000
RICHARDSON, TX 75080
PH: (972)233-0400

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08.31.2018	CITY COMMENTS	



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE



PROPOSED SITE USE:
LIGHT INDUSTRIAL/DISTRIBUTION/WAREHOUSING

PUD DATA
SITE AREA = 5,940,859 S.F.±
(136.38 ACRES±) *INCLUDES ROW

ZONING:
EXISTING ZONING = VARIES
PROPOSED ZONING = PUD

SITE COVERAGE:
IMPERVIOUS = 65% (3,886,030 S.F.)
PERVIOUS = 35% (2,054,829 S.F.)

BUILDING SETBACKS
REAR: 20'
FRONT: 20'
SIDE: 10'

PARKING DATA

LIGHT INDUSTRIAL/DISTRIBUTION	LOT SIZE	LOT SIZE	BUILDING SIZE^	REQUIRED PARKING*			PROVIDED		TOTALS
				AT OPENING	AT FULL FUTURE OCCUPANCY	AT FULL FUTURE OCCUPANCY	FUTURE ADD. TRAILER STORAGE		
BUILDING 1	1,653,634 SF±	37.96 AC±	502,320 SF±	197	404	404	168	572	
BUILDING 2	1,276,694 SF±	29.31 AC±	371,280 SF±	146	298	404	108	512	
BUILDING 3	2,641,523 SF±	60.64 AC±	1,041,600 SF±	407	836	872	233	1,105	
PUBLIC ROW:	369,008 SF±	8.47 AC±	--	--	--	--	--	--	
TOTALS:	5,940,859 SF±	136.38 AC±	1,915,200 SF±	750	1,538	1,680	509	2,189	

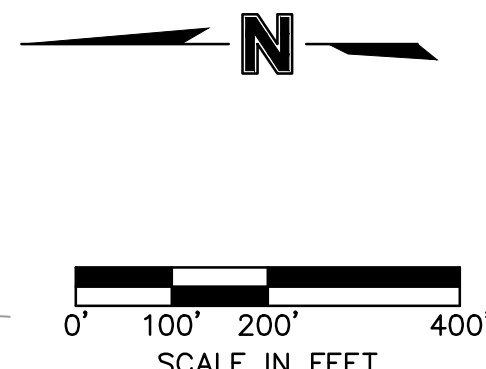
^BUILDING GSF:
2% OFFICE, 98% LIGHT INDUSTRIAL
PLAN SHOWN REFLECTS FULL BUILD-OUT. SEE ALSO SHEETS C-2 & C-3.

*REQUIRED PARKING RATIOS:
OFFICE @ OPENING RATIO: 1:300 SF
OFFICE @ FULL FUTURE OCC RATIO: 1:300 SF
LIGHT INDUSTRIAL @ OPENING RATIO: 0.33:1,000 SF
LIGHT INDUSTRIAL @ FULL FUTURE OCC RATIO: 0.75:1,000 SF

PROPERTY DESCRIPTION

ALL THAT PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 32 WEST, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 32 WEST, CASS COUNTY, MISSOURI, ALL LYING EAST OF THE EXISTING RIGHT-OF-WAY FOR U.S. INTERSTATE HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HWY. 71), AND BEING PART OF THE PROPERTY CURRENTLY OWNED BY JAMES OTIS, JR. AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 001311, PAGE 000168, IN THE CASS COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 32 WEST; THENCE SOUTH 87 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29-T46N-R32W, A DISTANCE OF 1,369.26 FEET; THENCE SOUTH 20 DEGREES 24 MINUTES 52 SECONDS WEST, DEPARTING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 307.60 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,850.00 FEET, AND THROUGH A CENTRAL ANGLE OF 41 DEGREES 30 MINUTES 54 SECONDS, AN ARC LENGTH OF 1,340.46 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 21 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 1,665.77 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, AND THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 36 SECONDS, AN ARC LENGTH OF 388.09 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 74 DEGREES 02 MINUTES 26 SECONDS WEST, A DISTANCE OF 100.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY AND WESTERLY, ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS SOUTH 15 DEGREES 57 MINUTES 34 SECONDS WEST, HAVING A RADIUS OF 500.00 FEET, AND THROUGH A CENTRAL ANGLE OF 55 DEGREES 23 MINUTES 12 SECONDS, AN ARC LENGTH OF 483.34 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 71 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 344.72 FEET; THENCE SOUTH 05 DEGREES 21 MINUTES 09 SECONDS WEST, A DISTANCE OF 310.85 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 266.61 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 513 AT PAGE 429, AND AS DEPICTED ON THE HIGHWAY PLANS HAVING A PROJECT NUMBER OF F-71-4(9); THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 112.39 FEET; THENCE NORTH 25 DEGREES 44 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.00 FEET; THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.12 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.12 FEET; THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET; THENCE NORTH 21 DEGREES 06 MINUTES 02 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 800.14 FEET; THENCE NORTH 20 DEGREES 25 MINUTES 37 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 715.25 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS 20 DEGREES 01 MINUTES 35 SECONDS WEST, HAVING A RADIUS OF 2,739.79 FEET, AND THROUGH A CENTRAL ANGLE OF 01 DEGREES 41 MINUTES 43 SECONDS, A DISTANCE OF 81.07 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 3140 AT PAGE 32, AND AS DEPICTED ON THE HIGHWAY PLANS HAVING A JOB NUMBER OF J4P1709, DATED 05/02/2008; THENCE NORTH 71 DEGREES 40 MINUTES 08 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY AND NORTHERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS NORTH 18 DEGREES 19 MINUTES 52 SECONDS WEST, HAVING A RADIUS OF 2,729.79 FEET, AND THROUGH A CENTRAL ANGLE OF 16 DEGREES 26 MINUTES 17 SECONDS, AN ARC LENGTH OF 783.17 FEET, TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 53 MINUTES 58 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 78.10 FEET; THENCE NORTH 22 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 147.65 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 32 WEST; THENCE SOUTH 86 DEGREES 38 MINUTES 40 SECONDS EAST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 49, AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30-T46N-R32W, A DISTANCE OF 495.26 FEET, TO THE POINT OF BEGINNING, CONTAINING 5,940,859 SQUARE FEET OR 136.3834 ACRES, MORE OR LESS.



LEGEND

PROPOSED PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED BUILDING SET-BACK	---
OFFSITE PROPOSED FUTURE RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE	---
EXISTING MODOT RIGHT-OF-WAY	---
EXISTING CITY OF RAYMORE RIGHT-OF-WAY	---
PROPOSED WATER MAIN	W
PROPOSED SANITARY MAIN	SS
PROPOSED COMMUNICATIONS	COMM
PROPOSED UNDERGROUND ELECTRIC & GAS LINE	P-UG
PROPOSED TELEPHONE LINE	T
PROPOSED EASEMENT	---
PROPOSED RETAINING WALL	---
PROPOSED DETENTION BASIN	---
EXISTING OVERHEAD POWER	P-OH
EXISTING ELECTRICAL LINE	E
EXISTING SANITARY MAIN	SS
EXISTING EASEMENT	---
EXISTING FENCE	X
EXISTING CHAIN LINKED FENCE	---
EXISTING VEGETATION/TREE LINE	---
EXISTING WATER WAY/POND	---
PROPOSED FIRE HYDRANT	---

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08.31.2018	CITY COMMENTS	

RAYMORE INDUSTRIAL DEVELOPMENT
RAYMORE, MO 64083
PROJECT NUMBER: 018-0892
SUBMITTAL DATE: AUGUST 17, 2018

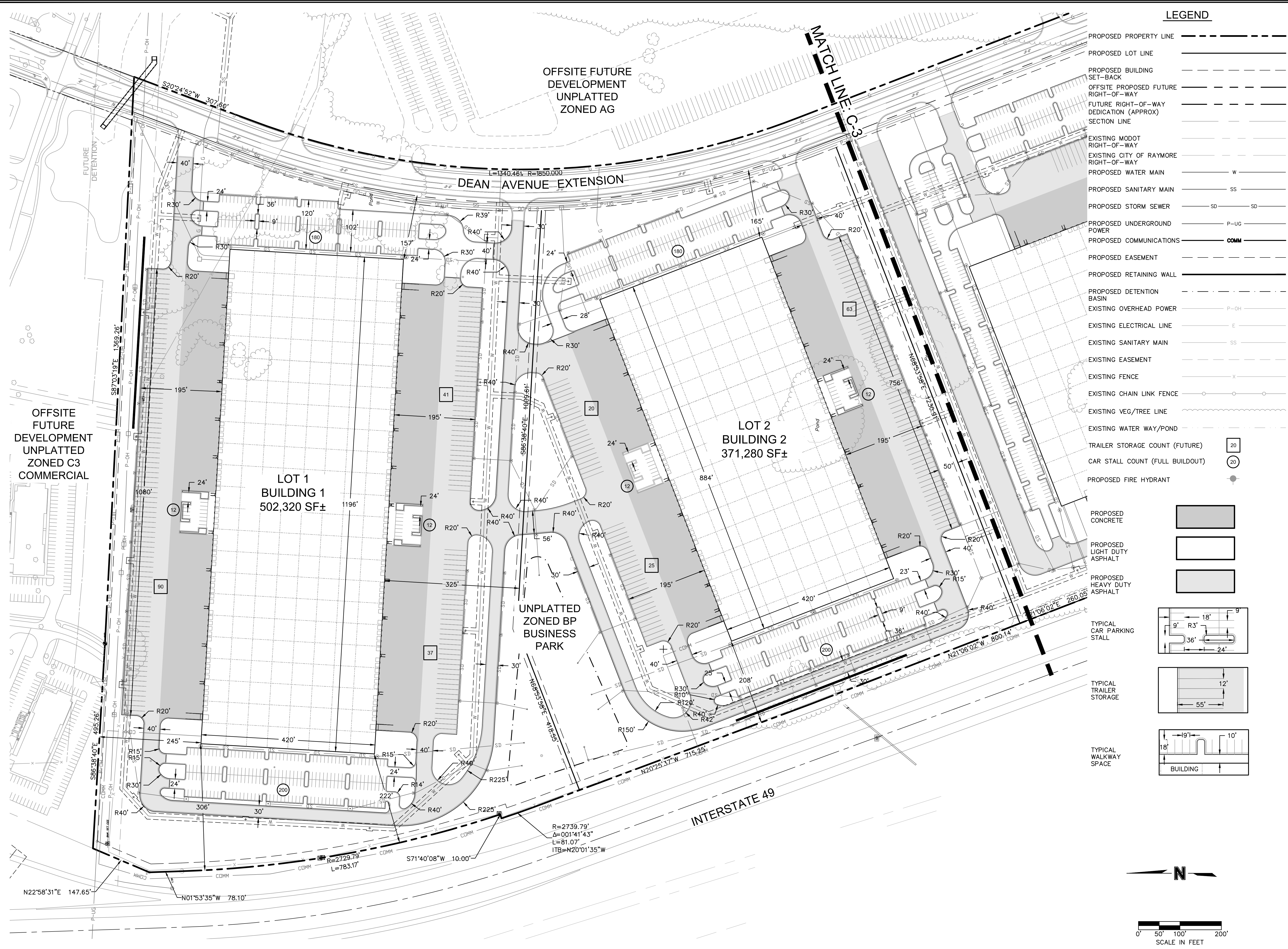
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OVERALL PLAN (PRELIMINARY PLAT)
SHEET:

C-1

7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL: 913.381.1170
 FAX: 913.381.1174
 www.coconsulting.com

NOT FOR CONSTRUCTION

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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SET-BACK
- OFFSITE PROPOSED FUTURE RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE
- EXISTING MODOT RIGHT-OF-WAY
- EXISTING CITY OF RAYMORE RIGHT-OF-WAY
- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND POWER
- PROPOSED COMMUNICATIONS
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED DETENTION BASIN
- EXISTING OVERHEAD POWER
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY MAIN
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING VEG/TREE LINE
- EXISTING WATER WAY/POND
- TRAILER STORAGE COUNT (FUTURE)
- CAR STALL COUNT (FULL BUILDOUT)
- PROPOSED FIRE HYDRANT
- PROPOSED CONCRETE
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- TYPICAL CAR PARKING STALL
- TYPICAL TRAILER STORAGE
- TYPICAL WALKWAY SPACE



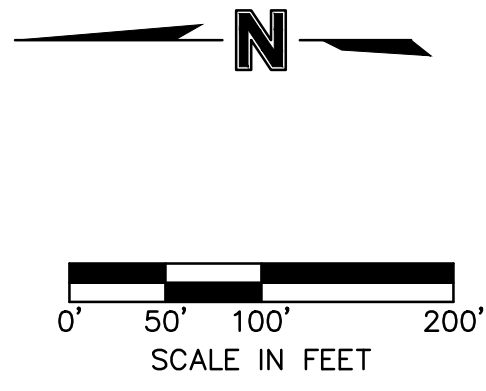
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1	08.31.2018	CITY COMMENTS	

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 RAYMORE, MO 64083
 PROJECT NUMBER: 018-0892
 SUBMITTAL DATE: AUGUST 17, 2018

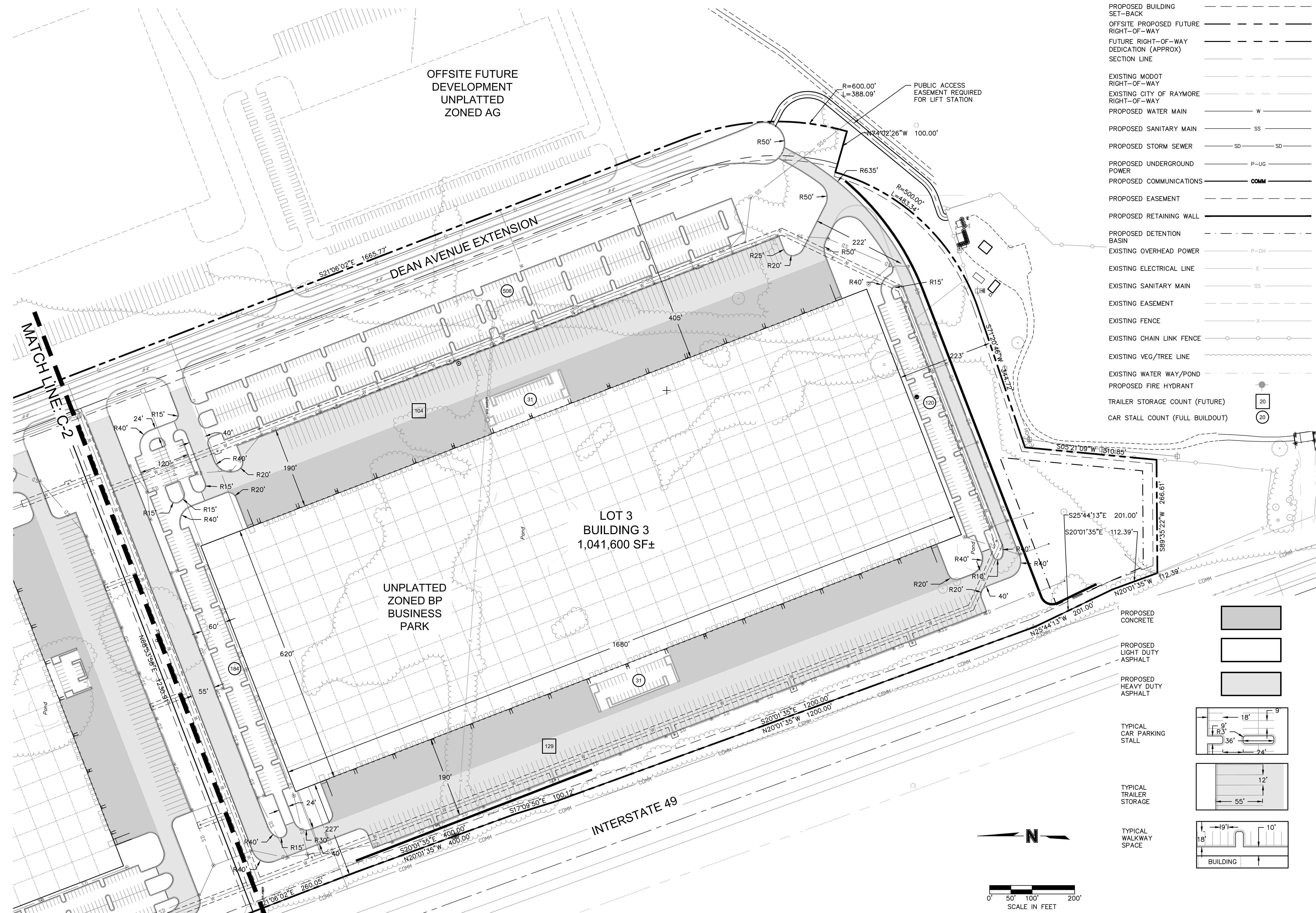
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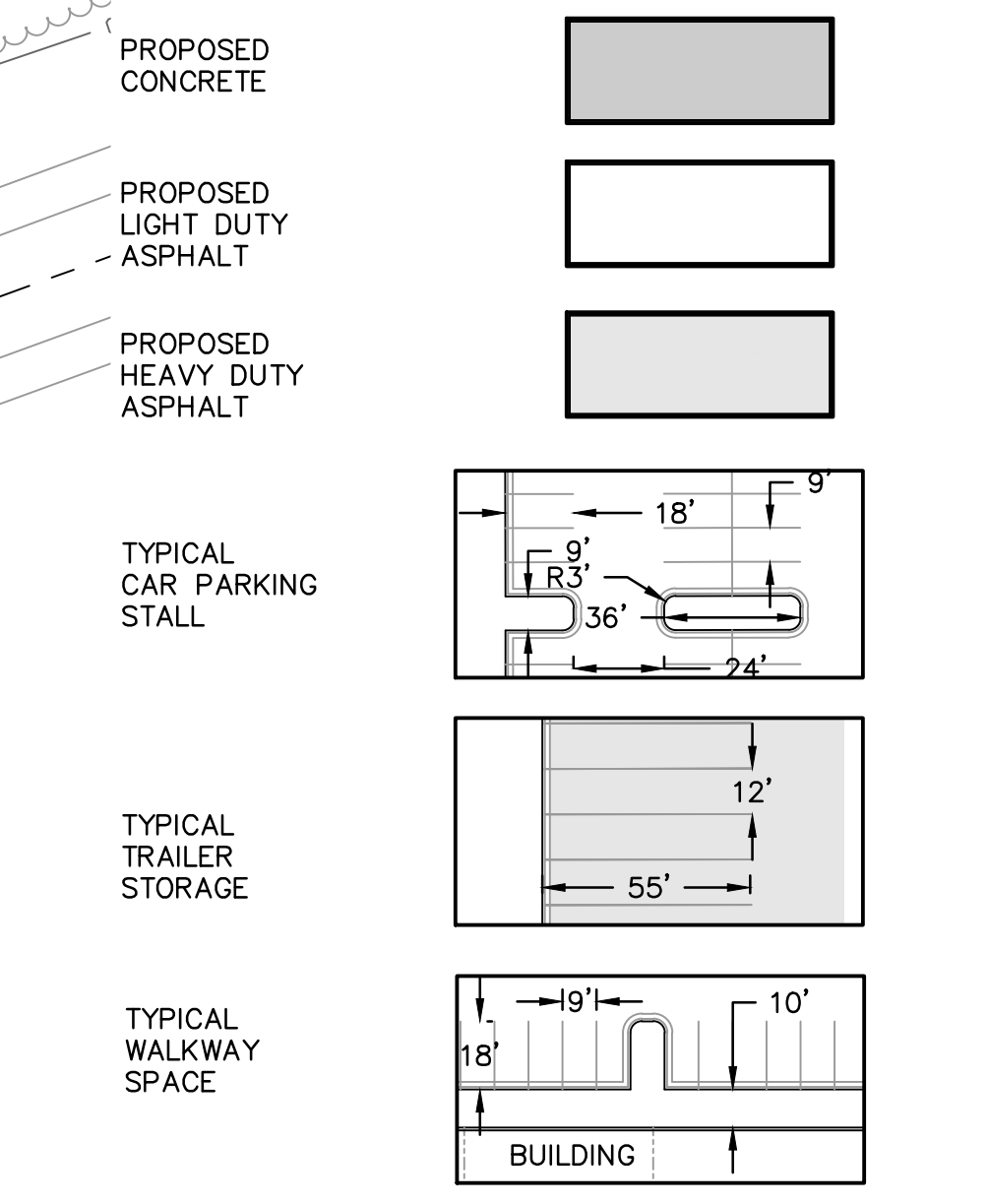


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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SET-BACK
- OFFSITE PROPOSED FUTURE RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE
- EXISTING MODOT RIGHT-OF-WAY
- EXISTING CITY OF RAYMORE RIGHT-OF-WAY
- PROPOSED WATER MAIN W
- PROPOSED SANITARY MAIN SS
- PROPOSED STORM SEWER SD SD
- PROPOSED UNDERGROUND POWER P-UG
- PROPOSED COMMUNICATIONS COMM
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED DETENTION BASIN
- EXISTING OVERHEAD POWER P-OH
- EXISTING ELECTRICAL LINE E
- EXISTING SANITARY MAIN SS
- EXISTING EASEMENT
- EXISTING FENCE X
- EXISTING CHAIN LINK FENCE
- EXISTING VEG/TREE LINE
- EXISTING WATER WAY/POND
- PROPOSED FIRE HYDRANT
- TRAILER STORAGE COUNT (FUTURE) 20
- CAR STALL COUNT (FULL BUILDOUT) 20



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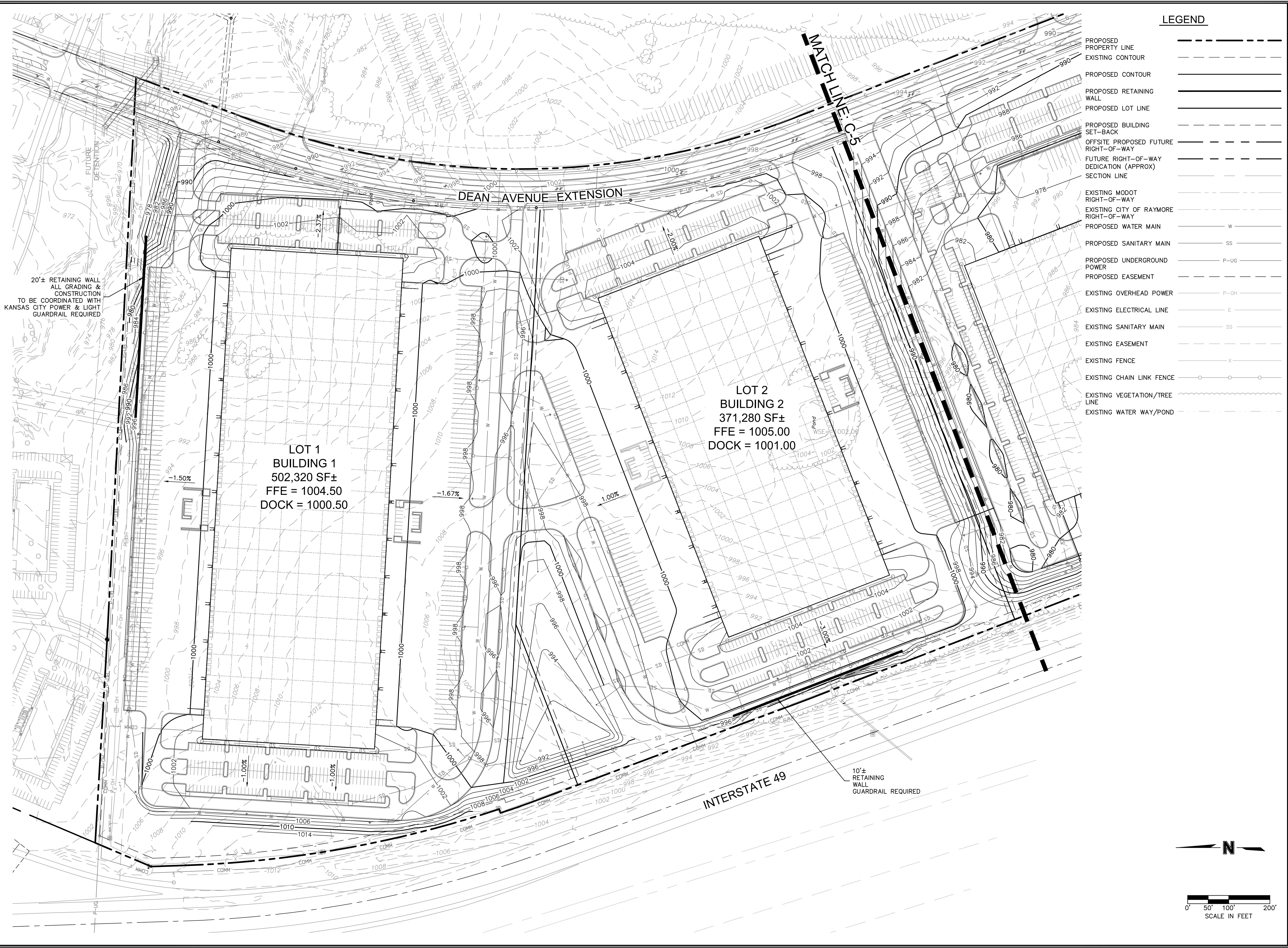
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 RAYMORE, MO 64083
 PROJECT NUMBER: 018-0892
 SUBMITTAL DATE: AUGUST 17, 2018

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SHEET:
C-3

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LEGEND

- PROPOSED PROPERTY LINE ---
- EXISTING CONTOUR ---
- PROPOSED CONTOUR ---
- PROPOSED RETAINING WALL ---
- PROPOSED LOT LINE ---
- PROPOSED BUILDING SET-BACK ---
- OFFSITE PROPOSED FUTURE RIGHT-OF-WAY ---
- FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE ---
- EXISTING MODOT RIGHT-OF-WAY ---
- EXISTING CITY OF RAYMORE RIGHT-OF-WAY ---
- PROPOSED WATER MAIN ---
- PROPOSED SANITARY MAIN ---
- PROPOSED UNDERGROUND POWER ---
- PROPOSED EASEMENT ---
- EXISTING OVERHEAD POWER ---
- EXISTING ELECTRICAL LINE ---
- EXISTING SANITARY MAIN ---
- EXISTING EASEMENT ---
- EXISTING FENCE ---
- EXISTING CHAIN LINK FENCE ---
- EXISTING VEGETATION/TREE LINE ---
- EXISTING WATER WAY/POND ---

LOT 1
BUILDING 1
 502,320 SF±
 FFE = 1004.50
 DOCK = 1000.50

LOT 2
BUILDING 2
 371,280 SF±
 FFE = 1005.00
 DOCK = 1001.00

20'± RETAINING WALL
 ALL GRADING &
 CONSTRUCTION
 TO BE COORDINATED WITH
 KANSAS CITY POWER & LIGHT
 GUARDRAIL REQUIRED

10'± RETAINING
 WALL
 GUARDRAIL REQUIRED

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RAYMORE INDUSTRIAL DEVELOPMENT

RAYMORE, MO 64083

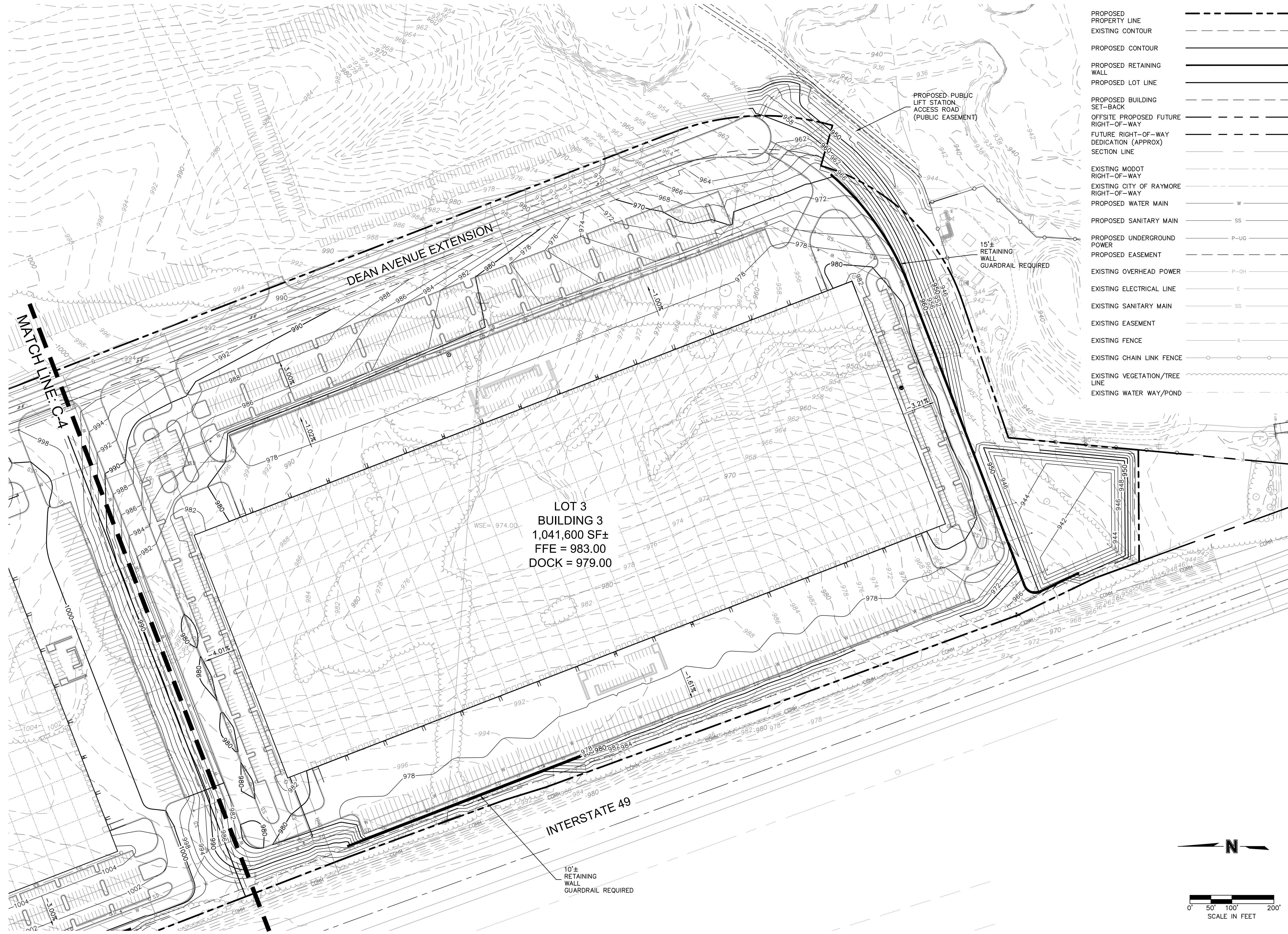
PROJECT NUMBER: 018-0892

SUBMITTAL DATE: AUGUST 17, 2018

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 GRADING PLAN

SHEET:
C-4

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LOT 3
 BUILDING 3
 1,041,600 SF±
 FFE = 983.00
 DOCK = 979.00

LEGEND

- PROPOSED PROPERTY LINE ---
- EXISTING CONTOUR ---
- PROPOSED CONTOUR ---
- PROPOSED RETAINING WALL ---
- PROPOSED LOT LINE ---
- PROPOSED BUILDING SET-BACK ---
- OFFSITE PROPOSED FUTURE RIGHT-OF-WAY ---
- FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE ---
- EXISTING MODOT RIGHT-OF-WAY ---
- EXISTING CITY OF RAYMORE RIGHT-OF-WAY ---
- PROPOSED WATER MAIN --- W
- PROPOSED SANITARY MAIN --- SS
- PROPOSED UNDERGROUND POWER --- P-UG
- PROPOSED EASEMENT ---
- EXISTING OVERHEAD POWER --- P-OH
- EXISTING ELECTRICAL LINE --- E
- EXISTING SANITARY MAIN --- SS
- EXISTING EASEMENT --- X
- EXISTING FENCE --- X
- EXISTING CHAIN LINK FENCE ---
- EXISTING VEGETATION/TREE LINE ---
- EXISTING WATER WAY/POND ---

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08.31.2018	CITY COMMENTS	

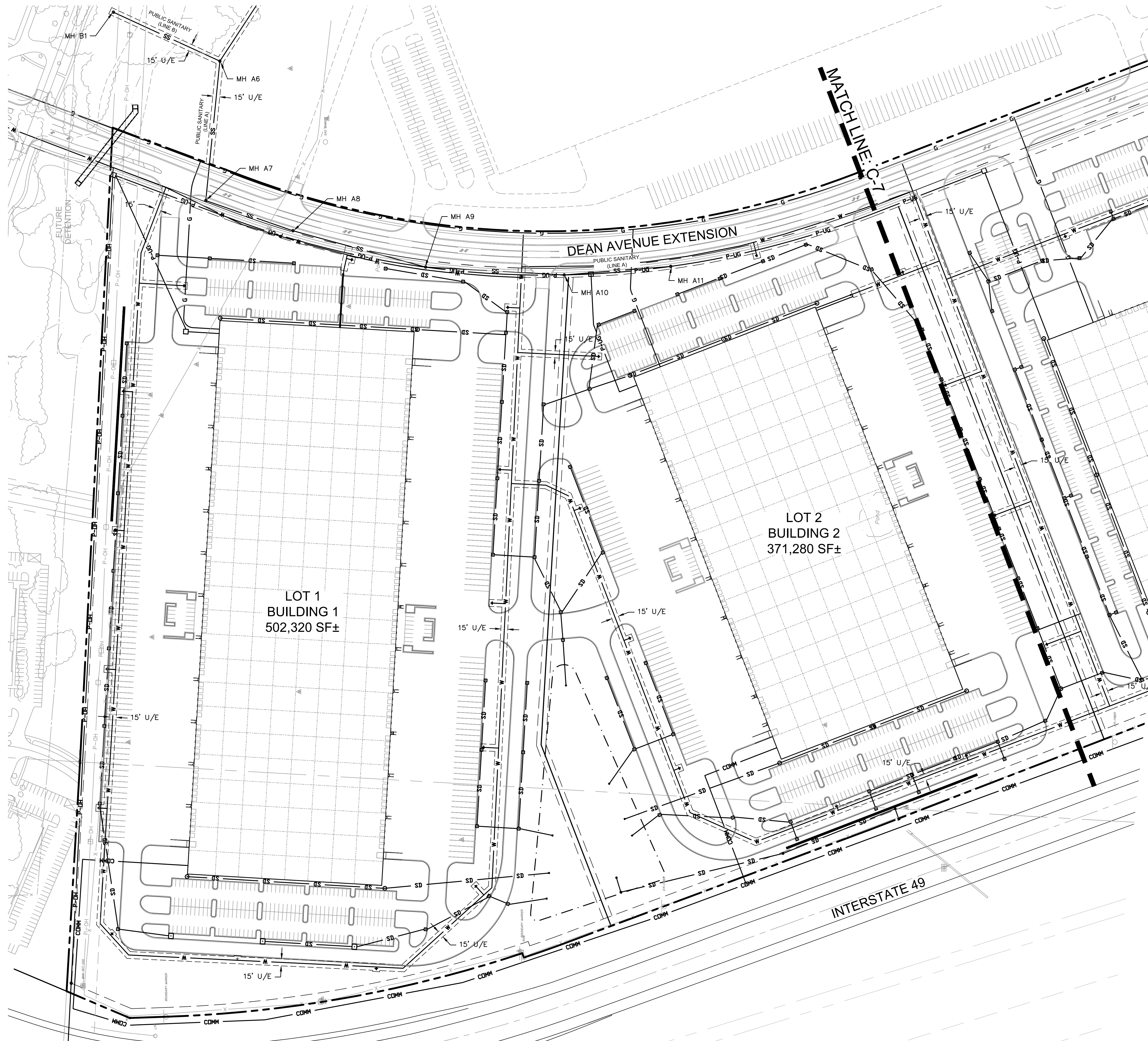
RAYMORE INDUSTRIAL DEVELOPMENT
 RAYMORE, MO 64083
 PROJECT NUMBER: 018-0892
 SUBMITTAL DATE: AUGUST 17, 2018

SHEET NAME:
 GRADING PLAN

SHEET:
C-5

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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SET-BACK
- OFFSITE PROPOSED FUTURE RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE
- EXISTING MODOT RIGHT-OF-WAY
- EXISTING CITY OF RAYMORE RIGHT-OF-WAY
- PROPOSED GAS MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED STORM SEWER
- PROPOSED COMMUNICATIONS
- PROPOSED UNDERGROUND POWER
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED DETENTION BASIN
- EXISTING OVERHEAD POWER
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY MAIN
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING VEGETATION LINE
- EXISTING WATER WAY/POND
- PROPOSED FIRE HYDRANT

NOTES:

1. SEE ALSO PRELIMINARY SANITARY SEWER PLAN & PROFILE.
2. ALL PUBLIC WATER MAIN TO BE DESIGNED, BID, & CONSTRUCTED BY WATER DISTRICT #10.
3. DRY UTILITIES SHOWN ARE APPROXIMATE BASED ON INFORMATION FURNISHED BY PROVIDERS TO OLSSON ASSOCIATES.
4. NUMBER OF BUILDING SERVICES AND ROUTING SHOWN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08.31.2018	CITY COMMENTS	

RAYMORE INDUSTRIAL DEVELOPMENT
 RAYMORE, MO 64083
 PROJECT NUMBER: 018-0892
 SUBMITTAL DATE: AUGUST 17, 2018

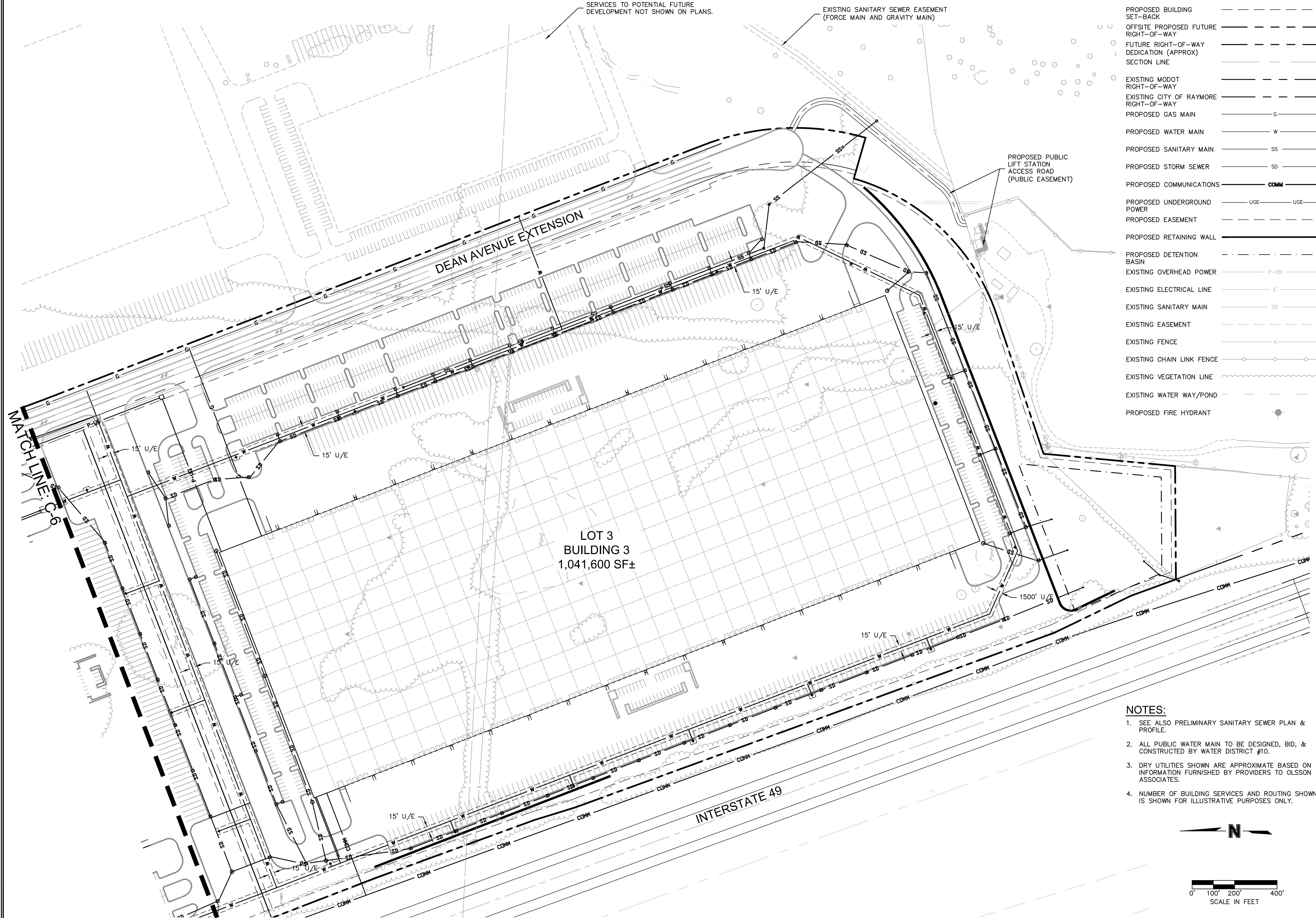
SHEET NAME:
 UTILITY PLAN

SHEET:
C-6

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LEGEND

PROPOSED PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED BUILDING SET-BACK	---
OFFSITE PROPOSED FUTURE RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE	---
EXISTING MODOT RIGHT-OF-WAY	---
EXISTING CITY OF RAYMORE RIGHT-OF-WAY	---
PROPOSED GAS MAIN	G
PROPOSED WATER MAIN	W
PROPOSED SANITARY MAIN	SS
PROPOSED STORM SEWER	SD
PROPOSED COMMUNICATIONS	COMM
PROPOSED UNDERGROUND POWER	UGE UGE
PROPOSED EASEMENT	---
PROPOSED RETAINING WALL	---
PROPOSED DETENTION BASIN	---
EXISTING OVERHEAD POWER	P-OH
EXISTING ELECTRICAL LINE	E
EXISTING SANITARY MAIN	SS
EXISTING EASEMENT	---
EXISTING FENCE	X
EXISTING CHAIN LINK FENCE	---
EXISTING VEGETATION LINE	---
EXISTING WATER WAY/POND	---
PROPOSED FIRE HYDRANT	---

LOT 3
 BUILDING 3
 1,041,600 SF±

NOTES:

- SEE ALSO PRELIMINARY SANITARY SEWER PLAN & PROFILE.
- ALL PUBLIC WATER MAIN TO BE DESIGNED, BID, & CONSTRUCTED BY WATER DISTRICT #10.
- DRY UTILITIES SHOWN ARE APPROXIMATE BASED ON INFORMATION FURNISHED BY PROVIDERS TO OLSSON ASSOCIATES.
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RAYMORE INDUSTRIAL DEVELOPMENT
 RAYMORE, MO 64083
 PROJECT NUMBER: 018-0892
 SUBMITTAL DATE: AUGUST 17, 2018

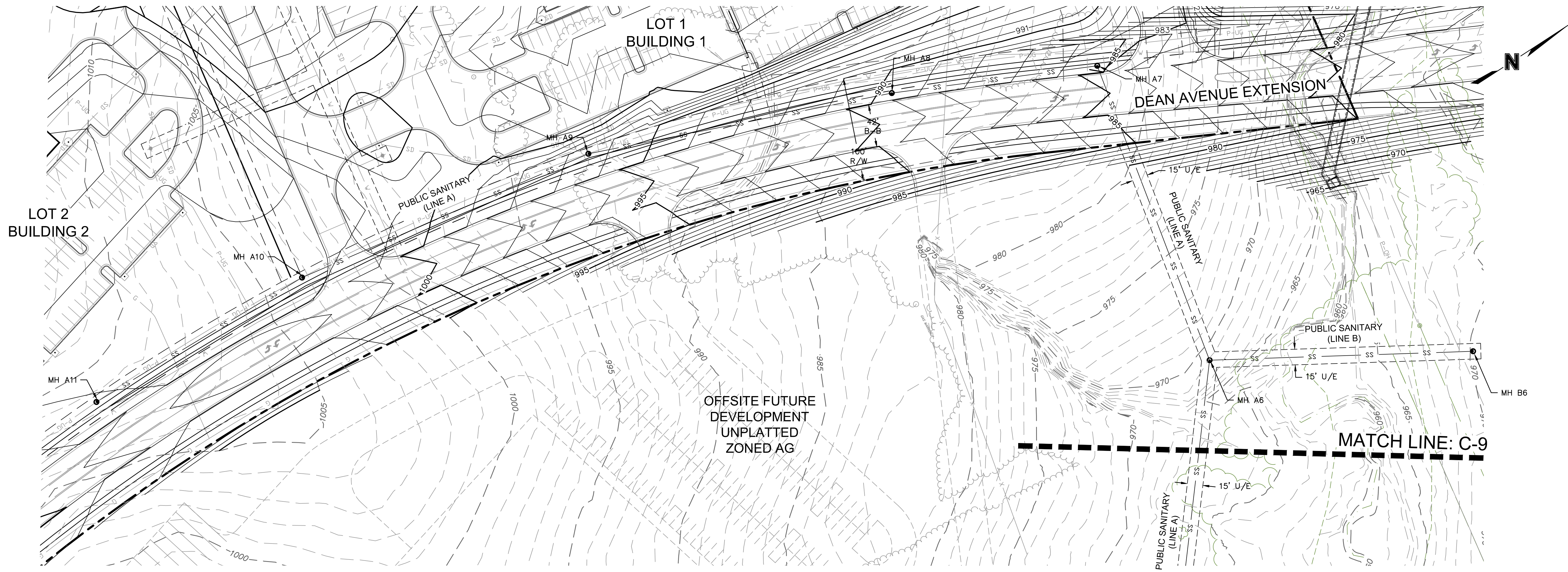
SHEET NAME:
 UTILITY PLAN

SHEET:
C-7

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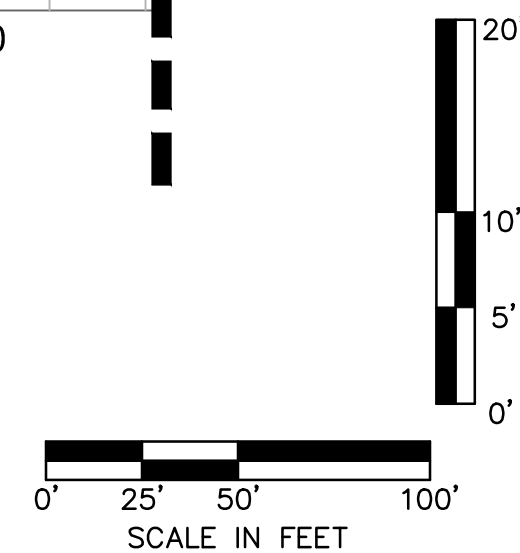
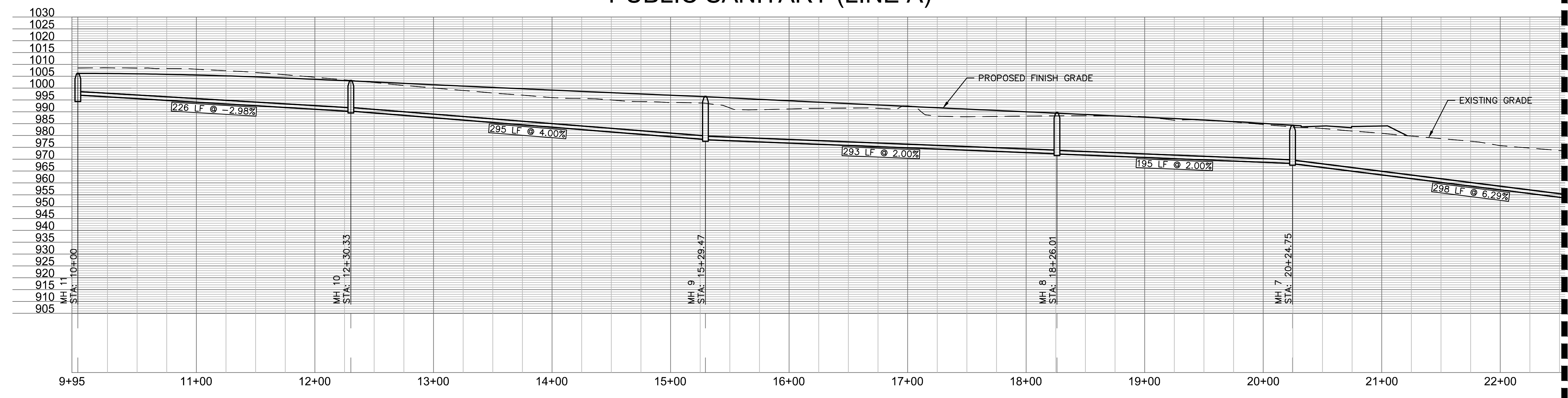
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NOTES

1. NOT FOR CONSTRUCTION. SANITARY ROUTING AND PROFILE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. PIPE SIZING AND FINAL DESIGN HAS NOT BEEN COMPLETED.
2. OFFSITE PUBLIC SANITARY ROUTING AND EASEMENT TO BE COORDINATED WITH ADJACENT LANDOWNER.

PUBLIC SANITARY (LINE A)



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08.31.2018	CITY COMMENTS	

RAYMORE INDUSTRIAL DEVELOPMENT
 RAYMORE, MO 64083
 PROJECT NUMBER: 018-0892
 SUBMITTAL DATE: AUGUST 17, 2018

SHEET NAME:
 SANITARY SEWER PLAN & PROFILE (CONCEPT)
 SHEET:

C-8

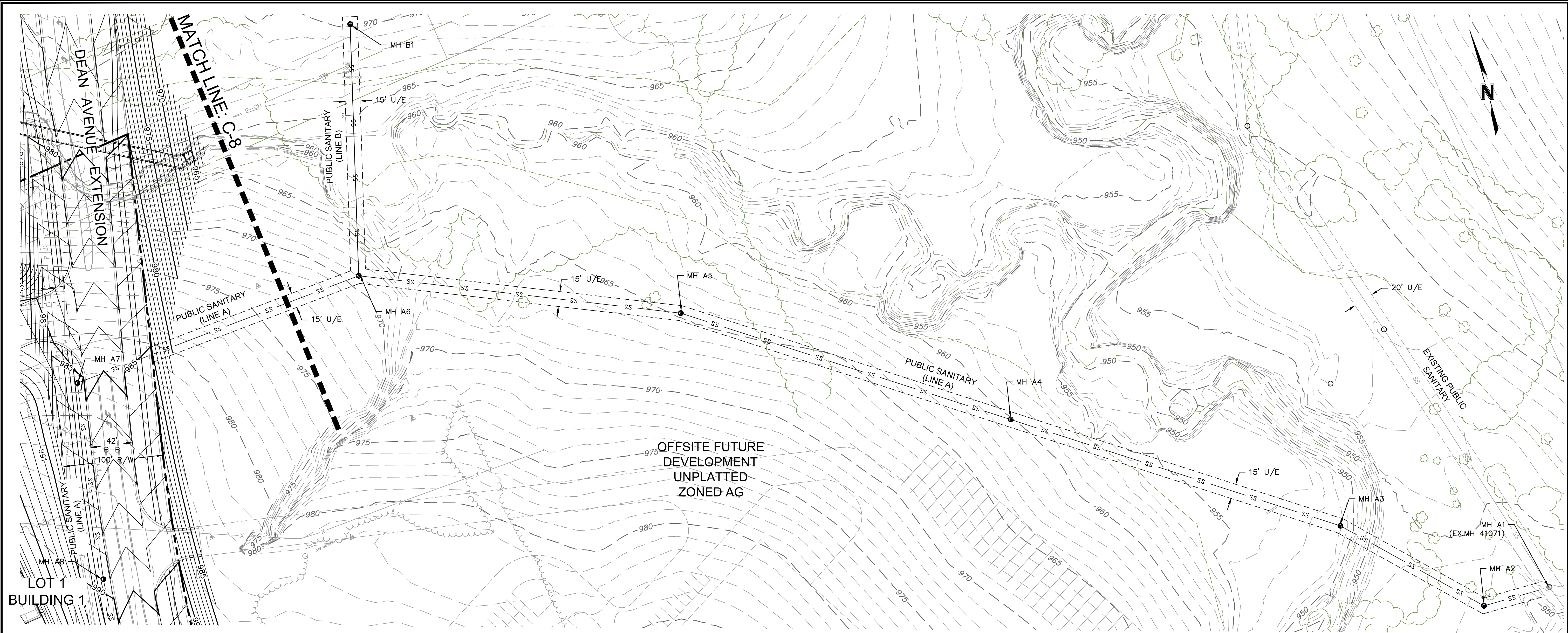
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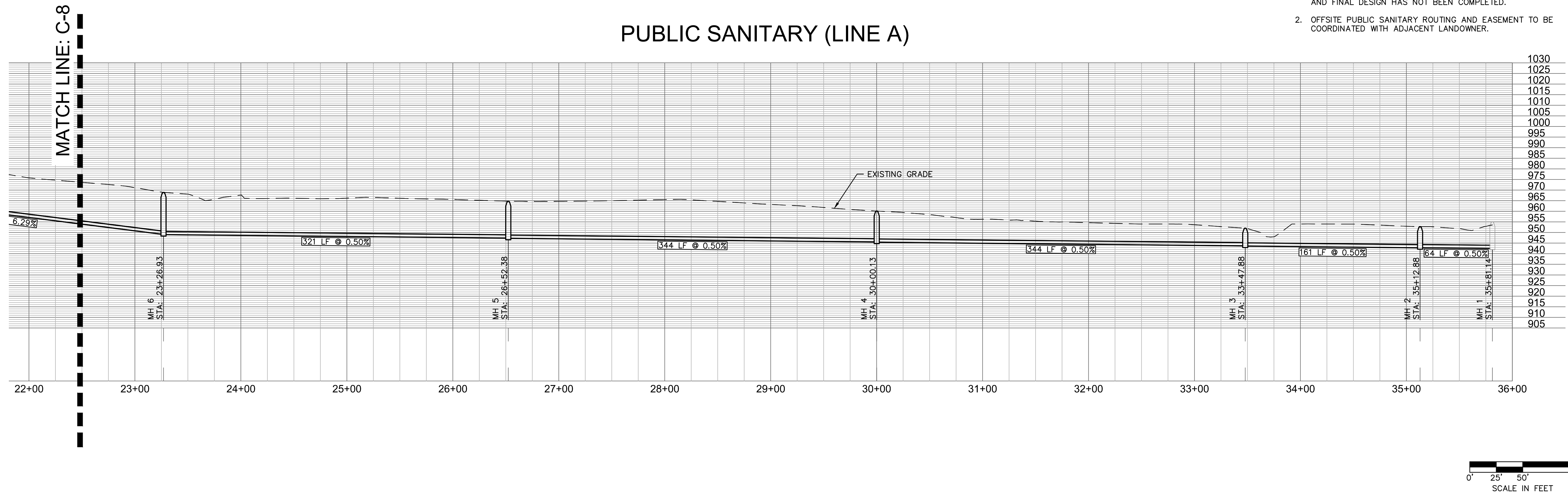
RAYMORE
 come home to RAYMORE

VanTrust
 REAL ESTATE LLC
 4800 Main St., Ste. 400
 Kansas City, MO 64112
 TEL: 816.596.1441

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PUBLIC SANITARY (LINE A)



NOTES

1. NOT FOR CONSTRUCTION. SANITARY ROUTING AND PROFILE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. PIPE SIZING AND FINAL DESIGN HAS NOT BEEN COMPLETED.
2. OFFSITE PUBLIC SANITARY ROUTING AND EASEMENT TO BE COORDINATED WITH ADJACENT LANDOWNER.

RAYMORE
come home to **more**

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PROJECT NUMBER: 018-0892
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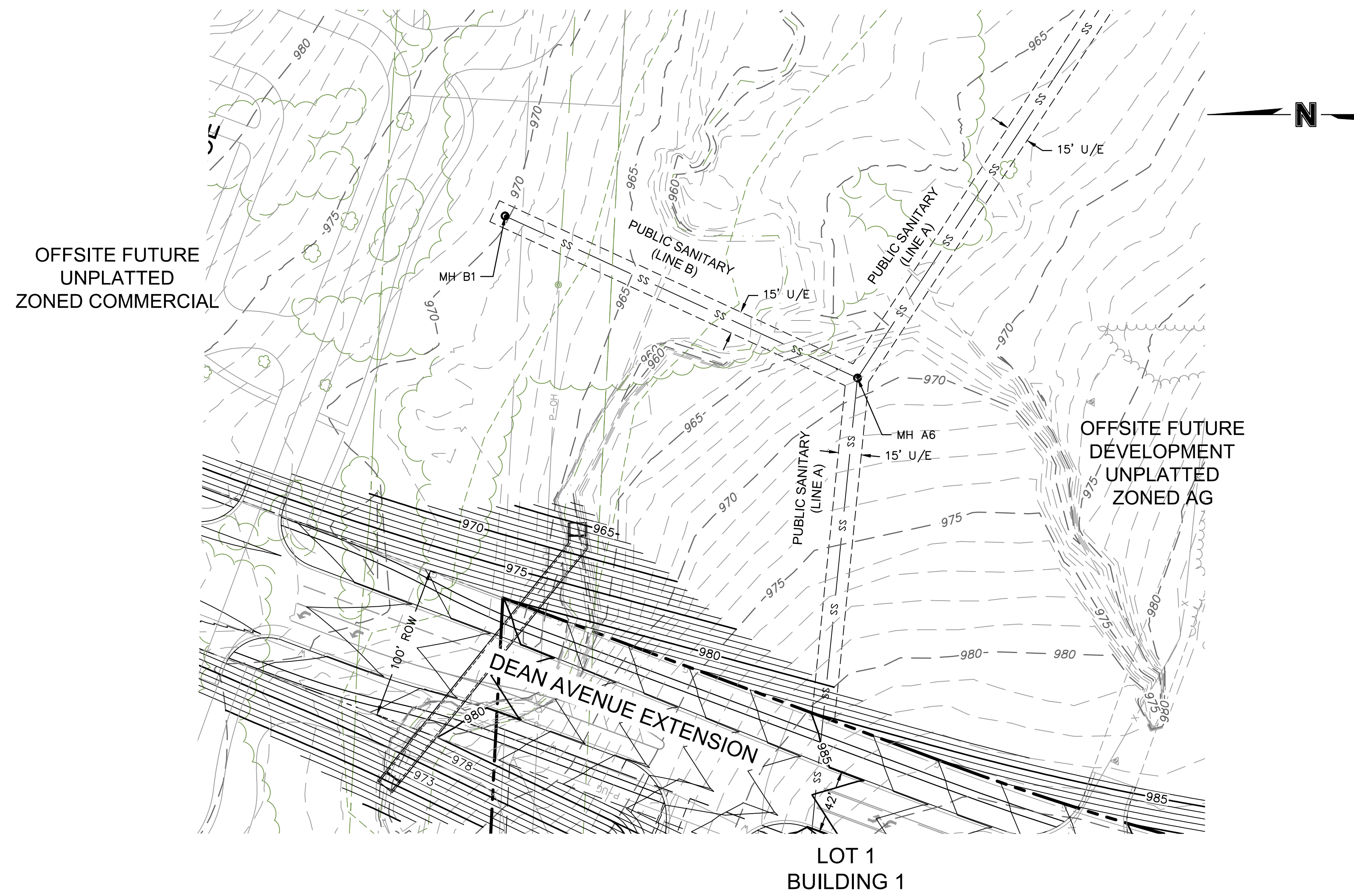
RAYMORE INDUSTRIAL DEVELOPMENT
 RAYMORE, MO 64083

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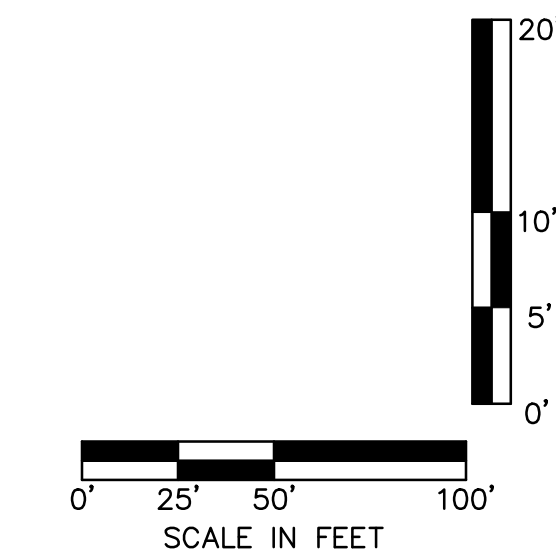
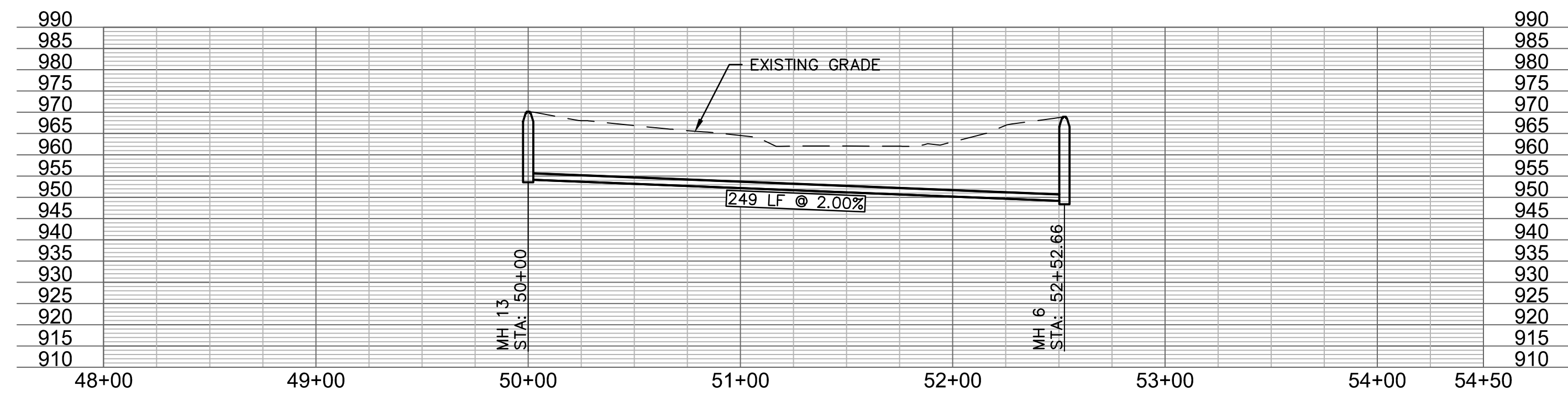
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NOTES

1. NOT FOR CONSTRUCTION. SANITARY ROUTING AND PROFILE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. PIPE SIZING AND FINAL DESIGN HAS NOT BEEN COMPLETED.
2. OFFSITE PUBLIC SANITARY ROUTING AND EASEMENT TO BE COORDINATED WITH ADJACENT LANDOWNER.

PUBLIC SANITARY (LINE B)



RAYMORE INDUSTRIAL DEVELOPMENT
 RAYMORE, MO 64083
 PROJECT NUMBER: 018-0892
 SUBMITTAL DATE: AUGUST 17, 2018

SHEET NAME:
 SANITARY SEWER PLAN & PROFILE (CONCEPT)

SHEET:
C-10

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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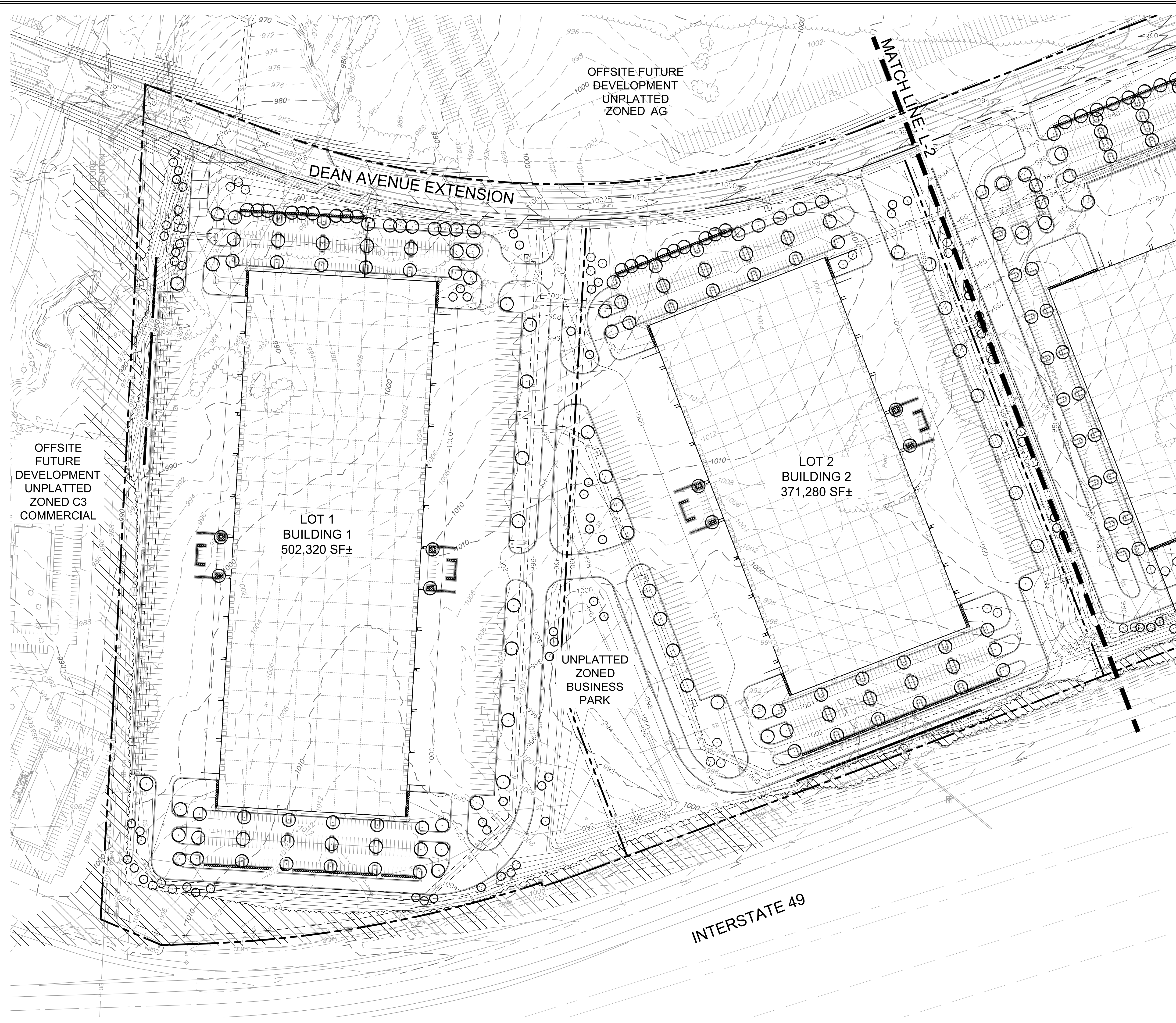
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LANDSCAPE CALCULATIONS

BUILDING 1
 FOUNDATION LANDSCAPING
 5 FT WIDE BED AROUND ALL BUILDINGS BESIDES ENTRANCES AND LOADING AREAS. SEE PLAN.
 INTERIOR PARKING LOT LANDSCAPING
 1 TREE PER 10 PARKING SPACES
 40 TREES REQUIRED
 58 TREES PROVIDED
 3 SHRUB PER 10 PARKING SPACE
 124 SHRUBS REQUIRED
 124 SHRUBS PROVIDED
 PERIMETER PARKING LOT LANDSCAPING
 PARKING AREA ABUTTING PUBLIC STREET
 1 TREE PER 40 LINEAR FEET OF FRONTAGE
 575 LF/40= 15 TREES REQUIRED
 15 TREES PROVIDED
 ABUTTING C-3 SCREEN TYPE C
 INTERMITTENT VISUAL OBSTRUCTIONS FROM THE GROUND TO A HEIGHT OF AT LEAST 12 FEET. EXISTING VEGETATION PROVIDES SCREEN.

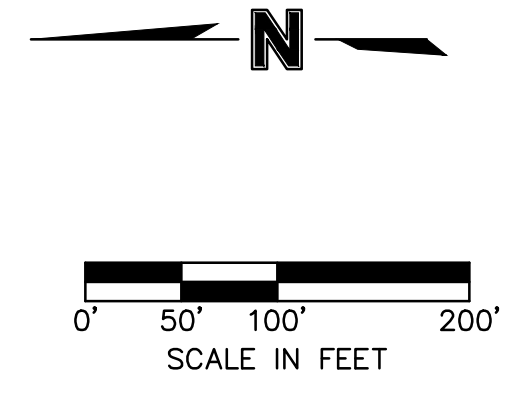
BUILDING 2
 FOUNDATION LANDSCAPING
 5 FT WIDE BED AROUND ALL BUILDINGS BESIDES ENTRANCES AND LOADING AREAS. SEE PLAN.
 INTERIOR PARKING LOT LANDSCAPING
 1 TREE PER 10 PARKING SPACES
 40 TREES REQUIRED
 53 TREES PROVIDED
 3 SHRUB PER 10 PARKING SPACE
 127 SHRUBS REQUIRED
 127 SHRUBS PROVIDED
 PERIMETER PARKING LOT LANDSCAPING
 PARKING AREA ABUTTING PUBLIC STREET
 1 TREE PER 40 LINEAR FEET OF FRONTAGE
 487 LF/40= 12 TREES REQUIRED
 12 TREES PROVIDED

LANDSCAPE NOTES

1. FINAL LANDSCAPE PLANS TO INCLUDE ALL SHRUB PLANTING AND TREE COUNTS AS REQUIRED BY CITY.
2. ALL CITY ROW TO BE LANDSCAPED ACCORDING TO CITY CODE (NOT SHOWN).
3. SEE ALSO MEMORANDUM OF UNDERSTANDING FOR ADDITIONAL INFORMATION AND SIGNAGE NARRATIVE.

LANDSCAPE LEGEND

- DECIDUOUS TREE ○
- EVERGREEN TREE ○
- ORNAMENTAL TREE ○
- SHRUB ○
- ORNAMENTAL GRASS ○
- EXISTING VEGETATION TO REMAIN



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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RAYMORE INDUSTRIAL DEVELOPMENT
 RAYMORE, MO 64083
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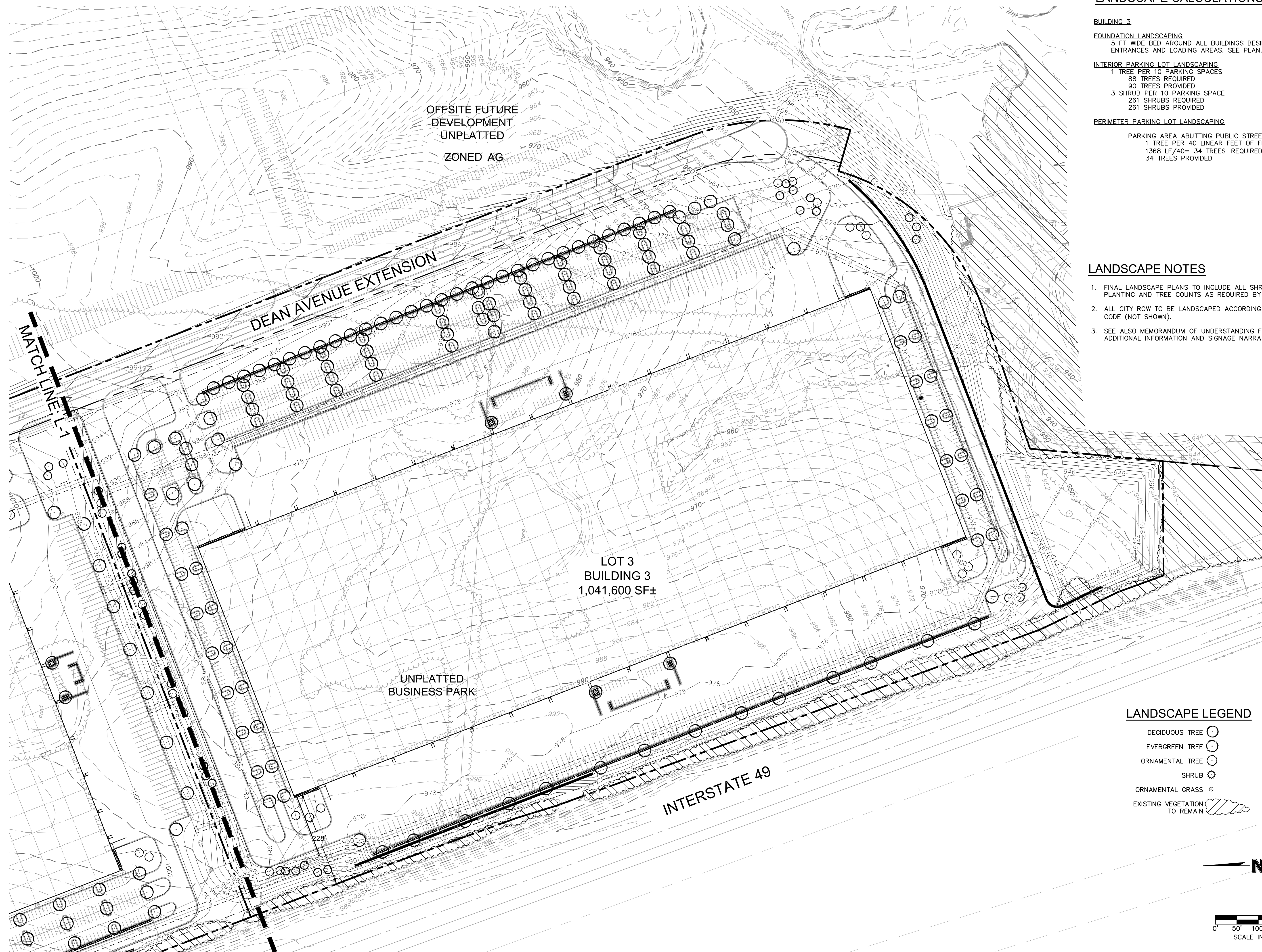
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 LANDSCAPE PLAN

SHEET:
 L-1

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LANDSCAPE CALCULATIONS

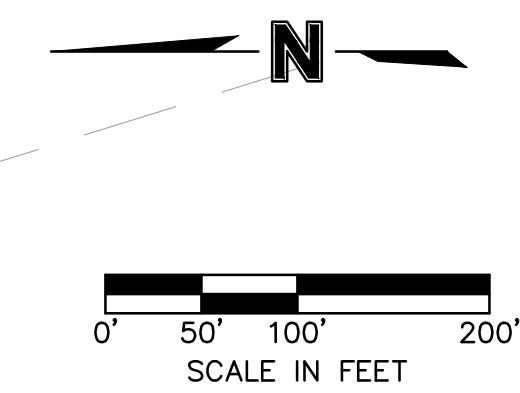
- BUILDING 3**
- FOUNDATION LANDSCAPING**
 5 FT WIDE BED AROUND ALL BUILDINGS BESIDES ENTRANCES AND LOADING AREAS. SEE PLAN.
- INTERIOR PARKING LOT LANDSCAPING**
 1 TREE PER 10 PARKING SPACES
 88 TREES REQUIRED
 90 TREES PROVIDED
 3 SHRUB PER 10 PARKING SPACE
 261 SHRUBS REQUIRED
 261 SHRUBS PROVIDED
- PERIMETER PARKING LOT LANDSCAPING**
 PARKING AREA ABUTTING PUBLIC STREET
 1 TREE PER 40 LINEAR FEET OF FRONTAGE
 1368 LF/40= 34 TREES REQUIRED
 34 TREES PROVIDED

LANDSCAPE NOTES

1. FINAL LANDSCAPE PLANS TO INCLUDE ALL SHRUB PLANTING AND TREE COUNTS AS REQUIRED BY CITY.
2. ALL CITY ROW TO BE LANDSCAPED ACCORDING TO CITY CODE (NOT SHOWN).
3. SEE ALSO MEMORANDUM OF UNDERSTANDING FOR ADDITIONAL INFORMATION AND SIGNAGE NARRATIVE.

LANDSCAPE LEGEND

- DECIDUOUS TREE ○
- EVERGREEN TREE ●
- ORNAMENTAL TREE ○
- SHRUB ⊗
- ORNAMENTAL GRASS ⊙
- EXISTING VEGETATION TO REMAIN [hatched symbol]



RAYMORE INDUSTRIAL DEVELOPMENT

RAYMORE, MO 64083

PROJECT NUMBER: 018-0892

SUBMITTAL DATE: AUGUST 17, 2018

NOT FOR CONSTRUCTION

BY

REVISIONS DESCRIPTION

DATE

08.31.2018

CITY COMMENTS

BY

RAYMORE

come home to **INDORE**

MOLSSON ASSOCIATES

7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL: 913.381.1170
 FAX: 913.381.1174
 www.oaconsulting.com

VanTrust

REAL ESTATE LLC

4800 Main St., Ste. 400
 MANASSAS CITY, VA 20108
 TEL: 815.569.1441

SHEET NAME:

LANDSCAPE PLAN

SHEET:

L-2

MONTHLY REPORT September 2018

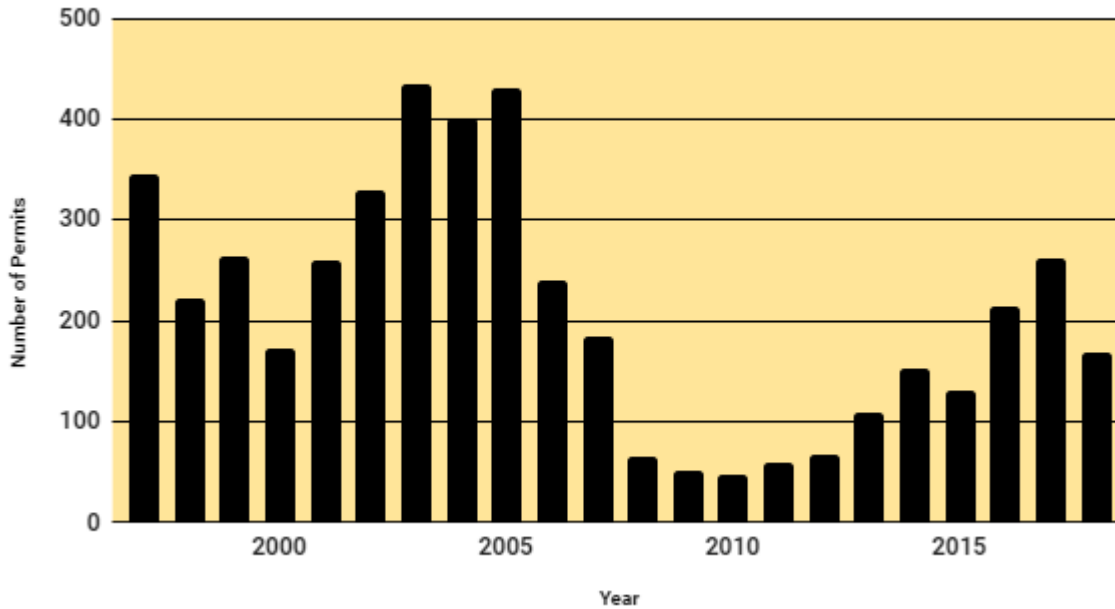
Building Permit Activity

Type of Permit	Sept 2018	2018 YTD	2017 YTD	2017 Total
Detached Single-Family Residential	11	125	142	202
Attached Single-Family Residential	6	44	20	60
Multi-Family Residential	0	0	20	20
Miscellaneous Residential (deck; roof)	40	462	366	480
Commercial - New, Additions, Alterations	2	16	26	34
Sign Permits	11	34	45	49
Inspections	Sept 2018	2018 YTD	2017 YTD	2017 Total
Total # of Inspections	450	4,476	670	7,141
Valuation	Sept 2018	2018 YTD	2017 YTD	2017 Total
Total Residential Permit Valuation	\$4,116,300	\$35,924,300	\$34,574,500	\$53,027,000
Total Commercial Permit Valuation	\$1,000	\$5,218,050	\$5,373,800	\$5,394,550

Additional Building Activity:

- Building construction continues for the proposed Discover Vision Center building to be located at 1018 W. Foxwood Drive.
- Tenant finish work has started for Freezing Moo Ice Cream to locate at 1941 W. Foxwood Drive in the Raymore Marketplace
- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- Tenant finish work has started for Pizza Hut to relocate to 315 N. Dean Avenue in the former UMB space in Raymore Galleria
- Site work continues for the new Brightside Daycare building being constructed at 845 E. Walnut Street

Single Family Building Permits



Code Enforcement Activity

Code Activity	Sept 2018	2018 YTD	2017 YTD	2017 Total
Code Enforcement Cases Opened	52	389	23	471
<i>Notices Mailed</i>				
-Tall Grass/Weeds	29	141	14	152
- Inoperable Vehicles	4	42	1	76
- Junk/Trash/Debris in Yard	6	77	3	75
- Object placed in right-of-way	3	18	0	22
- Parking of vehicles in front yard	4	30	4	87
- Exterior home maintenance	1	28	0	44
- Other (trash at curb early; signs; etc)	1	30	1	15
Properties mowed by City Contractor	7	47	10	60
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	7
Signs in right-of-way removed	29	362	27	359
Violations abated by Code Officer	4	50	6	94

Development Activity

Current Projects

- Raymore Industrial Development, VanTrust Real Estate, North Cass Interchange
 - Rezoning to Planned Unit Development
 - Site Plan Approval
- The Lofts at Foxridge Apartment Community
 - Rezoning from R-3A to R-3B
 - Preliminary Plat
 - Final Plat
 - Site Plan
- Timber Trails 3rd Final Plat

	As of Sept 30, 2018	As of Sept 30, 2017	As of Sept 30, 2016
Homes currently under construction	211	247	235
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	395	475	692
Total number of dwelling units in City	8,431	8,132	7,896

Actions of Boards, Commission, and City Council

City Council

September 10, 2018

- Public hearings held on three properties that met the threshold requirement to have sidewalk installed on an undeveloped lot.
- 2nd reading - Approved the 28th amendment to the Unified Development Code

September 24, 2018 work session

- Confirmed that the City will install sidewalk upon two undeveloped lots.

Planning and Zoning Commission

September 4, 2018

- Recommended approval of the 2019-2023 Capital Improvement Program

Upcoming Meetings – October & November

October 2, 2018 Planning and Zoning Commission

- Reclassification of zoning of Parcel 5 in Eagle Glen Subdivision from "R-2" Single and Two-Family Residential to "R-3B" Apartment Residential
- The Lofts at Foxridge Preliminary Plat
- Site Plan for Lofts at Foxridge

October 8, 2018 City Council

- 1st reading - Reclassification of zoning of Parcel 5 in Eagle Glen Subdivision from "R-2" Single and Two-Family Residential to "R-3B" Apartment Residential
- Resolution for The Lofts at Foxridge Preliminary Plat

October 16, 2018 Planning and Zoning Commission

- Final Plat for The Lofts at Foxridge
- Raymore Industrial Development, Reclassification of zoning from "BP" Business Park to "PUD" Planned Unit Development (public hearing)
- Raymore Industrial Development Site Plan

October 22, 2018 City Council

- 1st reading - Raymore Industrial Development, Reclassification of zoning from "BP" Business Park to "PUD" Planned Unit Development (public hearing)
- Resolution for Raymore Industrial Development Preliminary Plat (public hearing)
- 2nd reading - Reclassification of zoning of Parcel 5 in Eagle Glen Subdivision from "R-2" Single and Two-Family Residential to "R-3B" Apartment Residential
- 1st reading - Final Plat for The Lofts at Foxridge
- 1st reading - Timber Trails 3rd Final Plat

November 5, 2018 City Council Work Session

- Joint meeting of City Council and the Planning and Zoning Commission

November 6, 2018 Planning and Zoning Commission

- Timber Trails 3rd Final Plat
- 29th Amendment to the Unified Development Code (public hearing)
- Conditional Use Permit for Autotopia Detailing to install a sign (public hearing)

November 12, 2018 City Council

- 2nd reading - Raymore Industrial Development, Reclassification of zoning from "BP" Business Park to "PUD" Planned Unit Development (public hearing)
- 2nd reading - Timber Trails 3rd Final Plat
- 2nd reading - The Lofts at Foxridge Final Plat

November 20, 2018 Planning and Zoning Commission

- No development applications currently scheduled

November 26, 2018 City Council

- 1st reading for conditional use permit for Autotopia Detailing to install a sign (public hearing)

Department Activities

- Building Official Jon Woerner attended the Missouri Association of Code Administrators conference at Lake Ozark
- Associate Planner David Gress participated in the Mid-America Regional Council Solid Waste Management Board meeting
- 11 residents attended the Good Neighbor meeting held for The Lofts at Foxridge apartment development proposed for 25 acres located north of the Eagle Glen Elementary School.
- Director Jim Cadoret and Associate Planner David Gress participated in the Cass County Non-Profits monthly meeting.
- Associate Planner David Gress and Economic Development Director Matt Tapp provided an overview of development activity occurring in the City at the Chamber of Commerce monthly meeting.
- Contractors completed installation of the stamped ADA crosswalk on Municipal Circle in front of the Centerview event space. This project was funded through the AARP Community Challenge Grant awarded to the City.
- Associate Planner David Gress presented the recently adopted Accessory Dwelling Unit Ordinance at the joint meeting of the participating cities in the Communities for All Ages program.

GIS Activities

- Update of RaymoreGIS internal javascript web mapping application to include newly created feature datasets and basemaps
- Autodesk Industry Collections training
- LiDAR derivatives for site specific evaluation
- Development of organizational content in AGO
- Creation of analytical surfaces for comparison over time
- Regular update of databases & feature data sets
- Regular database, server & site administration
- Regular maintenance of software/system updates
- Geocoding of data exports
- Sharing of geospatial data