

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:

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| 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:

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| 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

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| 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:

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| 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. Monsees, 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. Monsees 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. Monsees 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:

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| 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:

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| 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