



RAYMORE PLANNING AND ZONING COMMISSION

AGENDA

Tuesday, January 15, 2019 - 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 December 18, 2018 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #18028 - Dean Commercial Plat - South of 58 Highway, west of Fox Ridge Drive
(public hearing)
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, DECEMBER 18, 2018**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, ERIC BOWIE (arrived at 7:05 p.m.), MARIO URQUILLA, MATTHEW WIGGINS, JIM PETERMANN, MELODIE ARMSTRONG, CHARLES CRAIN AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY REPRESENTATIVE MIKE FLEMING.

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 November 6, 2018 meeting**
 - b. **Case #18029 - Westbrook at Creekmoor Fifteenth Final Plat**

Motion by Commissioner Urquilla, Seconded by Commissioner Crain to accept the consent agenda as presented.

Vote on Motion:

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

Motion passed 8-0-0.

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

A. Case #18028 - Dean Commercial Plat - South of 58 Highway, west of Fox Ridge Drive (public hearing)

Chairman Faulkner stated that staff has requested the Commission to open the public hearing and receive any public testimony and then continue the hearing and the case to the January 15, 2019 meeting.

Commissioner Bowie arrived at 7:05 p.m.

Chairman Faulkner opened the public hearing at 7:05 p.m.

Steve Warger, project engineer, appeared representing the property owner. The owner is in agreement with staff on continuing the review to the January 15, 2019 Commission meeting.

Chairman Faulkner closed the public hearing at 7:07 p.m.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to continue Case #18028 to the January 15, 2019 Commission meeting.

Mayor Turnbow commented that he thought staff requested the public hearing be continued to the January 15 meeting.

City Attorney representative Mike Fleming commented that even though the hearing was closed by the Chairman the Commission could allow public comments at the January 15 meeting.

Chairman Faulkner stated he did close the public hearing, but asked if the motion could be rephrased.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to continue Case #18028 and the public hearing to the January 15, 2019 Commission meeting.

Vote on Motion:

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

Motion passed 9-0-0.

8. City Council Report

Mr. Fleming provided an overview of the December 10, 2018 meeting of the City Council.

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission. The January 1, 2019 meeting is cancelled due to the Holiday.

Mr. Gress also invited discussion amongst the Commission to select one Commissioner to attend the 2019 American Planning Association national conference in San Francisco.

Chairman Faulkner asked if the Commission provided a name by January 15 if that is early enough for registration. Mr. Gress indicated yes.

Mr. Gress provided an update on the status of 155th Street project and Hawk Ridge Park projects.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Urquilla commented that he noticed in the monthly report that staff was completing research regarding the keeping of chickens on small lots and stated he was interested in reviewing the information.

Mayor Turnbow updated the Commission on the annexation study being conducted by Bushyhead LLC., the consultant hired by the City to review annexation options for the City. Emphasis of the study will be on the 58 corridor east to 291 Highway.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Bowie, to adjourn the December 18, 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 Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

The December 18, 2018 meeting adjourned at 7:22 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City of Raymore, Development Services Department
Date: January 10, 2019
Re: Case #18028 - Dean Commercial Preliminary Plat

Planning Commission Members,

Upon further review of Case #18028 - Dean Commercial Preliminary Plat, it has been determined by City staff that it would be in the best interests of the project to continue the review of the case by the Planning Commission until the February 5, 2019 meeting.

City staff is actively working with the applicant to address a number of outstanding items, including a preliminary stormwater management study and a preliminary traffic study for the overall development. Given the substantial size of the overall property, and the amount of information and time required for the review and approval of a Preliminary Plat application, it was determined that these outstanding items would not be completed in time to be placed on the January 15, 2019 agenda for full review by the Commission.

Rather, because the review and public hearing for this case was already published and continued once, staff would recommend that the Commission continue the case until the February 5, 2019 meeting where it would appear as unfinished business item.

Staff appreciates your understanding, and looks forward to sharing the proposed project with the Commission.

Best,

David Gress
Associate Planner

MONTHLY REPORT

December 2018

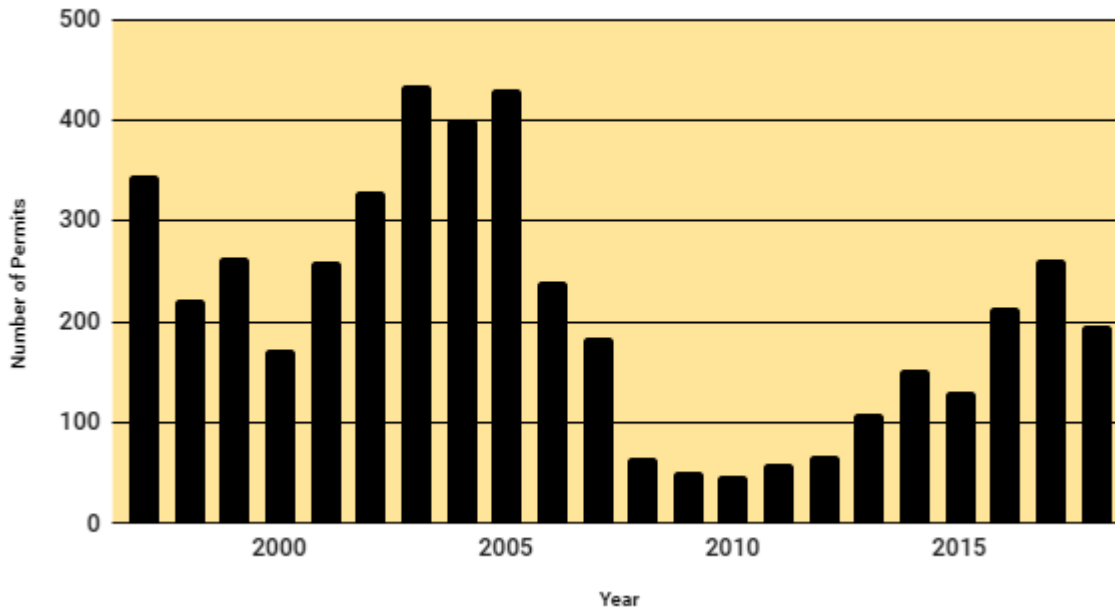
Building Permit Activity

Type of Permit	Dec 2018	2018 YTD	2017 YTD	2017 Total
Detached Single-Family Residential	2	153	202	202
Attached Single-Family Residential	0	44	60	60
Multi-Family Residential	0	0	20	20
Miscellaneous Residential (deck; roof)	25	604	480	480
Commercial - New, Additions, Alterations	1	17	34	34
Sign Permits	3	63	49	49
Inspections	Dec 2018	2018 YTD	2017 YTD	2017 Total
Total # of Inspections	409	5,947	7,141	7,141
Valuation	Dec 2018	2018 YTD	2017 YTD	2017 Total
Total Residential Permit Valuation	\$499,500	\$41,964,900	\$53,027,000	\$53,027,000
Total Commercial Permit Valuation	\$4,500	\$5,222,550	\$5,394,550	\$5,394,550

Additional Building Activity:

- A temporary Certificate of Occupancy was issued for the Discover Vision Center building at 1018 W. Foxwood Drive. Landscaping remains to be completed.
- A Certificate of Occupancy was issued 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.
- Building construction is nearing completion for the new Brightside Daycare building being constructed at 845 E. Walnut Street.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Dec 2018	2018 YTD	2017 YTD	2017 Total
Code Enforcement Cases Opened	21	461	471	471
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	147	152	152
- Inoperable Vehicles	3	54	76	76
- Junk/Trash/Debris in Yard	6	96	75	75
- Object placed in right-of-way	3	26	22	22
- Parking of vehicles in front yard	2	36	87	87
- Exterior home maintenance	4	35	44	44
- Other (trash at curb early; signs; etc)	1	38	15	15
Properties mowed by City Contractor	2	56	60	60
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	7	7
Signs in right-of-way removed	26	473	359	359
Violations abated by Code Officer	2	60	94	94

Development Activity

Current Projects

- Raymore Industrial Development, VanTrust Real Estate, North Cass Interchange
 - Rezoning to Planned Unit Development
 - Site Plan Approval
- Timber Trails 3rd Final Plat (request is on hold)
- Brookside South Rezoning, R-1P to R-2 (request is on hold)
- Dean Commercial Preliminary Plat
- Westbrook at Creekmoor 15th Final Plat
- Cunningham at Creekmoor 3rd Final Plat

	As of Dec 31, 2018	As of Dec 31, 2017	As of Dec 31, 2016
Homes currently under construction	184	301	242
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	405	414	615
Total number of dwelling units in City	8,487	8,180	7,951

Actions of Boards, Commission, and City Council

City Council

December 10, 2018

- Denied a request for a conditional use permit for AutoTopia Car Detailing to install a sign at 1000 E. Hubach Hill Road
- Approved on 1st reading a request to vacate a portion of a utility easement in the rear yard of 914 Creekmoor Drive.
- Approved on 1st reading a request to vacate a water main easement that crosses through the proposed Timber Trails 3rd Plat.
- Approved on 1st reading the 29th amendment to the Unified Development Code.

Planning and Zoning Commission

December 18, 2018

- Recommended approval of the Westbrook at Creekmoor 15th Final Plat
- Continued the public hearing and request for the Dean Commercial Plat, a 9-lot commercial subdivision proposed for the southwest corner of 58 Highway and Fox Ridge Drive

Upcoming Meetings – January & February

January 1, 2019 Planning and Zoning Commission

- Meeting cancelled

January 14, 2019 City Council

- 2nd reading - Timber Trails easement vacation
- 2nd reading - Govro Easement Vacation
- 2nd reading - 29th amendment to the Unified Development Code
- 1st reading - Reclassification of zoning from "BP" Business Park to "PUD" Planned Unit Development for the Raymore Industrial Park (public hearing)
- Resolution for Raymore Industrial Development Preliminary Plat (public hearing)
- 1st reading - Westbrook 15th Final Plat

January 15, 2019 Planning and Zoning Commission

- Dean Commercial Plat, a 9-lot commercial subdivision proposed for the southwest corner of 58 Highway and Fox Ridge Drive

January 28, 2019 City Council

- 2nd reading - Westbrook 15th Final Plat
- Resolution for Dean Commercial Plat, a 9-lot commercial subdivision proposed for the southwest corner of 58 Highway and Fox Ridge Drive

February 5, 2019 Planning and Zoning Commission

- Cunningham at Creekmoor 3rd Final Plat

February 11, 2019 City Council

- 1st reading - Cunningham at Creekmoor 3rd Final Plat

February 19, 2019 Planning and Zoning Commission

- No items currently scheduled

February 25, 2019 City Council

- 2nd reading - Cunningham at Creekmoor 3rd Final Plat

Department Activities

- Director Jim Cadoret and Associate Planner David Gress were part of the presentation panel at the Communities for All Ages annual Professional Network meeting, presenting on how Raymore is incorporating Age Friendly Principles into the decision making process.
- GIS Coordinator Heather Eisenbarth created a mapping application for Public Works Crews to use in verifying water meter information in the City.
- Director Jim Cadoret and Associate Planner David Gress participated in the Communities for All Ages workshop on "How Changing Demographics Impact Businesses and Bottom Lines."
- Associate Planner David Gress participated in the Planner's Roundtable hosted by the Mid-America Regional Council.
- David Gress participated in the annual meeting of the Mid-America Regional Council Solid Waste Management District Board.
- Director Jim Cadoret attended the Kansas City Missouri Planning and Zoning Commission meeting where the Commission recommended approval of the deannexation of the 155th Street right-of-way between Kentucky Road and Kurzweil Road.
- Staff held a Good Neighbor meeting for the proposed Dean Commercial Preliminary Plat, a 9-lot commercial subdivision proposed for land south of 58 Highway and west of Fox Ridge Drive. The Planning and Zoning Commission will consider the request on Dec. 18.
- Staff participated in the weekly Capital Improvement Program committee meetings.

GIS Activities

- Response to requests for Data/Mapping/Geospatial Information
- Year end QA/QC on datasets & apps
- Development of ArcGIS Online (AGO) platform - Collector & Dashboard Apps
- Imagery asset management for dissemination, visualization & analysis
- Database & web service definition administration & backup
- Cartographic maps as requested, printing
- Feature mapping from field notes and asbuilts
- Learning - Using Arcade with ArcGIS API for Javascript
- Development of field inventory/assessment tools/data
- Addressing & unique asset identification

QUICKNOTES

Public Art and Planning

Public art is any work of art situated in or visible from a publicly accessible space—whether the artwork is publicly or privately funded, or the space is publicly or privately owned. Public art includes artistic objects, experiences, and processes that consider the place and time in which they are situated, as well as their audience and cultural context. It consists of visual art, such as statues and murals, performance art, such as musical and theatrical events, and other creative practices that spur community dialogue, connect communities and issues, generate economic activity, or humanize the built environment.

Both public art and planning play an important role in determining the look and feel of the built environment by creating or enhancing a sense of place. Artist-led community planning processes can also incorporate artistic activities or components as an approach to involving a greater number and variety of stakeholders, surfacing unheard voices, and collecting valuable input.

PUBLIC ART IN THE BUILT ENVIRONMENT

Public art has been a feature of the built environment for as long as people have planned cities, from the pyramids and sculptures of the Bronze Age to the interactive pieces of today. Early forms of public art, such as public monuments, memorials, and murals, remain popular on public or publicly accessible properties such as shopping centers. These locations can also host other types of art that incorporate landscaping, light, water, sound, performance, or social engagement activities.

Hospitals have embraced public art for its demonstrated mental and physical health benefits, including decreased stress, a positive impact on mood, and promoting positive health behaviors.

Parks are a natural location for siting many types of public art as they offer an expansive, open setting as well as a natural community gathering space. The arts can play an important role in reinventing or revitalizing a park through the addition of performance spaces, serving as festival sites, hosting sculpture trails, and incorporating artist-designed benches, amenities, and other visual art pieces. Art along walking and biking trails can benefit community health by creating a sense of curiosity in their users, encouraging people to go farther to see the next piece of art.

The public right-of-way offers another opportunity for public art. Benches, waste receptacles, lighting, transit stops, signage, crosswalks, and other streetscape elements can double as public art pieces that integrate local cultural expression into people's everyday lives. Rather than choosing these functional elements from a catalog, an artist can be hired to create something special and reflective of the community.

PUBLIC ART IN PLANNING PRACTICE

There are many ways to incorporate public art into routine planning practice to articulate community identity and engage the public. A community's comprehensive plan may include a public art chapter or element, or it may recommend public art as a strategy to foster a livable built environment, healthy community, inclusive government, and equitable development.

As part of an economic development strategy, public art can be used to create wayfinding to promote and direct customers to local businesses. Permanent artworks, like sculptures and murals, can draw tourists and new customers to an area. Likewise, freely accessible performance art, festivals, and spectacles draw visitors and attention to a community. Fireworks, for example, are an effective form of public art as pyrotechnics typically attract a crowd.

Photo by Carolyn Torma (CC BY-NC 4.0).
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Alleyway art in the Pullman neighborhood
of Chicago.



American Planning Association

Making Great Communities Happen

Public art can play an important role in the community engagement and public participation elements of the planning process, using creative, unconventional engagement and feedback techniques. Artistic methods such as drawing, sculpting, and modeling can empower and engage citizens from a wide variety of racial, ethnic, and social backgrounds who might not otherwise feel comfortable speaking up in a public meeting. Artists can create visual aids and storytelling within a visioning workshop to illustrate potential alternatives in a way that is more accessible to some audiences than a written report.

ADMINISTERING PUBLIC ART PROGRAMS

The design of a public art program should include basic elements that serve the purpose of the program, including management, governance, funding sources and disbursement mechanisms, and siting and selection criteria. Well-balanced public art programs should have policies and procedures that accommodate art initiated by the commissioning entity, as well as projects proposed by artists, the community, or independent organizations. A program should also clarify the roles and responsibilities of potential partners and stakeholders. Funding for public art programs often comes from arts-specific funding sources, such as percent-for-art programs, or budget line items.

Percent-for-art programs levy a fee, typically a percentage (such as one-half or one percent of the project's total construction cost) for the purpose of acquiring and installing public art. The percentage may apply to the construction costs of public buildings, or it may be applied to all construction within a jurisdiction (typically above a certain dollar threshold). Art installations funded through such programs may not necessarily be located at the site of a given project. Some cities and counties may allow a property owner to choose and install publicly accessible art in lieu of making a monetary contribution to the fund. In addition to municipal and county programs, most U.S. states administer percent-for-art programs, as does the federal government through the General Services Administration's Art in Architecture Program.

Alternately, communities may choose to fund public art through their budget process by allocating general funds to support projects throughout a jurisdiction. Others may use special assessments or a value-capture mechanism, such as tax increment financing, to target public art installations within a specific geographic area. Cities and counties may also include public art within private development agreements as a required community benefit or amenity.

Public art programs may also use strategies that require artist participation in public projects. One example of this is San Diego's policy to involve artists in the design phase of city capital improvement projects. Artist-in-residence programs are another way to incorporate art in public processes that can help cities and counties incorporate art and artistic approaches into their community engagement and outreach efforts, as well as their construction projects.

CONCLUSION

Public art can be an engaging tool for creating a sense of place that reflects the character, history, and values of a community. Communities can use public art to further economic growth and sustainability, cultural identity, social cohesion, and public health. There are numerous ways to incorporate art into the built environment and everyday planning processes in a way that engages diverse stakeholders. Communities interested in developing a public art program can find extensive online guidance to help them design an effective public art strategy that meets their unique goals and objectives.

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FURTHER READING

1. Published by the American Planning Association

American Planning Association. 2011. *Arts and Culture Briefing Papers*. Available at planning.org/research/arts.

Vazquez, Leonardo. 2016. "Creative Placemaking." *PAS Memo*, November/December. Available at planning.org/pas/memo/2016/nov.

2. Other Resources

Americans for the Arts. 2018. "Public Art Resource Center." Available at <http://bit.ly/2BArEr>.

Becker, Jack. 2004. "Public Art: An Essential Component of Creating Communities." *Monograph*, March. Available at <http://bit.ly/2AIWYhM>.

Rose, Kalima, Milly Hawk Daniel, and Jeremy Liu. 2017. *Creating Change through Arts, Culture, and Equitable Development: A Policy and Practice Primer*. Oakland, Calif.: PolicyLink. Available at <http://bit.ly/2KBGZkn>.