

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 19, 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 February 5, 2019 meeting
6. Unfinished Business - None
7. New Business
 - a. Presentation by Economic Development Director Matt Tapp
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, FEBRUARY 5, 2019**, 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, JIM PETERMANN, MELODIE ARMSTRONG, MATTHEW WIGGINS, CHARLES CRAIN AND MAYOR KRIS TURNBOW. ABSENT WAS ERIC BOWIE. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS 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 January 15, 2019 meeting**
 - b. **Case #19001 - Cunningham at Creekmoor Third Final Plat**

Commissioner Wiggins asked for two separate motions as he was absent from the January 15, 2019 Commission meeting.

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer to approve the January 15, 2019 minutes as presented.

Vote on Motion:

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

Motion passed 6-0-2.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins to recommend approval of Case #19001 Cunningham at Creekmoor Third Final Plat.

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 the Commission received a memorandum from staff that indicated their request to table consideration of the public hearing and the case.

City Attorney Jonathan Zerr indicated that the public hearing should be opened for this case to hear any public testimony.

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

No public were present or spoke.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to table Case #18028 and the associated public hearing until further notice.

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.

Associate Planner David Gress stated the public hearing process will be re-started once the applicant is prepared to move forward with the case.

8. City Council Report

Mr. Zerr provided an overview of the January 28, 2019 meeting of the City Council.

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission.

Mr. Gress commented that Discover Vision now has a temporary Certificate of Occupancy. Brightside DayCare is near completion on their expansion.

Mr. Gress provided an update on the status of the Hawk Ridge Park project.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Crain thanked Public Works staff for recent snow removal efforts.

Commissioner Fizer commented that residents are always welcome to express their concerns and comments to the Commission.

Commissioner Wiggins thanked Public Works for snow removal efforts. He also thanked the Police Department for their efforts on providing crime prevention tips to residents.

Commissioner Petermann commented that staff did a presentation to City Council on recent work done relative to the hoarding ordinance and addressing a property in the Silver Lake neighborhood.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Mayor Turnbow, to adjourn the February 5, 2019 Planning and Zoning Commission meeting.

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.

The February 5, 2019 meeting adjourned at 7:22 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City of Raymore, Development Services Department
Date: March 13, 2019
Re: Economic Development Presentation

As the Economic Development Director for the City of Raymore, Matt Tapp oversees all economic development activity within the City. The primary efforts of Mr. Tapp and his department are focused on retaining and expanding existing business within Raymore, and assisting new commercial and industrial businesses in locating within our City.

Mr. Tapp will present a brief overview of the roles and responsibilities of his department, and provide examples of the different tools and strategies that are utilized in attracting and expanding new and existing businesses within the community.

As a recommending body of the City Council, the Planning and Zoning Commission has a tremendous influence on economic development activity within our City. For questions or comments regarding economic development, please feel free to contact Mr. Tapp at mtapp@raymore.com

MONTHLY REPORT FEBRUARY 2019

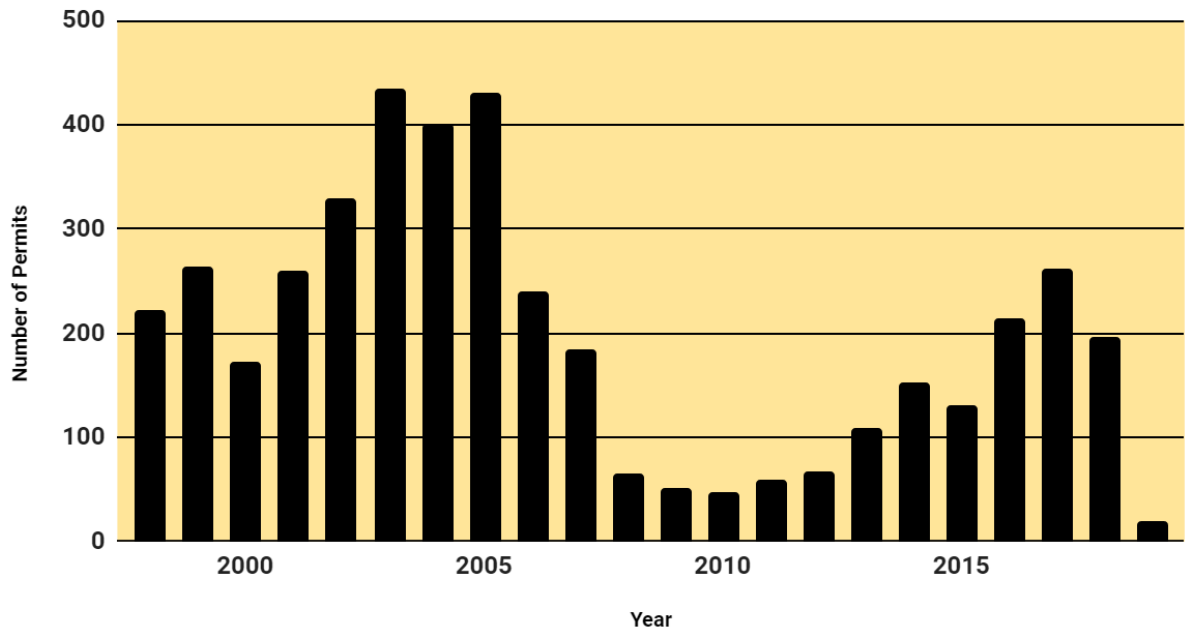
Building Permit Activity

Type of Permit	Feb 2019	2019 YTD	2018 YTD	2018 Total
Detached Single-Family Residential	7	20	10	153
Attached Single-Family Residential	0	0	0	44
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	28	62	53	604
Commercial - New, Additions, Alterations	0	2	5	17
Sign Permits	6	7	11	63
Inspections	Feb 2019	2019 YTD	2018 YTD	2018 Total
Total # of Inspections	218	506	1,087	5,947
Valuation	Feb 2019	2019 YTD	2018 YTD	2018 Total
Total Residential Permit Valuation	\$1,643,500	\$5,176,000	\$2,605,100	\$41,964,900
Total Commercial Permit Valuation	\$0.00	\$143,500	\$728,500	\$5,222,550

Additional Building Activity:

- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- Construction work continues on the shelter, boardwalk and amphitheater at Hawk Ridge Park
- Interior tenant finish work has commenced for a FedEx office to be located inside Walmart.
- Staff reviewed plans for a 14-bed expansion to the Benton House of Raymore assisted living facility

Single Family Building Permits



Code Enforcement Activity

Code Activity	Feb 2019	2019 YTD	2018 YTD	2018 Total
Code Enforcement Cases Opened	20	39	56	461
<i>Notices Mailed</i>				
- Tall Grass/Weeds	0	0	0	147
- Inoperable Vehicles	3	5	9	54
- Junk/Trash/Debris in Yard	9	20	20	96
- Object placed in right-of-way	0	0	3	26
- Parking of vehicles in front yard	2	5	10	36
- Exterior home maintenance	1	3	9	35
- Other (trash at curb early; signs; etc)	1	2	5	38
Properties mowed by City Contractor	0	0	0	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	0
Signs in right-of-way removed	7	19	35	473
Violations abated by Code Officer	4	5	14	60

Development Activity

Current Projects

- Dean Commercial Preliminary Plat
- Rezoning from R-1 to R-2 of Brookside South

	As of Feb 28, 2019	As of Feb 28,, 2018	As of Feb 28, 2017
Homes currently under construction	171	267	240
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	386	402	577
Total number of dwelling units in City	8,516	8,223	7,991

Actions of Boards, Commission, and City Council

City Council

February 11, 2019

- Approved on 1st reading the Cunningham at Creekmoor 3rd Plat
- Approved a 1-year extension to the expiration date for the Raymore Galleria North Preliminary Plat

February 25, 2019

- Approved on 2nd reading the Cunningham at Creekmoor 3rd Final Plat
- Tabled indefinitely the request from VanTrust Real Estate LLC to reclassify the zoning of 136 acres located south of North Cass Parkway, east of I-49.
- Denied a request for a 1-year extension to the expiration date of the Alexander Creek Preliminary Plat

Planning and Zoning Commission

February 5, 2019

- Tabled the public hearing and application for the proposed Dean Commercial Preliminary Plat
- Recommended approval of the Cunningham at Creekmoor 3rd Final Plat

Upcoming Meetings – March & April

March 5, 2019 Planning and Zoning Commission

- Meeting Cancelled

March 11, 2019 City Council

- Resolution to nullify the current Intent to Annex Area
- Ordinance to nullify the Plan of Intent for Annexation Areas identified in 2007
- Resolution to establish a new Intent to Annex Area

March 19, 2019 Planning and Zoning Commission

- No items currently scheduled

March 25, 2019 City Council

- No development items currently scheduled

April 2, 2019 Planning and Zoning Commission

- Annual Review of the Growth Management Plan (public hearing)

April 8, 2019 City Council

- No development items currently scheduled

April 16, 2019 Planning and Zoning Commission

- Meeting to be cancelled

April 22, 2019 City Council

- No development items currently scheduled

Department Activities

- Staff prepared notification to the owners of 18 undeveloped lots that meet the threshold requirement for sidewalks to be installed in order to create a continuous sidewalk network. Affected property owners have until Aug. 1 to secure a building permit to construct a home or install the sidewalk.
- Associate Planner David Gress participated in an America Walks webinar "Creating Safer Streets for All."
- GIS Coordinator Heather Eisenbarth participated in a Census 2020 workshop sponsored by the Mid-America GIS Consortium.

- Staff met with the project engineers of the Dean Commercial Preliminary Plat, a 9-lot commercial development proposed for the southwest corner of 58 Highway and Fox Ridge Drive.
- Director Jim Cadoret and Associate Planner David Gress participated in the monthly meeting of the Cass County Non-Profits.
- Code Enforcement Officer Christian Neal has resigned effective April 12, 2019.

GIS Activities

- Reviewed water supply distribution model at intersection points against 58 Relocation plans from yr1998
- Identified/quantified internal outfalls directly impacting surface waters, detention, natural & engineered swales to create inventory map & draft monitoring application
- Administration and QA/QC of anonymously managed data & apps
- Reference of approved plans for mapping
- Addressing and unique asset ID assignment & coordination
- Dashboard for quantifying datasets for annual CAFR reporting process
- GIS redistricting/apportionment workshop at Washington University in St Louis
- Receipt of corrected imagery tiles, LiDAR and derivatives from MARC.
- Mapping request to reference 1819 plat map book page to recent imagery
- Repaired 2018 imagery catalog, mosaic, overviews, web cache & services with complete tiles supplied

QUICKNOTES

Inclusive Growth

Increases in economic activity often lead to physical and demographic changes in communities as businesses expand and housing markets respond to rising demand. These changes have typically disproportionately benefited investors and higher-income households. In contrast, *inclusive growth* refers to economic growth that provides equitable benefits to all community members.

Local planning—through its influence over the location, timing, and nature of land use and development—has a considerable effect on the distribution of community benefits. Through careful analysis and community engagement, public officials, planners, and community stakeholders can use plans, discretionary approval processes, and regulations to support inclusive growth.

Background

Since the late 20th century, technological changes and global competition have led to increases in income inequality as automation and outsourcing decreased the demand for lower-skilled labor in the United States and placed a premium on highly educated and skilled workers. Meanwhile, chances for upward mobility have remained about the same. These conditions mean that higher-income residents and their children are more likely to benefit from increases in local economic activity.

Typically, physical changes associated with economic growth occur disproportionately in neighborhoods and business districts where the gap between current property values or rents and the potential property values and rents after new investments are highest. In many cases, these areas have suffered from disinvestment but have locational advantages that increase the potential for gains.

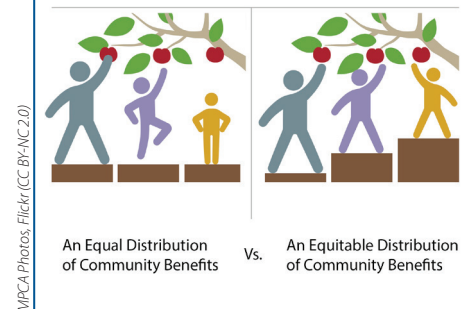
Because communities of color have higher concentrations of poverty and lower rates of educational attainment, they are more likely to be displaced by, rather than benefit from, physical changes that lead to increased property values and rents. Consequently, physical changes associated with economic growth often lead to a decrease in racial, ethnic, and economic diversity in these areas. This loss of diversity can limit a community's economic resilience and potential for economic growth.

Plan for Inclusive Growth

Planning for inclusive growth begins with analyzing neighborhood and business district conditions and trends. A community analysis can help planners and local officials classify areas based on their likelihood and potential for growth-related physical and demographic changes that would lead to the displacement of existing residents and businesses. It can also help identify areas where high property values and rents present a barrier to entry for lower-income households.

Next, local officials and planners should engage community stakeholders to learn more about how new land-use and development activities could better serve existing residents and businesses in areas with lower incomes and levels of educational attainment. This engagement process must provide opportunities for all segments of the community to participate equally and make special efforts to involve organizations that can connect local leaders with traditionally underrepresented populations. A robust community engagement process can help local officials and planners formulate communitywide and area-specific goals, objectives, and policies that promote inclusive growth.

Finally, it is important to incorporate the community analysis and policy recommendations into the local comprehensive plan and any relevant subarea plans. This establishes a fact and policy basis for public investments, regulatory changes, and discretionary land-use and development decisions aimed at supporting inclusionary growth.



*Inclusive growth requires an equitable
distribution of community benefits.*



American Planning Association

Creating Great Communities for All

IMPROVE DISCRETIONARY APPROVALS

Large development projects often require discretionary land-use and development or contractual approvals. In these cases, the local government and the developer have an opportunity to negotiate project details—including what the developer will build; whether the local government will support the project through land sale or lease, tax benefits, financing, infrastructure investment, or relief from existing zoning requirements; and whether the developer will provide affordable housing or commercial space, parks, jobs or training for local residents or other community benefits.

Generally, local governments have more latitude to negotiate for community benefits when they are project participants and are establishing a contractual relationship with a developer. In contrast, when local governments and developers are negotiating in the context of discretionary land-use and development decisions, courts require all conditions of approval to be connected and roughly proportional to the project's impacts on the community.

When the local government is not a project participant, local officials can still encourage developers to negotiate a private community benefits agreement (CBA) with community representatives. This technique is most effective when community stakeholders have identified specific, realistic benefits that would be inappropriate to include as conditions of discretionary land-use and development approvals. While it is typically inadvisable to condition any land-use and development approval on the existence of a private CBA, local officials can make it clear to the developer and the community that they will consider the level of community support for the project in their deliberations.

ADOPT STANDARDS AND INCENTIVES

Beyond negotiating for community benefits on a project-by-project basis, local officials can adopt regulatory standards and incentives that apply evenly to all projects of a certain type. Thresholds for compliance with these standards or eligibility for these incentives may be based on the type or amount of public assistance offered to the project, the scale or land-use mix of the project, or other project characteristics.

Common examples include mandatory inclusionary housing standards that require developers to reserve a certain percentage of dwelling units in a residential project for affordable housing and incentive zoning standards that permit additional project density in exchange for affordable housing. Other examples include requirements for developers to submit community impact reports detailing the positive and negative effects of certain types of projects that require discretionary use permits, reduced or waived impact fees for projects that provide specific community amenities, and local hiring or living-wage requirements for all projects that receive certain types of public benefits.

This approach makes the most sense in cases where local officials, planners, or community stakeholders have identified recurring issues associated with specific types of development projects. Before adopting new standards or incentives that require community benefits, it is important to assess whether the local government has the appropriate staff capacity to administer these regulations and to maximize opportunities for community-based enforcement of requirements.

CONCLUSIONS

The benefits associated with land-use and development projects often accrue disproportionately to investors and higher-income households. An inclusive growth strategy aims to equitably distribute community benefits associated with these projects across all segments of the community. Local officials, planners, and community stakeholders can use plans to establish a policy basis for changes to public partnership, investment, and regulatory priorities to minimize displacement of existing residents and businesses and promote upward mobility.

PAS QuickNotes (ISSN 2169-1940) is a publication of the American Planning Association's Planning Advisory Service (PAS). Visit PAS online at planning.org/pas to find out how PAS can work for you. James M. Drinan, JD, Chief Executive Officer; David Rouse, FAICP, Managing Director of Research and Advisory Services; David Morley, AICP, Editor. © 2019 American Planning Association, which has offices at 205 N. Michigan Ave., Suite 1200, Chicago, IL 60601-5927, and 1030 15th St., NW, Suite 750 West, Washington, DC 20005-1503; planning.org. All rights reserved. No part of this publication may be reproduced or utilized in any form or by any means without permission in writing from APA.

FURTHER READING

Published by the American Planning Association

Calavita, Nico. 2015. "Value Capture and Community Benefits." *Zoning Practice*, June. Available at <https://planning.org/publications/document/9006877>.

Garcia, Ivis, Andrea Garfinkel-Castro, and Deirdre Pfeiffer. 2019. *Planning With Diverse Communities*. PAS Report 593. Chicago: American Planning Association. Available at <https://planning.org/publications/report/9165143>.

Other Resources

Beach, Ben, Julian Gross, and Almas Sayeed. 2014. "Delivering Community Benefits Through Economic Development: A Guide for Elected and Appointed Officials." Oakland, California: Partnership for Working Families. Available at <https://bit.ly/2FW5fxa>.

Pastor, Manuel, and Chris Brenner. 2015. *Equity, Growth, and Community: What the Nation Can Learn from America's Metro Areas*. Berkeley, California: University of California Press. Available at <https://bit.ly/2RbtxVY>.

PolicyLink. 2018. "All-In-Cities Policy Toolkit." Available at <http://allincities.org/toolkit>.