



# **RAYMORE PLANNING AND ZONING COMMISSION AGENDA**

**Tuesday, July 5, 2016 - 7:00 p.m.**

City Hall Council Chambers  
100 Municipal Circle  
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
  - a. Acceptance of Minutes of June 21, 2016 meeting
6. Old Business - None
7. New Business -
  - a. Case #16015 - Request to modify development standards applicable to Lots 73-86; 88-90; 92-93; 95; 100; and 104 in Shadowood Phase 2 (public hearing)
  - b. Case #16016 - Replat of Lots 73-86; 88-90; and 92-93 in Shadowood Phase 2
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, JUNE 21, 2016** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, CHARLES CRAIN, JOSEPH SARSFIELD, ERIC BOWIE, KELLY FIZER AND MAYOR KRISTOFER TURNBOW. ABSENT WAS DON MEUSCHKE, LEO ANDERSON, AND JOHN BERENDZEN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, PUBLIC WORKS DIRECTOR MIKE KRASS 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. **Acceptance of minutes of June 7, 2016 meeting**

**Motion by Commissioner Crain, Second by Commissioner Sarsfield to approve the consent agenda.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Berendzen	Absent
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Absent
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

**Motion passed 6-0-0.**

6. **Old Business** – None
7. **New Business**

**A. Case #16010 – Request to permanently close and remove the access drive from 1918 W. Foxwood Drive to Missouri 58 Highway (public hearing)**

Jim Cadoret, Community Development Director for Raymore, provided the staff report. Mr. Cadoret stated the application was filed by the City Public Works Director and is a request to permanently close and remove the access drive from 58 Highway to the former Ryan's restaurant at 1918 W. Foxwood Drive. The applicable section of City Code is 530.010. City staff made the determination that the request to close the access is a change in use in the street right-of-way and requires a public hearing, recommendation by the Planning and Zoning Commission, and approval by the City Council.

The application does require a public hearing and it was advertised in the May 19 and May 26, 2016 Journal newspaper. Mr. Cadoret entered into the record the mailed notices to adjoining property owners; notice of publication in the Journal; Unified Development Code; Growth Management Plan; Missouri 58 Access Management map, and the staff report. Staff did outline the access modification requirements and standards in the staff report.

Mr. Cadoret indicated the current access drive is approximately 30-40 feet west of the curb line of relocated Kentucky Road to the east. The location of the current access drive has resulted in a number of traffic issues which the City is seeking to address by removal of the access drive.

Mr. Cadoret stated that in order to address the safety concerns while providing adequate access to the Ryan's property the City, at its cost, constructed an access drive from the north side of the Ryan's parking lot to relocated Kentucky Road. The access drive aligns with the private road that provides access to Firestone Auto Center and Belfonte's Car Wash.

Mr. Cadoret stated that staff has submitted proposed findings of fact for the Commission to consider and the staff recommends the Planning and Zoning Commission accept those proposed findings and forward Case #16010, permanent closure and removal of the access drive from 1918 W. Foxwood Drive to 58 Highway, to the City Council with a recommendation to permanently close and remove the access drive.

Mike Krass, City Public Works Director, provided the history of the access drive. The access was constructed as part of Ryan's after 58 Highway was widened. This access was supposed to be a shared access with the tract of land to the east of Ryan's. The access was never supposed to provide sole access to Ryan's off 58 Highway.

Mr. Krass stated that Galleria North came in with plans at the same time a traffic plan was being done for 58 Highway. This traffic study and the Galleria North plans led to relocated Kentucky Road. The City wanted to mitigate traffic congestion and safety concerns on 58 Highway. The City population has nearly doubled since the access was installed and traffic congestion has increased on 58 Highway.

Mr. Krass stated that the access doesn't meet current separation guidelines. The intent of the access was to be a shared access. Mr. Krass also stated the City has provided an additional access and the relocated Kentucky Road has been adequately spaced away from the existing Kentucky Road.

Mr. Krass stated that as traffic has grown on 58 Highway this access driveway location has outlived its usefulness.

City Police Chief Jan Zimmerman indicated that her part of this request is safety. She did a quick study of accidents in the vicinity of the access drive and there were 35 motor vehicle accidents over the last 2 years in the 500 feet between Kentucky and the relocated road to the east of Ryan's. This area is 2nd only to the intersection of Dean and 58 Highway in accidents. The Dean intersection is only 400 feet west of the access drive and the accident counts do not include the north side of 58 Highway west of Kentucky Road since Belton responds to those accidents.

Chief Zimmerman stated only 2 of the 35 accidents occurred outside of business hours, so most accidents are happening during daylight business hours.

Chief Zimmerman stated unrestricted access is always problematic. Even with the stop sign located at Kentucky Road several accidents have occurred because vehicles fail to yield the right-of-way.

A significant number of accidents were rear-end or lane-change accidents because the driver was distracted. There is a lot going on in that area, such as drivers looking for businesses to get to; looking for an address; or simply changing lanes to get to where they need to.

Chief Zimmerman stated restricting access would be beneficial to the Police Department.

Commissioner Bowie asked how many accidents were directly or indirectly from this access drive.

Chief Zimmerman stated none where anyone was coming out of the entryway. Many accidents were in front of the access drive or coming off of Kentucky Road.

*Chairman Faulkner opened the floor to the public at 7:19 p.m.*

Curt Peterson, Polsinelli Law Firm, 6201 College Avenue, Overland Park, Kansas, on behalf of our client Realty Income, who is the property owner. Mr. Peterson stated the property owner is opposed under the current procedure to close the access. There have been discussions with Mr. Zerr on this matter.

Mr. Peterson stated Realty Income purchased the property in November of 2006. The access drive was installed around 2001. Location is king and access is prince. Direct access is very important for retail and restaurant uses. Realty Income never considered that the City could come in and just close the access without any offsetting compensation or alternate access points. This will limit the pool of tenants and push down the rent they can get.

Mr. Peterson stated the traffic problem was exasperated by future development around new Kentucky, which was a decision made by the City. From our perspective the City has favored future development to the detriment of my client.

Mr. Peterson stated the City is using a vacation of right-of-way process when in fact this is just a closure of a private access point. This is what the eminent domain statute is for, but there are procedures that have to be followed.

Mr. Peterson stated Realty Income is thankful for the dialogue with the City but is disappointed with a few of the City's actions on this. The City contacted Realty Income about adding a new access drive on the rear of the property, never mentioning the intent of closing the access onto 58 Highway. Fairly quickly after establishing the rear access the City came forward with its intent to close the 58 Highway access.

Mr. Peterson stated the City did reach out and ask to temporarily close the access, but before that dialogue concluded the barricades were installed.

Realty Income believes the City has done a taking and affected the value of the property. If the City does close this access the property owner would most likely have to take legal action. We found no case on point in Missouri interpreting the law to specifically allow this action. We see medians installed without compensation but nothing where the taking away of an access point is allowed.

Mr. Peterson stated Realty Income would welcome and are talking with staff about is that as the owner seeks redevelopment and creating two sites that a mid-block access point be created to serve the new development.

Commissioner Crain asked Mr. Zerr that the Commission is just looking to close the access drive. The mechanics of how the access is closed is up to the City.

City Attorney Jonathan Zerr stated the analysis of the Commission is the health, safety and welfare considerations for the City. Mr. Peterson brought up several legal issues that the staff can work through. The safety aspects of this is up to the Commission to determine.

Commissioner Crain stated we have talked for many years how dangerous this area is and understand what the Police Chief is stating.

Commissioner Sarsfield stated as far as access to Ryan's, the two new buildings to the east, Firestone and the car wash, have access to the rear of their property and use the relocated Kentucky Road and it doesn't seem to affect their business at all. Ryan's has benefit from the new access to the rear and will still have 2 access drives.

Mr. Krass clarified that the new Ryan's access to the east has been completed.

Commissioner Sarsfield stated that Ryan's has two access points and Firestone and the car wash actually only have one access.

Mr. Krass stated Ryan's has 3 current access points.

Chairman Faulkner clarified that one of the 3 access points to Ryan's has barricades.

*Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:34 p.m.*

**Motion by Commissioner Crain, Second by Commissioner Bowie to accept the staff proposed findings of fact and forward case #16010, permanent closure and removal of the access drive from 1918 W. Foxwood Drive to 58 Highway, to the City Council with a recommendation to permanently close and remove the access drive.**

City Attorney Jonathan Zerr stated that we have 6 Commission members present and for purpose of passage it would take a majority of all Commission members to approve the motion.

Chairman Faulkner stated it would take 5 members this evening to approve the motion.

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Berendzen	Absent
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Absent
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

**Motion passed 6-0-0.**

**B. Case #16011 – Unified Development Code Annual Review and Report**

Mr. Cadoret provided the staff report on the UDC Annual Review. He stated the Commission has conducted the annual review since 2012. In 2015 there were three amendments to the UDC.

Mr. Cadoret provided an overview of the three items recommended by staff to be amended.

The first item is to change the code to 1) reduce the amount of time a contractor has to remove dirt, rock, mud or similar debris that has been tracked onto or left on a road surface and 2) to clarify how the contractor is notified to correct the issue.

Commissioner Bowie asked if the code needs to be broken down to the point of naming the types of contact made.

Mr Cadoret stated the order of notification is to have direct personal contact first; then phone call; then email; with posting a last resort.

Mr. Faulkner asked for clarification on what happens if something occurs after 5:00 p.m. or before 7:00 a.m. I would rather see us make some provision to have contact any time within the 24 hour period.

Mr. Krass responded that if the violation occurs outside of business hours that the Police Department would contact him and the violation would be abated immediately and charge the contractor.

Chairman Faulkner asked about posting of notice on a property.

Mr. Krass stated ultimately the builder is responsible for the site and should be visiting the site, especially after a rain event.

Mr. Cadoret stated the 2nd item is regarding the installation of sidewalks. Mr. Cadoret stated the proposal would clarify that the ADA ramp would need to be installed when sidewalk is required on corner lots. This is not a problem in newer subdivisions since the ADA ramps are now installed with the infrastructure. This code amendment would only affect a handful of lots in the City.

Mr. Cadoret stated the 3rd item is to add language to the UDC regarding the filing of a replat. A replat is simply an adjustment of lot lines or similar action where no new roads or lots are created.

Chairman Faulkner asked if the definition section of the UDC can be amended to include the definition of replat. Mr. Faulkner also asked if there is a comparison with another section of the UDC to make that comparison when the case comes forward for consideration.

Commissioner Bowie stated that while we can add a definition of replat in the definition Chapter that the remainder of the language should be included in Chapter 470.

Mr. Cadoret stated there are five topics for the Commission to consider and determine if staff should complete additional research on. 1) Little Libraries; 2) Small cell telecommunication facilities; 3) Micro Living Units/accessory dwelling units / shared housing; 4) sign code; and 5) clothing drop boxes.

Mr. Cadoret stated staff will be bringing forward an amendment on the sign code as a separate item. There has been previous discussion on little libraries and if we should adopt any standards. On clothing or general donation boxes, while there haven't been issues in Raymore some communities are having complaints on maintenance of areas around these boxes.

Chairman Faulkner stated all 5 topics are worthy of future discussion. Mr. Faulkner asked if any Commission member has any other items.

Mayor Turnbow stated that Vickie has a drop box near her Chamber office and that users are constantly trashing the area and didn't know if there was any other kind of code that could address the maintenance of areas around the drop boxes.

Mr. Cadoret stated the property maintenance and nuisance codes could be used to clean up an area around the drop box. This proposal would look at registration or licensing of the boxes to have the company placing the box responsible for maintenance.

Commissioner Bowie asked how many drop boxes are in the City.

Mr. Cadoret stated maybe a dozen.

Commissioner Bowie asked if there are safety concerns, such as lighting, that could be looked at.

Mr. Cadoret stated yes safety concerns could be considered.

Commissioner Bowie asked about housing options not currently allowed in the City.

Mr. Cadoret commented that accessory dwelling units are not allowed on smaller subdivision lots; shared housing is not identified in our code; and tiny homes are not allowed. These are items that should be looked at.

**Motion by Commissioner Crain, Second by Commissioner Bowie to direct staff to prepare an amendment on the three items recommended by staff and to supply information to the Commission on the 5 additional items.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Berendzen	Absent
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Absent
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

**Motion passed 6-0-0.**

**8. City Council Report**

Jonathan Zerr gave the City Council report.

**9. Staff Report**

**A. Planning Pipeline**

Mr. Cadoret reviewed the upcoming schedule for the Commission.

**10. Public Comment -**

None.

**11. Commission Member Comment**

*Commissioner Bowie - no comment*

*Commissioner Fizer - no comment*

*Commissioner Crain - no comment*

*Commissioner Sarsfield - no comment*

*Mayor Turnbow - stated Cerner put out a report of a survey their employees did regarding housing and living areas. There is a lot that Raymore has to offer to these employees. There are also planning opportunities for us to look at as Cerner continues to grow and expand.*

*Chairman Faulkner - thanked staff for its work.*

**12. Adjournment**

**Motion by Commissioner Crain, Second by Mayor Turnbow to adjourn the June 21, 2016 Planning and Zoning Commission meeting.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Berendzen	Absent
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Absent
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

**Motion passed 6-0-0.**

The June 21, 2016 meeting adjourned at 8:35 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission  
From: City Staff  
Date: July 5, 2016  
Re: Case #16015 Modify Development Standards - Shadowood Phase 2

## GENERAL INFORMATION

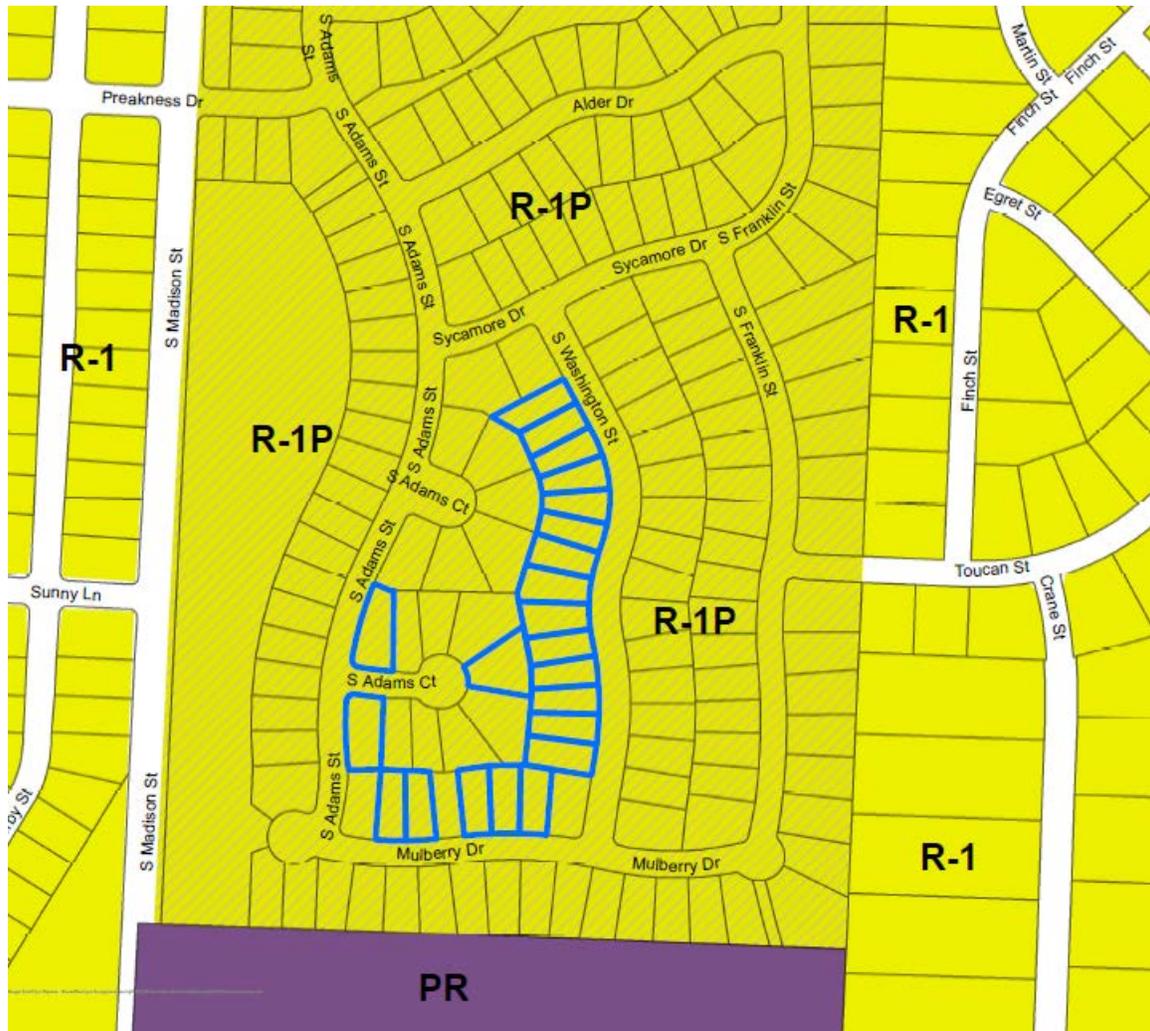
Applicant/  
Property Owner: South Hampton Inc.  
Richard Mather  
16500 S. State Route 291  
Greenwood, MO 64034

Requested Action: To modify the development standards applicable to  
Lots 73-86; 88-90; 92-93; 95; 100 and 104 in  
Shadowood Phase 2

Property Location:



Existing Zoning: "R-1" Single-Family Residential Planned District



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

Major Street Plan: The Major Thoroughfare Plan Map classifies South Washington Street, Mulberry Drive, and South Adams Street as local streets.

Legal Description:

Shadowood Phase 2 Final Plat Lots 73-86; 88-90; 92-93; 95; 100; and 104.

Advertisement: June 16, 2016 Journal newspaper

Public Hearing: July 5, 2016 Planning and Zoning Commission

- 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

Additional exhibits as presented during hearing

**REQUEST**

Applicant is requesting to modify the development standards that apply to Lots 73-86; 88-90; 92-93; 95; 100; and 104 in Shadowood Phase 2. The proposed modifications are identified in the table below:

	Minimum Front Yard Setback	Minimum Side Yard Setback	Maximum Home Width	Maximum Building Coverage of lot	Maximum Floor Area Allowed	Rear Garage Access Required
Existing Code Requirement	15 feet	10% of lot width with a minimum of 6 feet	38 feet	30%	2,000 square feet	Yes
Proposed Code Requirement	15 feet; 30 feet for Lots 73-86	10% of lot width with a minimum of 6 feet ; 7.5 feet for lots 73-86	52 feet for lots 88-90; 92-93; 95; 100; 104; no limit for lots 73-86	50%	none	No for lots 73-86; Yes for Lots 88-90, 92, 93, 95, 100, 104

**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 R-1P “Single-Family Residential Planned” zoning designation in Shadowood was established on November 26, 2001. Lots 71-111 (area bounded by Sycamore Drive to the north; Washington Street to the east; Mulberry Drive to the South; and Adams Street to the west) were considered traditional lots and had development standards different than all other lots in the Shadowood subdivision. The development standards were intended to create a neo-traditional neighborhood, with homes that had front porches and garages that were in the rear of the home with alley access.
2. The Preliminary Plat was approved for Shadowood on November 26, 2001.
3. The Shadowood Phase 2 Final Plat was approved on December 9, 2002..

## **GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS**

The Good Neighbor meeting was held on June 23, 2016. Fifteen neighbors attended the meeting. Staff provided an overview of the request and displayed illustrations of the lots affected by the request and of the proposed replat of the lots. Brian Mather represented the applicant and provided an overview of the proposed modifications.

Neighbors asked the following questions:

Why were the undeveloped lots on S. Franklin Street not included in the request?

What is the timeline for building?

What will be the style of homes built?

Will new homes on Mulberry still have garage access from the alley?

Will new homes on S. Washington be limited to front access garages?

How does the request benefit the neighborhood?

How many undeveloped lots remain in Shadowood?

Mr. Mather indicated that the market for the neo-traditional lots is non-existent. Many prospective buyers want to have wider homes with a 3-car garage. He is proposing the change to meet the demands of the buyers.

Mr. Mathers indicated the style of homes to be built would be similar to existing homes in Shadowood. Homes along Mulberry Drive and along Adams Court would remain neo-traditional in style with alley access to garages.

On whether new homes on South Washington would be limited to front access garages only, Mr. Mather indicated that would be the case. Mr. Cadoret explained to the residents that a condition on the application would need to be made to ensure the requirement is enforceable.

At the end of the meeting one of the residents provided staff with written documents to submit to the Planning and Zoning Commission and City Council.

## **STAFF COMMENTS**

1. The zoning designation of “R-1P” Single-Family Residential Planned District is not proposed to be changed as part of this application. Only the development standards applicable to the identified lots are proposed to be changed.
2. Lots 88-90; 92-93; 95; 100 and 104 front on Mulberry Drive or Adams Court and will be limited to construction of homes with a neo-traditional style, including garages in the rear of the home with access from the alley. The maximum width allowed for homes on these lots is proposed to be modified from 38 feet to 52 feet, with the side yard setback requirement remaining at 10% of the lot width with a 6 foot minimum setback.
3. Lots 73-86 are located along South Washington Street and are proposed to be limited to home styles with garages accessed from South Washington Street. No vehicular access to the alley will be allowed from these lots. To ensure there is no access to the alley a condition of approval is recommended by staff.
4. There is no minimum home size requirement in the Unified Development Code. The subdivision covenants would dictate the minimum size of a home.

## **STAFF PROPOSED FINDINGS OF FACT**

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a rezoning request. Under 470.020 (G) (1) the Planning and Zoning

Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;

The character of the surrounding neighborhood is single-family detached residential.

2. the physical character of the area in which the property is located;

The physical character of the area is single-family residential. The affected lots are currently undeveloped.

3. consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;

The requested rezoning is consistent with the goals and objectives of the Growth Management Plan. The Future Land Use Plan Map designates the property as appropriate for low density land use. The modifications proposed to the development standards is consistent with the GMP.

4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;

The subject property is less suitable to the existing development standards than the proposed standards. The lots have remained undeveloped for over 10 years and are not desirable lots to build upon due to the current development standards.

5. the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;

Recent development near the subject property has been for single family homes with front facing garages.

6. the extent to which the zoning amendment may detrimentally affect nearby property;

The zoning amendment should not detrimentally affect nearby property. Lots 88-90; 92-93; 95; 100; and 104 will still require neo-traditional style homes, which is compatible with adjacent existing homes. Lots 73-86 will

be changed to standard home lots with front entry garages, which is compatible with the homes directly across the street.

7. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public facilities are adequate to serve the subject property. Public facilities would be adequate to serve development allowed by the requested zoning map amendment.

8. the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is currently suitable for the uses to which it has been restricted. The purpose of the rezoning is for modifications to the development standards that apply to the allowed uses.

9. the length of time (if any) the property has remained vacant as zoned;

The property has always been vacant.

10. whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and

The rezoning is in the public interest. The proposed amendments to the development standards allow the lots to be developed in a manner compatible with adjacent and surrounding existing homes.

11. the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain to the public health, safety and welfare to deny the application. The lots would likely continue to remain vacant and undeveloped if the request is denied.

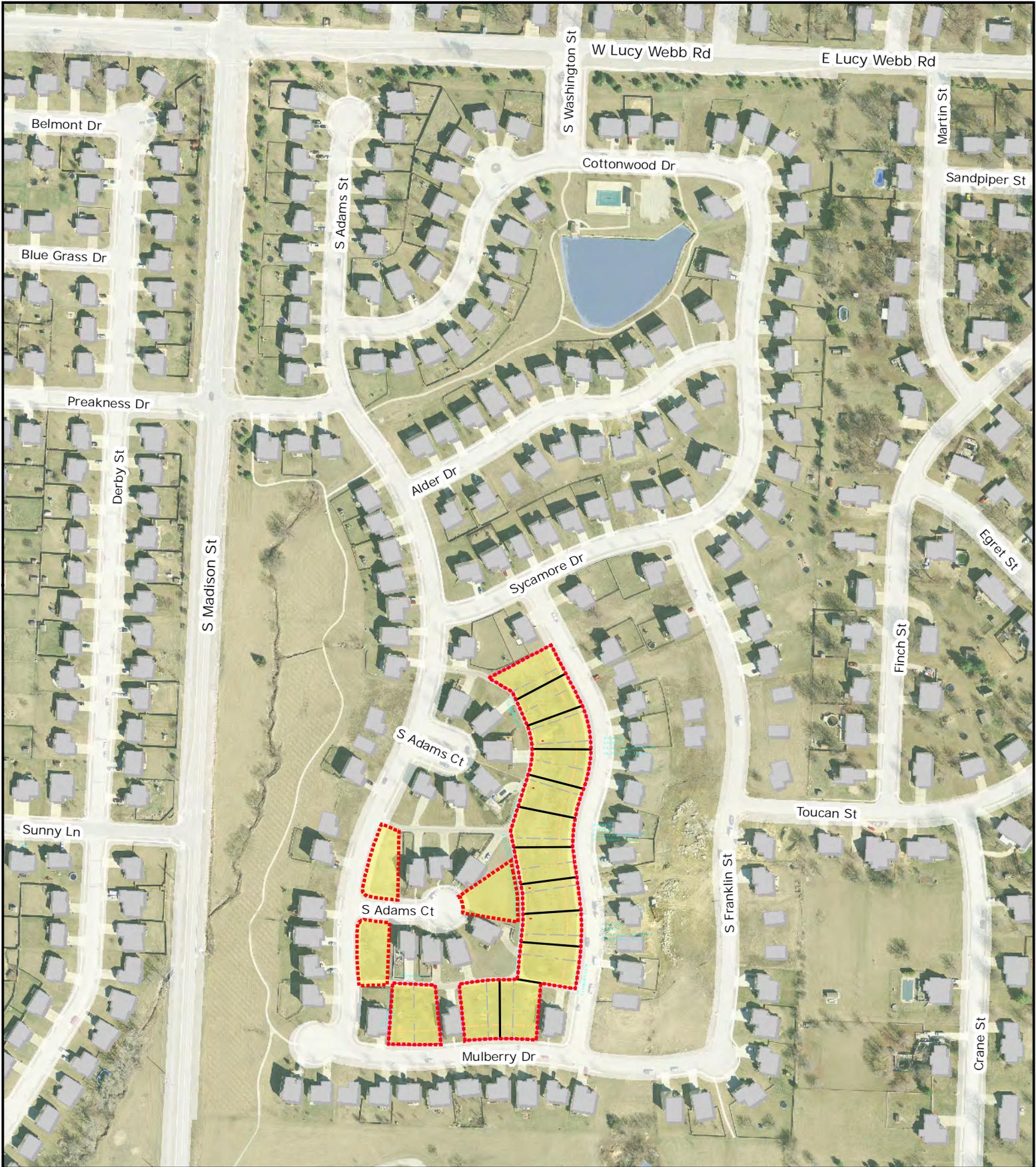
## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Public Hearing	July 5, 2016	July 11, 2016	July 25, 2016

## **STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16015, modification of development standards applicable to Lots 73-86; 88-90; 92-93; 95; 100 and 104 in Shadowood Phase 2 , to the City Council with a recommendation of approval subject to the following condition:

1. Lots 73-86 shall only have vehicular access from Washington Street. No vehicular access to the alley is allowed from these lots.

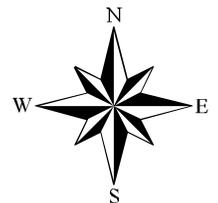


# City of Raymore, Missouri

## Proposed Rezoning of Shadowood Lots

Date: 06/08/2016

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 Feet



6/21/16

Dear City of Raymore,

I have asked Todd Kudron, head of Shadowood Group, to speak on my behalf due to prior engagements.

I would like to start by thanking each of you for allowing me to voice concerns regarding zoning at the Good Neighbor meeting (as well as listening to any of the homeowners from Shadowood). I only state this due to the fact that our developer, Richard Mather, has sole control of our Shadowood HOA and will not allow an HOA board to be formed. He remains the sole vote on what concerns/issues are heard/addressed in our community. For that reason, I seek our voice to be heard through the City of Raymore.

While I don't own property within 185 feet of the changes, I do live nearby on Mulberry. I have a long-term vested interest in Shadowood's development. Something our developer does not have. Allowing these zoning changes will be inconsistent with the existing homes and zoning on Mulberry, Adams, and Washington Streets. Modifying the development standards for this planned zoning district should not be allowed because it will satisfy the "substantial interest-aggrieved citizen" test.

1. I have a substantial interest in the outcome of this decision because I have a long-term vested interest in the development. As do all the current homeowners in this development.
2. I will suffer diminution in the value of my property in the long-term.
3. While this test does state that civic associations alone do not have a standing. I would like to note that this development does not have an HOA and has been denied forming an HOA by the developer, Richard Mather, for years. For that reason, I ask that we be allowed to have a standing due to
  - a) Owning property affected by the rezoning,
  - b) Richard Mather denying the homeowners of Shadowood a voice through an official HOA Board,
  - c) Richard Mather having sole control of the Shadowood HOA, which is a potential conflict of interest, or
  - d) A request to allow our community to bear the entire burden of opposing the rezoning by petition. We seek our voice through our city.

Thank you for your consideration in this matter.

Sincerely,



Jeff Yehzer  
305 Mulberry

Date: Monday, June 20, 2016 11:43 AM

RICHARD MATHER BUILDERS, INC.  
16500 S State 291 Hwy  
Greenwood, MO 64034

We appreciate constructive input on zoning issues for the Shadowood subdivision. The Meeting is at 6:30 Thursday night at the Raymore city Council. We have received a letter that is below from "The Shadowood Group" of which Todd M. Kudron claims to be the head of. Enclosed are a couple of emails we have received from him in the past also. Thank you, Brian Mather.

On Friday, June 17, 2016 2:21 PM, Todd Kudron

I have been contacted by a neighbor regarding the rezoning requests you have made for the 19 lots. As I must faithfully keep my promise, as the elected head of The Shadowood Group, to protect our neighborhood, I must follow up on all issues. We have **many, many** questions and concerns regarding your request on going forward with these changes. We will be meeting in the next couple of days to determine and compile a list of all of our options, questions, concerns, benefits or lack there of. Once this information is gathered would you, Richard, like to meet with me to discuss these concerns or shall we just address them to the Council on Thursday at 6:30? A no response by you, Richard, by Monday June 20th at 3:30 pm will be considered a lack of interest in communication and we will direct our attention to the Council. If so desired you may contact me either by phone or in writing.

Your time is gratefully appreciated.

Respectfully yours,

The Shadowood Group  
TODD M KUDRON  
307 MULBERRY DR.  
RAYMORE, MO. 64083

**Date:** Thursday, May 19, 2016 10:10 AM

---

You know it is one thing to screw people like me but when you ROYALLY SCREW elderly people especially with a serious disease like Parkinson's, you scumbags have gone to a different level. I thought Richard berating, insulting and threatening a pregnant women was bad but this takes the cake.

Richard, after the last time I saw you I can tell your health is failing dramatically and you are soon to meet your maker. I would pray if I were in your shoes because you are going to have a long miserable HOT afterlife. Have a nice trip !!

I will be helping and directing these people on how to get there warranty issues fixed even though the rest of us who you have built houses for STILL have warranty issues after all these years.

TODD M KUDRON  
307 MULBERRY DR.  
RAYMORE, MO. 64083

Aug hist  
Aug sale  
Aug days

6-154nd old  
older homes

066 / 2900 sq ft

TTHATS NOT WHAT I / WE BOUGHT IN HERE WE LIKE THE ISLAND

WHY DOES HE WANT THIS DONE

MAIN REASON

HOW DOES THIS BENIEFITS OUR SUB DIVISION

4 SOLD JUST LIKE IT AND ONE WAS YOUR RENTAL

1/4 home sold w enethis of 4/23

10 LAST TIME YOU BUILT ONE

WHO DOES BLUEPRINTS AND ARCHETEECTURE DESIGN ( MY HOUSE) HOW MANY MY HOUSE BUILT AND SOLD

BASICALLY THE REASON IS 1% MORE \$ OF PROFIT ON A LESS COST TO BUILD IT SMALLER SQUAR FOOTAGE – LOOKS BIG WITH 3<sup>RD</sup> CAR LIVIG SPACE SMAIL

WHY NOT FINISH OTHER LOTS HOW MANY ARE LEFT IF THEY ARE SELLING THAT GOOD ?

WHAT PIRCES RANGE OF THE HOUSES ALREADY ZONED TO BUILT ON

NEW REZONED HOUSES TO BUILD THERE PRICES

WE WOULD RATHER NOT SEE THIS PROPOSAL GO THRU TO MANY UNKNOWNNS NO ACCOUNTABILITY, MORE INFO MORE INFO

OTHER SUGGESTIONS WITH LOTS :

LITTLE PARK AREA WITH VOLLEYBALL COURTS, HORSE SHOES AND SHELTERS AND MAYBE ANOTHER POOL

IF CITY DOES FEEL THEY MAY CONSIDER GOING FORWARD WE FEEL WE THE SHADOWOOD GROUP AND THE RESIDENCE OF SHADOWOOD SHOU;LD GET TO EXAMINE AND RECEIVED COPIES OF THE FOLLOWING AND HAVE ANOTHER MEETING

EXAMINE THOROUGHLY AND CLOSE ANY LOOPHOLES ON PROPOSED CODE REQUIREMENTS HELL  
FIND THEM

FLOOR PLANS OR PREVIOUS AND PROPOSED HOMES

ESTIMATED DATE UPON FIRST BUILD AND CONTINUE UNTIL ALL REZONED LOTS ARE DONE NOT BUILD  
ON OTHER LOTS UNTIL THEN. IF THIS IS THAT GOOD FOR US AND RICHARD MATHER THE FOCUS  
SHOULD BE ON THESE LOTS UNTIL THEY ARE COMPLETE

HOW FAR OFF FRONT STREET WILL THEY BE (WASHINGTON) SET BACK OR JUST BIG BACK YARDS

RESTRICTIONS AND A MIN LIVING SQUAR FOOTAGE REQUIRED BY THE CITY TO BE LARGER THAN  
WHAT WAS GOING TO BE BUILT

WE FEEL THE CITY SHOLD EXAMINE ALL ISSUES FOR AND AGAINST CAREFULLY AS IF YOU LIVED HERE  
FOR YOU ARE THE ONLY PROTECTION WE HOOMEONWERS OF SHADOWOOD HAVE TO PROTECT THE  
VALUE OF OUR INVESTMENTS

RICHARD MATHER REFUSED TO PUT THE SIDEWALKS IN THAT WAS ORDERED BY THE CITY COUNCIL  
SEVERAL YEARS AGO. AS OF TODAY RICHARD MATHER STILL HAS NOT PAID THE CITY BACK FOR THE  
WORK THAT WAS DONE TO PUT THE SIDEWALKS IN. WE FEEL RICHARD MATHER SHOULD CLEAR 100%  
OF HIS INDEBTEDNESS TO THE CITY BEFORE THEY CONSIDER THE REZONING

**RICHARD,**

**9-10-14**

I FEEL WE CAN TAKE SOME BAD BLOOD AND MAKE IT GOOD HERE. DALLASS HAS SPOKE WITH BRIAN ABOUT ELLA, THE LITTLE GIRL WITH CANCER HERE IN RAYMORE. WE ARE TRYING TO RAISE MONEY FOR THE FAMILY.

I AM IN THE WRONG AND YOU ARE IN THE WRONG. LETS BURY THE HATCHET AND HELP THIS LITTLE GIRL. IF I GIVE A LITTLE AND YOU GIVE A LITTLE OUR PROBLEMS WILL BE SOLVED.

MY WARRANTY AND SQUARE FOOTAGE SHORTAGE IS NOT MEASUREABLE. THIS IS WHAT I SUGGEST.

YOU GIVE ME \$5,000 AND DONATE \$5,000 TO ELLA'S FUNDRAISER AND WE CALL EVERYTHING EVEN. I WILL SIGN PAPERWORK THAT IS NEEDED TO CLEAR YOU OF THE SQUARE FOOTAGE SHORTAGE AND WARRANTY ITEMS.

WE ARE VERY SHORT ON TIME TO PLAN THIS EVENT, SIGNAGE FOR SPONSORS, FOR THIS LITTLE GIRL SO I WOULD NEED TO HEAR FROM YOU THIS WEEK IF YOU WOULD LIKE TO DO THIS.

THIS SETTLEMENT IS NOT ABOUT WHO IS RIGHT AND WHO IS WRONG IT IS ABOUT BURYING THE HATCHET GO ON WITH OUR LIVES AND IN THE PROCESS HELP THIS LITTLE GIRL AT A HORRIFIC TIME IN HER LIFE.

TODD M KUDRON 



To: Planning and Zoning Commission  
From: City Staff  
Date: July 5, 2016  
Re: Case #16016 - Replat of Lots 73-86, 88-90 and 92-93 in Shadowood Phase 2

## GENERAL INFORMATION

Applicant/  
Property Owner: South Hampton Inc.  
Richard Mather  
16500 S. State Route 291  
Greenwood, MO 64034

Property Location: Shadowood - Washington Street and Mulberry Drive



Existing Zoning: "R-1P" Single-Family Residential Planned District

Existing Surrounding Zoning: R-1P

Existing Surrounding Uses: Single-family residential

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies South Washington Street, Mulberry Drive, and South Adams Court as local streets.

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

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

## **REQUEST**

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for the replat of Lots 73-86, 88-90, and 92-93 in Shadowood Phase 2.

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 R-1P "Single-family residential planned district" zoning designation in Shadowood was established on November 26, 2001.
2. The Shadowood Phase 2 Final Plat was approved by City Council on January 26, 2004.

## **ENGINEERING DIVISION COMMENTS**

See attached memorandum.

## **STAFF COMMENTS**

1. There are 19 existing lots in the replat area. The replat will reduce the total number of lots down to 13.

2. Current minimum lot size requirement for the subject lots is 6,000 square feet. Current minimum lot frontage requirement is 50 feet.
3. The smallest lot created by the replat is 8,362 square feet. The largest lot is 13,305 square feet.
4. The smallest lot frontage created by the replat is 62.99 feet.
5. The applicant has submitted a request to modify the development standards that apply to the subject lots. The existing and proposed development standards are identified in the table below:

	Minimum Front Yard Setback	Minimum Side Yard Setback	Maximum Home Width	Maximum Building Coverage of lot	Maximum Floor Area Allowed	Rear Garage Access Required
Existing Code Requirement	15 feet	10% of lot width with a minimum of 6 feet	38 feet	30%	2,000 square feet	Yes
Proposed Code Requirement	15 feet; 30 feet for Lots 73-86	10% of lot width with a minimum of 6 feet ; 7.5 feet for lots 73-86	52 feet for lots 88-90; 92-93; 95; 100; 104; no limit for lots 73-86	50%	none	No for lots 73-86; Yes for Lots 88-90, 92, 93, 95, 100, 104

6. While the proposed modifications to the development standards would impact the homes constructed on the lots, the replat is not dependent upon the approval of the modifications to the development standards.
7. The existing alleys in the Shadowood Subdivision are private and are the maintenance responsibility of the Shadowood Homeowners Association.
8. There are no interior easements that are impacted by the proposed replat. Easements on the front and rear of the lots will not be changed or impacted by the replat.

## **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 final plat is substantially the same as the Preliminary Plat. No changes to the road alignment or alley alignment are proposed. Lots have been consolidated to create larger lots and reduce the total number of lots.

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 attached to the approval of the preliminary plat.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u> July 5, 2016	<u>City Council 1<sup>st</sup></u> July 11, 2016	<u>City Council 2<sup>nd</sup></u> July 25, 2016
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## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16016 Replat of Lots 73-86, 88-90, and 92-93 in Shadowood Phase 2 to the City Council with a recommendation of approval.

# Memo

**To:** Planning and Zoning Commission  
**From:** Edward Ieans, Assistant Director of Public Works  
**CC:** File  
**Date:** June 16, 2016  
**Re:** Shadowood Phase 2- Replat lot 73A to 82A,88A,89A, and 92A

The Engineering Department has reviewed the application for Shadowood Phase 2 Replat lot 73A to 82A,88A,89A, and 92A and offers the following comments.

The subject property is located on the northwest quadrant of the intersection of South Madison Ave and Lucy Webb.

## Transportation System

Washington Street and Mulberry Drive are existing streets that meet current design standards. No improvements are required.

## Sanitary Sewer:

The lots will be served by an existing 8 inch sanitary sewer that is located in Washington Street and Mulberry Drive. New sewer taps will be installed to provide service to each replatted lot.

## Water System:

No improvements are required for the water line located in Washington Street and Mulberry Drive.

## Stormwater Management:

No improvements are required for the existing stormwater conveyance system. Runoff flows toward the detention basin or toward the creek.

## Summary

The plans and specifications comply with the design standards for the City of Raymore. The Engineering Division recommends approval of this application.



FINAL PLAT OF  
**SHADOWOOD LOTS 73A THRU 82A, LOT 88A, LOT 89A and LOT 92A**  
 A REPLAT OF LOTS 73 THRU 86, LOTS 88 THRU 90, LOT 92 AND LOT 93  
**SHADOWOOD PHASE 2**

BEING IN THE NW 1/4 OF SECTION 22, T46N, R32W  
 CITY OF RAYMORE, CASS COUNTY, MISSOURI

**PROPERTY DESCRIPTION:**

ALL OF LOTS 73 THROUGH 86, LOTS 88 THROUGH 90 AND LOTS 92 AND 93, SHADOWOOD - PHASE 2, FINAL PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF IN BOOK 18 AT PAGE 18, CASS COUNTY RECORDER OF DEEDS.

**DEDICATION:**

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

\*\* SHADOWOOD LOTS 73A THRU 82A, LOT 88A, LOT 89A and LOT 92A \*\*

**EASEMENTS:**

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

**BUILDING LINES:**

BUILDING LINES (B/L) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

**IN WITNESS THEREOF:**

SOUTH HAMPTON, INC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016 AND ACKNOWLEDGES THAT THIS IS ALL PARTIES HAVING ANY RECORD, TITLE, OR INTEREST IN THE LAND SUBDIVIDED AND ARE CONSENTING TO THE PREPARATION AND RECORDING OF SAID SUBDIVISION MAP. SOUTH HAMPTON ALSO DEDICATES OR RESERVES ALL PARCELS OF LAND SHOWN ON THE FINAL PLAT AND INTENDED FOR ANY PUBLIC OR PRIVATE USE INCLUDING EASEMENTS AND THOSE PARCELS WHICH ARE INTENDED FOR THE EXCLUSIVE USE OF THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENANTS, AND SERVANTS.

SOUTH HAMPTON, INC

\_\_\_\_\_  
 RICHARD D. MATHER, PRESIDENT

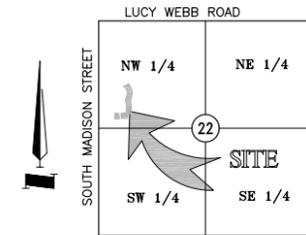
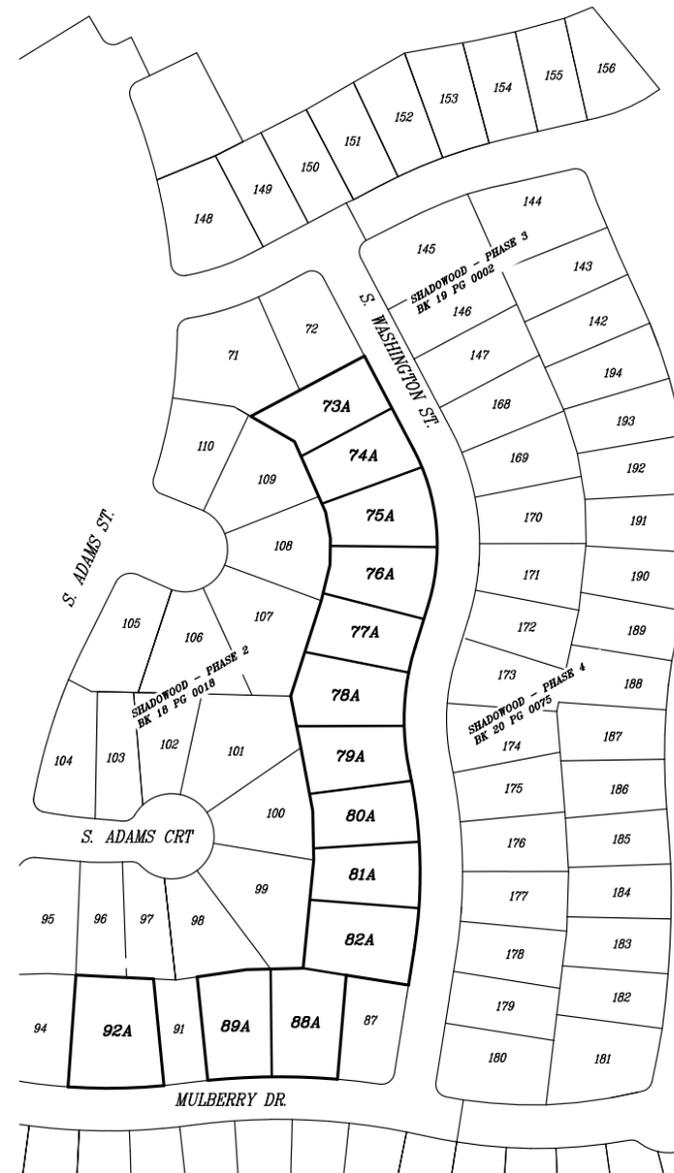
**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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.

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
 SEC 22-T46N-R32W  
 NOT TO SCALE

**CITY OF RAYMORE:**

**CITY COUNCIL CERTIFICATION:**

THIS PLAT OF SHADOWOOD LOTS 73A THRU 82A, LOT 88A, LOT 89A and LOT 92A, 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 MAYOR

ATTEST: \_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 CITY ENGINEER

**APPROVED: PLANNING COMMISSION**

THIS PLAT OF SHADOWOOD LOTS 73A THRU 82A, LOT 88A, LOT 89A and LOT 92A HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 SECRETARY

**CASS COUNTY:**

**RECORDER OF DEEDS:**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 DEPUTY COUNTY RECORDER OF DEEDS

**SURVEYOR'S DECLARATION:**

I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
 JOHNNY YAKLE, PLS-2001001917

\_\_\_\_\_  
 DATE

<p>EXTERNAL REFERENCE</p> <p>INTERNAL REFERENCE</p>	<p>PROJECT NO.</p> <p style="text-align: center;"><b>283300</b></p> <p>DRAWING NO.</p> <p style="text-align: center;"><b>1 of 2</b></p> <p style="text-align: center;"><small>SEC 22 T46N R32W</small></p>
<p><b>HDR</b></p> <p><b>HDR ENGINEERING, INC.</b></p> <p><small>STATE OF MISSOURI                  PROFESSIONAL ENGINEERING AND SURVEYING BOARD                  LICENSE NO. 11100-FAX 816-347-1197                  MISSOURI STATE C.D.A. #000856</small></p>	
<p>FINAL PLAT</p> <p>SHADOWOOD LOTS 73A THRU 82A,                  LOT 88A, LOT 89A and LOT 92A                  CITY OF RAYMORE, CASS COUNTY, MISSOURI</p> <p>SOUTH HAMPTON, INC                  16500 S. STATE ROUTE 291                  GREENWOOD, MISSOURI 64034</p>	

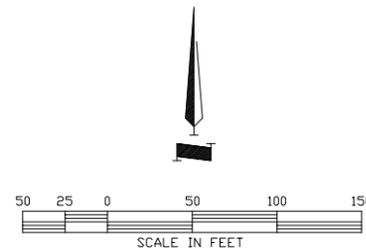
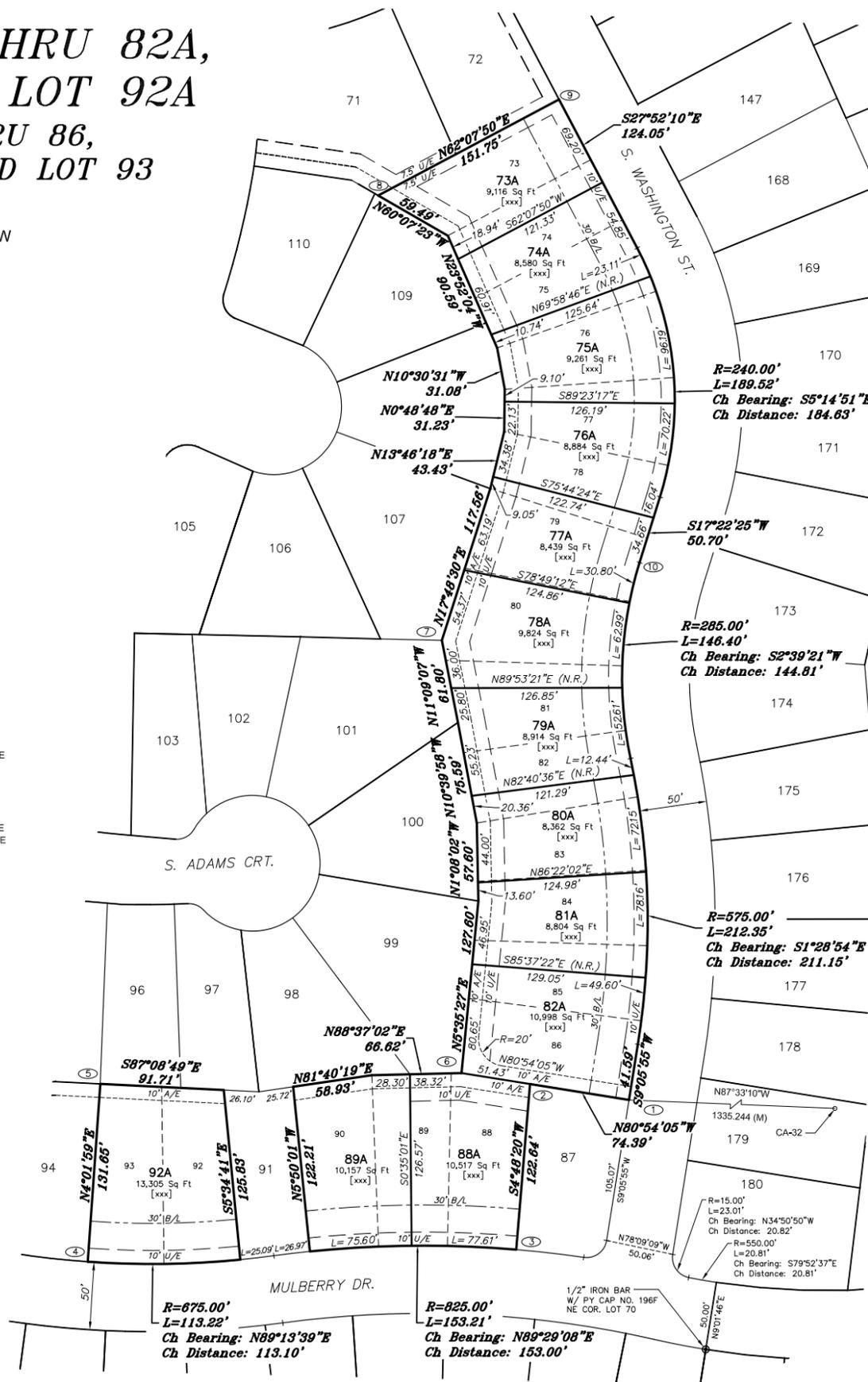
FINAL PLAT OF  
**SHADOWOOD LOTS 73A THRU 82A,  
 LOT 88A, LOT 89A and LOT 92A**  
 A REPLAT OF LOTS 73 THRU 86,  
 LOTS 88 THRU 90, LOT 92 AND LOT 93  
 SHADOWOOD PHASE 2

BEING IN THE NW 1/4 OF SECTION 22, T46N, R32W  
 CITY OF RAYMORE, CASS COUNTY, MISSOURI

**SURVEYOR'S NOTES:**

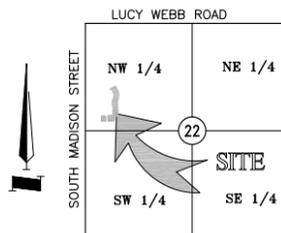
- THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29037C0037F, DATED JANUARY 2, 2013.
- NO ABANDONED OIL OR GAS WELL IS IDENTIFIED ON THIS DRAWING. LOCATION PER MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE.
- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, SEMI-PERMANENT MONUMENTS; 1/2" IRON BAR WITH PLASTIC CAP STAMPED "HDR INC" SET AT ALL LOT CORNERS, CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.
- THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING CASS COUNTY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENTS CA-08 AND CA-09 (1997 ADJUSTMENT).
- THE PROPERTY SHOWN HEREON IS CLASSIFIED AS URBAN PROPERTY BY 10 CSR 30-2.030 AND 4 CSR 30-16.030.
- AS PER THE CITY OF RAYMORE'S GUIDELINES, THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN 50% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK CONSTRUCTED AND:
  - IT HAS BEEN 5 YEARS FROM THE EFFECTIVE DATE OF THE UNIFIED DEVELOPMENT CODE FOR THOSE SUBDIVISIONS OR SUBDIVISION PHASE FOR WHICH A FINAL PLAT WAS APPROVED AS OF THE EFFECTIVE DATE OF THE UNIFIED DEVELOPMENT CODE (11/12/09); OR
  - IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE FOR THOSE FINAL PLATS APPROVED AFTER THE EFFECTIVE DATE OF THE UNIFIED DEVELOPMENT CODE.

STATE PLANE COORDINATES (METERS)					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	291245.002	853836.069	6	291251.066	853798.206
2	291248.588	853813.683	7	291348.443	853793.727
3	291211.341	853810.552	8	291448.517	853779.364
4	291208.603	853713.699	9	291470.136	853820.249
5	291248.627	853716.521	10	291380.680	853843.068
REFERENCE MONUMENT: CA - 32					
	291188.009	855170.089			



**LEGEND**

- B/L BUILDING LINE
- N.R. NON-RADIAL BEARING
- S.F. SQUARE FEET
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- ⊙ STATE PLANE COORDINATE
- CH CHORD OF CURVE



VICINITY MAP  
 SEC 22-T46N-R32W  
 NOT TO SCALE

**SURVEYOR'S DECLARATION:**

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JOHNNY YAKLE, PLS-2001001917

DATE

EXTERNAL REFERENCE	
INTERNAL REFERENCE	
BY	
DATE	
SCALE	
DESIGNED BY	JFJ
DRAWN BY	JFJ
CHECKED BY	JRY
DATE	
 <b>HDR ENGINEERING, INC.</b> <small>1724 N. WASHINGTON DRIVE        LEES SUMMIT, MISSOURI 64086        816-347-1100 • FAX 816-347-1197        MO. STATE C.D.A. #000856</small>	
FINAL PLAT SHADOWOOD LOTS 73A THRU 82A, LOT 88A, LOT 89A and LOT 92A CITY OF RAYMORE, CASS COUNTY, MISSOURI SOUTH HAMPTON, INC 16500 S. STATE ROUTE 291 GREENWOOD, MISSOURI 64034	
PROJECT NO.	283300
DRAWING NO.	2 of 2
SEC 22 T46N R32W	

# Community Development Monthly Report



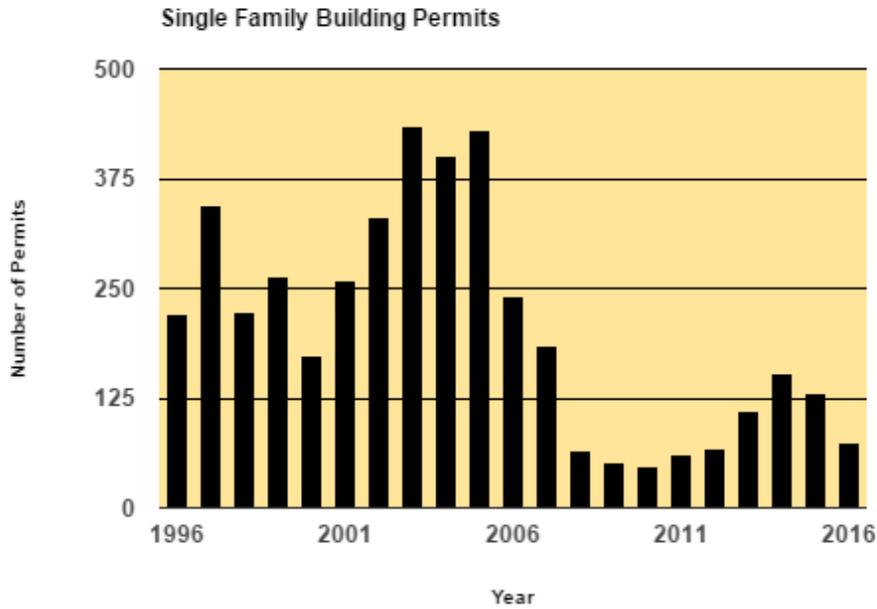
## MAY 2016

### Building Permit Activity

Type of Permit	May 2016	2016 YTD	2015 YTD	2015 Total
Detached Single-Family Residential	12	61	34	139
Attached Single-Family Residential	12	14	0	6
Multi-Family Residential	0	0	6	0
Miscellaneous Residential (deck; roof)	43	180	135	363
Commercial - New, Additions, Alterations	3	10	7	23
Sign Permits	4	19	9	52
<b>Inspections</b>	<b>May 2016</b>	<b>2016 YTD</b>	<b>2015 YTD</b>	<b>2015 Total</b>
Total # of Inspections	480	2,489	2,065	4,919
<b>Valuation</b>	<b>May 2016</b>	<b>2016 YTD</b>	<b>2015 YTD</b>	<b>2015 Total</b>
Total Residential Permit Valuation	\$4,769,000	\$16,720,100	\$10,332,000	\$34,819,700
Total Commercial Permit Valuation	\$350,000	\$734,100	\$2,774,600	\$3,660,400

### **Additional Building Activity:**

- Construction work is complete for Ridgeway Villas. All residential units have at least a Temporary Certificate of Occupancy.
- Tenant finish construction continues for Big Biscuit to locate in the Raymore Galleria Shopping Center
- Tenant finish construction work continues for Mexican Viego restaurant to occupy the former Thirsty Ernie's space in Willowind Shopping Center
- Tenant finish work is completed for the Beauty Salon to locate in the old Casey's (next to Smith Hardward) for a beauty salon
- Interior renovation work continues on Mazuma Credit Union



## Code Enforcement Activity

Code Activity	May 2016	2016 YTD	2015 YTD	2015 Total
Code Enforcement Cases Opened	65	133	101	229
<i>Notices Mailed</i>				
-Tall Grass/Weeds	57	77	81	166
- Inoperable Vehicles	1	22	2	12
- Junk/Trash/Debris in Yard	2	6	9	24
- Object placed in right-of-way	0	0	0	2
- Parking of vehicles in front yard	4	7	1	1
- Exterior home maintenance	0	5	2	5
- Other (trash at curb early; signs; etc)	1	16	6	19
Properties mowed by City Contractor	11	0	12	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	0
Signs in right-of-way removed	12	102	99	190

## Development Activity

### Current Projects

- Review of site plan for Dean property at southeast corner of Dean Avenue and 58 Highway.
- Assisting City staff on development of plans for the Municipal Circle meeting space building and for the proposed activity center at Recreation Park.
- Assisting resident in Edgewater at Creekmoor regarding an easement vacation and variance application to allow for construction of a new home.
- Review of High Point at Creekmoor 3rd Final Plat
- Conditional Use Permit application for Raymore Municipal Center meeting room facility
- 5th amendment to Creekmoor Memorandum of Understanding
- Public Hearing for closure and removal of access drive onto 58 Highway for former Ryan's restaurant

	As of May 31, 2016	As of May 31, 2015	As May 31, 2014
Homes currently under construction	186	171	80
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	697	858	921
Total number of dwelling units in City	7,871	7,715	7,530

## Actions of Boards, Commission, and City Council

### City Council

#### May 9, 2016

- Approved on 2nd reading the Edgewater at Creekmoor Fifth Final Plat
- Tabled on 1st reading proposed amendments to the Property Maintenance Code

#### May 23, 2016

- No development related items on agenda

### Planning and Zoning Commission

#### May 3, 2016

- Meeting was cancelled

## **May 17, 2016**

- Work session held to discuss the City sign regulations. Directed staff to prepare an amendment to the UDC regarding sign regulations.

## **Upcoming Meetings – June & July**

### **June 6, 2016 City Council work session**

- Discussion on proposed amendments to Property Maintenance Code
- Discussion on 5th amendment to the Creekmoor Memorandum of Understanding

### **June 7, 2016 Planning and Zoning Commission**

- 5th Amendment to Creekmoor Memorandum of Understanding (public hearing)
- Conditional Use Permit for Raymore Municipal Center public meeting space building (public hearing)
- Request for permanent closure and removal of the access drive to 58 Highway from former Ryan's Restaurant (public hearing)
- High Point at Creekmoor Third Final Plat
- Site plan for 3-lot commercial development at Dean Avenue and 58 Highway

### **June 13, 2016 City Council**

- 1st reading - High Point at Creekmoor Third Final Plat
- 1st reading - Conditional Use Permit for Raymore Municipal Center public meeting space building (public hearing)
- 1st reading - Amendments to Property Maintenance Code
- Resolution - 5th Amendment to Creekmoor Memorandum of Understanding (public hearing)

### **June 21, 2016 Board of Adjustment**

- Variance application for fence location, 815 Creekmoor Pond Lane

### **June 21, 2016 Planning and Zoning Commission**

- UDC Annual Review

- Request for permanent closure and removal of the access drive to 58 Highway from former Ryan's Restaurant (public hearing)

### **June 27, 2016 City Council**

- 2nd reading - High Point at Creekmoor Third Final Plat
- 2nd reading - Conditional Use Permit for Raymore Municipal Center public meeting space building (public hearing)
- 2nd reading - Amendments to Property Maintenance Code

### **July 5, 2016 Planning and Zoning Commission**

- Rezoning of undeveloped lots in Phase 2 of Shadowood (public hearing)
- Replat of undeveloped lots in Phase 2 of Shadowood

### **July 11, 2016 City Council**

- 1st reading - rezoning of undeveloped lots in Phase 2 of Shadowood (public hearing)
- 1st reading - Replat of Shadowood Phase 2
- 1st reading - Permanent closure and removal of the access drive to 58 Highway from former Ryan's Restaurant (public hearing)

### **July 19, 2016 Planning and Zoning Commission**

- no items currently scheduled

### **July 25, 2016 City Council**

- 2nd reading - rezoning of undeveloped lots in Phase 2 of Shadowood
- 2nd reading - Replat of Shadowood Phase 2
- 2nd reading - Permanent closure and removal of the access drive to 58 Highway from former Ryan's Restaurant (public hearing)

## **Department Activities**

- Director Jim Cadoret is participating as a team member preparing the FY2017-2021 Capital Improvement Program
- Director Jim Cadoret continued to assist as a committee member on design of the proposed Recreation Activity Center at Recreation Park and for the community meeting space building in the Municipal Complex.

- Staff commenced work to organize a Citizen's Task Force to assist City staff with the assessment phase of the Community for All Ages initiative. An assessment is necessary for the City to achieve Silver Level recognition.
- Director Jim Cadoret continued work as a team member to establish action steps for two of the focus areas identified by the City Council as part of the Council Strategic Plan
- Staff worked on review of cases scheduled for consideration by the Planning Commission at its June 6th meeting

## GIS Activities

- .Inquiry/information requests & data sharing with consultants & agencies
- Cartographic map updates & requests
- Mapping for business operations of departments
- Notice and targeted mailing lists
- Reporting of utility accounts in support of a franchise agreement
- Updates to incomplete scans, records management & active server page
- Addressing of new dwellings and coordination with external agencies
- General development of web mapping applications to suit business/user need
- Site plan comments for landscape portion of Cadence submittal
- Database feature updates including dwellings added since 1st quarter geocode