RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 21, 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 7, 2016 meeting

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)
    b. Case #16011 - Unified Development Code Annual Review and Report

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 7, 2016** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, DON MEUSCHKE, LEO ANDERSON, JOHN BERENDZEN, CHARLES CRAIN, JOSEPH SARSFIELD, ERIC BOWIE AND MAYOR KRISTOFER TURNBOW. ABSENT WAS MEMBER KELLY FIZER. 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 April 19, 2016 meeting**
   B. **Case #16006 - High Point at Creekmoor Third Final Plat**

   Motion by Commissioner Anderson, Second by Commissioner Meuschke to approve items A & B of the consent agenda.

   Vote on Motion:

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

   Motion passed 8-0.

6. **Old Business –** None

7. **New Business**

   A. **Case #16008 – 5th Amendment to the Creekmoor Memorandum of Understanding (public hearing)**

   Jim Cadoret, Community Development Director for Raymore, provided the staff report. Mr. Cadoret stated the 5th amendment to the MOU requires a public hearing be held. The hearing was advertised in the May 19th edition of The Journal and Mr. Cadoret entered the following items into the record: Notice of publication in The Journal; Unified Development Code; Growth Management Plan; Staff Report; and the proposed 5th Amendment to the MOU.

   Mr. Cadoret stated that the developer for Creekmoor met with City staff to discuss future plans for the subdivision. Two items of concern were 1) how the City would interpret the common area requirement in the future; and 2) maintenance responsibilities of the low pressure sanitary sewer system (LPSS).

The first request was to clarify what constitutes “common area” in the subdivision. When the subdivision was first approved 54% of the land area was being preserved as common area. Staff and the developer had a verbal understanding of what constituted common area. The developer would like to memorialize that understanding into the MOU so there is no misunderstanding when the subdivision nears completion.

The 5th amendment proposes the following note be added to the land use summary table:

“Common Areas include the land area that comprises Creekmoor Lake, Creekmoor Golf Course, Creekmoor Clubhouse, and the common area tracts identified on each final plat approved by the City.”

Mr. Cadoret stated the second request is to clarify maintenance responsibilities of the LPSS that is utilized in portions of the subdivision. The LPSS is essentially a holding tank that utilizes a grinder pump unit that pumps water up to the gravity sanitary sewer main.

When Creekmoor was first proposed the City agreed to allow the LPSS under the condtion that the system would be maintained by the homeowner and the Creekmoor Property Owner’s Association (POA). The MOU included a provision that the City would refund to the POA a portion of the revenues received from sewer charges based upon maintenance costs of the LPSS.

The 5th amendment proposes the City will assume ownership and maintenance responsibilities for the collection pipes associated with the LPSS that are located in the City right-of-way. All on-lot sewage facilities will continue to be owned by the lot owner and operated and maintained by the POA. The City will provide a one-time payment of $21,630.87 to the developer to cover the refund that is due to date per the terms of the MOU. The 5th amendment would subsequently eliminate any reference to a future refund of sewer charges.

Mr. Cadoret closed the staff report by stating staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #16008, 5th amendment to the Creekmoor Memorandum of Understanding, to the City Council with a recommendation of approval.

Chairman Faulkner provided an opportunity for Steve Warger, project engineer representing the developer, to make any additional comments. Mr. Warger indicated he had no additional comments.

Chairman Faulkner opened the floor to the public at 7:14 p.m.
There were no public comments.
Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:14 p.m.

Commissioner Berendzen asked how the refund payment of $21,630.87 was determined.

Mike Krass, Public Works Director, indicated that he based the refund on the amount of sewer pipe in the City right-of-way that the POA maintained. Based on $1,000 per mile of pipe, multiplied by the number of years the POA has maintained the pipe, and the sum total of that calculation was $21,630.87

Mayor Turnbow commented that this matter was discussed last evening by the City Council at its work session and received favorable response from the Council.

Mayor Turnbow asked staff to comment on why there is no public park land within the subdivision.

Mr. Cadoret stated that the developer met with the Park Board in 2003 prior to completion of the preliminary plat and the Park Board provided partial credit for the amenities provided to residents within the subdivision, such as the lake, golf course, clubhouse, etc. and then assessed a fee-in-lieu of land dedication to each new home built. The money collected helped the City purchase land for Hawk

Ridge Park, located south of Creekmoor. In 2003 the Park Board, and City Council, did not require the developer to dedicate any parkland as part of the application.

Commissioner Sarsfield asked who was responsible for maintenance of the Creekmoor golf course.

Mr. Cadoret stated the POA maintains the golf course. The City is in no way respnsible for the golf course.

Motion by Commissioner Anderson, Second by Commissioner Sarsfield to accept the staff proposed findings of fact and forward case #16008, 5th amendment to the Creekmoor Memorandum of Understanding, to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 8-0.

B. Case #16009 – Raymore Municipal Center Conditional Use Permit, Raymore Municipal Complex Lots 8, 9 and Common Area A (public hearing)

Assistant City Manager Meredith Hauck presented the request to the Commission. Ms. Hauck reviewed a visual presentation that provided building elevations, interior space design, and site plan for the proposed municipal building. The building will contain administration space for the Park and Recreation Department, meeting space for 300+ individuals, and a smaller conference room. Outdoor gathering space is provided to the south of the building and incorporates an outdoor patio and lawn space. A trail will be provided on the north side of the common area detention basin to provide pedestrian connectivity to the neighborhoods to the east, west and south. A 50-space parking lot will be added to provide parking for events. Additional parking is available on Municipal Circle and developed lots in the Municipal Center.

Commissioner Bowie asked about the lawn space to the south of the building.

Ms. Hauck indicated there will be a tree grove directly south of the large community room in the building that will provide some sound buffer when events spill out into the lawn area. Additional buffering will be provided near the detention basin.

Commisioner Bowie also asked about the parking that was available for larger events.

Ms. Hauck indicated the parking lot is proposed to have 50 spaces. Additional spaces are available on the street and at City Hall.

Commissioner Anderson asked if the conceptual buiding plans are the final design for the buliding. Mr. Anderson thought some of the materials to be utilized may be dated.

Ms. Hauck indicated the colors and materials proposed to be used are similar in nature to City Hall and other buidings in the Municipal Complex. The architect is attempting to provide some connection between City Hall and the new building.

Public Works Director Mike Krass stated that staff has had spirited discussions regarding the architectural features and materials being utlized on the building. The building must meet the design requirements contained in the City Center overlay district and should respect elements of the City Hall. Mr. Krass also stated the design of the rear of the building is important as the building will be visible from Sunset Lane.

Commissioner Bowie asked what the plan is for signage for the public to find the building.

Ms. Hauck stated the City is looking at a comprehensive wayfinding program and will incorporate the new building into its plans.

Commissioner Bowie asked if the current monument signs for City Hall would be renovated as part of the project.

Ms. Hauck stated renovations to the signs are not part of the building project but there is a future project for the City to help identify where City facilities are located at and this building will be part of the program.

Commissioner Sarsfield asked if the 50-space parking lot was adequate for larger events, or if shared parking was available.

Mr. Krass stated that all of the parking lots located within the Municipal Complex are available as shared parking is a requirement under the City Center Overlay zoning district.

Commissioner Anderson asked if there are any expansion plans for the buiding beyond the 240 person capacity.

Ms. Hauck clarified that the capacity of the building is over 300 persons for lecture seating, and about 240 for round table seating. There is room available for future buiding expansion if necessary.

Chairman Faulkner asked about the stormwater system for the project.

Mr. Krass added that the stormwater detention basins in the Municipal Complex do work together to control runoff from the Municipal Complex and Town Center commercial developments. Mr. Krass added that water quality can be greatly enhanced by introducing stormwater treatment features. The hope for this project is to be a model project to showcase water quality techniques that can be utilized.

Chairman Faulkner asked what area the CUP actually covered. The conceptual plan appears to include the detention basin along Sunset Lane.

City Attorney Jonathan Zerr indicated that the application stated the CUP is for Lot 8, Lot 9 and Common Area A. The CUP does not include the detention basin along Sunset Lane as no public activities are proposed for the detention basin along Sunset Lane.

Mr. Cadoret provided the staff report at this time. As a CUP requires a public hearing, Mr. Cadoret stated the hearing was advertised on May 19th for the Commission meeting. Mr. Cadoret entered the following exhibits into the record: Mailed notices to adjoining property owners; notice of publication in The Journal; Unified Development Code; Application; Growth Management Plan; Staff Report; Conceptual Site Plan; and the Conceptual Building Elevations.

Mr. Cadoret indicated that the staff report indentifies the development standards that will be applicable when a site plan is submitted. Staff has submitted proposed findings of fact for the Commission to consider.

Mr. Cadoret stated that staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16009, Raymore Municipal Center Public Building, to the City Council with a recommendation of approval subject to the following conditions:

1. Landscape screening shall be provided on the south side of Common Area Tract A south of Municipal Complex Lots 8 and 9.
2. The site plan application shall be consistent with the conceptual site plan and building elevations submitted as part of this conditional use permit application. Minor modifications are permitted as final design is completed.

Chairman Faulkner opened the floor to the public at 7:50 p.m.
There were no public comments.
Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:50 p.m.

Commissioner Bowie asked how close the project is to final design.

Ms. Hauck indicated over 50% of the design is complete and the plans are tentativley scheduled to be presented to City Council at its June 20th work session.

Motion by Commissioner Anderson, Second by Commissioner Meuschke to accept the staff proposed findings of fact and forward case #16009, Raymore Municipal Center Public Building, to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 8-0.

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

City Attorney Jonathan Zerr stated he has been in contact with legal counsel for the property owner of 1918 W. Foxwood Drive. Mr. Zerr requested the Commission table consideration of the case and continue the case and the public hearing to the June 21, 2016 meeting of the Commission.

Motion by Commissioner Anderson, Second by Commissioner Berendzen to continue Case #16010 and the associated public hearing to the June 21, 2016 meeting of the Planning and Zoning Commission.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Aye
Commissioner Berendzen	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Absent

Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 8-0.

D. Case #16007 - Cadence Raymore, Highway 58 and Dean Avenue site plan

Chris Hafner, with Davidson Architecture and Engineering, spoke representing property owner Raymore Partners LLC. Mr. Hafner indicated that Justin Kaufman, one of the property owners, was present.

Mr. Hafner provided an overview of the site plan submittal, including discussion on lot layout, building configuration, parking, landscaping, site lighting, access, and building design.

Mr. Hafner stated the application is for two lots, identified as lot 1 and 2 on the site plan. Lot 1 will contain a 10,000 square foot retail building. Lot 2 will be a 3,000 square foot Qdobe restaurant. Lot 3 is reserved for a future pad site. The site will be served by an underground stormwater detention system. The property owner will install an eastbound right-turn deceleration lane into the site as part of the project. Mr. Hafner reviewed the proposed building elevations.

Mr. Hafner stated that the property owner has reviewed the staff report and is in acceptance of the recommended conditions of approval.

Commissioner Berendzen asked about the amount of open space that will remain on the site.

Mr. Hafner indicted that 27% of the site will be maintained with landscaping.

Commissioner Berendzen asked if any of the existing trees will be saved.

Mr. Hafner indicated that saving the existing trees is difficult on this site due to the amount of grading that will occur. He did indicate they will try to identify any trees that can possibly be saved when construction drawings are finalized.

Commissioner Bowie asked how many tenant spaces are included in the 10,000 square foot retaili buliding.

Mr. Hafner stated at this time they are planning on 4 tenants, but that could change depending upon the amount of floor space each tenant will need.

Commissioner Meuschke asked if the site would be utilizing any of the pylon signs for the Raymore Galleria project.

Mr. Cadoret stated no, since this site is not part of the Raymore Galleria development.

Mr. Cadoret presented the staff report at this time. Development upon this property is subject to the standards applicable to the C-3, General Commercial zoning district. The site plan is only for the western two lots. Lot 3, the eastern lot, is not part of the site plan. Any future proposal for Lot 3 will need to submit a site plan to the Commission. Mr. Cadoret briefly reviewed the development standards applicable to the site.

Mr. Cadoret indicated that the TIF redevelopment agreement applicble to the site does include a provision that the buildings utilze four sided architecture and that the building design shall include significant accent and design features.

Mr. Cadoret stated staff has submitted proposed findings of fact for the Commission to consider.

Mr. Cadoret stated staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve the site plan subject to the 15 conditions listed in the staff report and one additional condition that staff inadvertently left off. Under Prior to Issuance of a Certificate of Occupancy staff would like to insert the following additional condition:

"All work necessary to create a southbound right turn lane and a southbound thru/left turn lane on Kentucky Road at its intersection with Foxwood Drive (Missouri 58 Highway) shall be completed.."

Mr. Cadoret asked the applicant if they accept the additional condition. The applicant confirmed that they accept the additional condition.

Commissioner Sarsfield asked if a southbound vehicle on Kentucky Road would still be able to turn left.

Mr. Cadoret indicated yes.

Commissioner Sarsfield asked if a left turn would be allowed out of the subject property.

Mr. Cadoret indicated yes.

Mr. Krass stated that a traffic study was submitted as part of the site plan submittal and was reviewed by staff and an independent engineer hired by staff. The report indicted left turn movements will be challenging, especially during peak travel times on 58 Highway. Mr. Krass stated there is a safety valve for vehicles wanting to exit the site to the south. Mr. Krass stated that during off-peak times left turns from the site onto 58 Highway should be possible. Mr. Krass stated that staff is comfortable that access as it stands today will work.

Mayor Turnbow stated that this issue has been discusssed by the City Council and that Council is aware of concerns related to traffic congestion in the area. Mayor Turnbow stated there are built in relief valves to help with traffic.

Commissioner Bowie asked if there was any talk of modification to the south access point.

Mr. Krass stated that the grade of the site limits the location of where the south access point can be located. Mr. Krass felt that the improvements to Dean Avenue and the right-turn lane into the site were all designed to accomodate the traffic volumes generated by the Raymore Galleria site and the subject property.

Commissioner Meuschke asked if MoDOT approval was necessary for the right turn deceleration lane.

Mr. Krass stated no, that the roadway is the responsiblity of the City.

Chairman Faulkner asked if Qdobe is a sit down restaurant.

Mr. Cadoret answered yes.

Chariman Faulkner stated he has a little concern on the site plan regarding lot 3 not being included.

Mr. Cadoret stated that Lot 3 is being treated as an out-lot, similar to the Raymore Market Center project where Price Chopper is located. There are several out-lots incorporated into that development. Mr. Cadoret stated any future building proposed for Lot 3 will require site plan approval from the Commission.

Chairman Faulkner asked for clarification on the applicability of the TIF requirement on building design and whether it is the responsiblilty of the Planning Commission or TIF Commission to uphold that requirement.

City Attorney Jonathan Zerr stated that the responsiblity of the Planning Commission stops with the UDC provisions. He stated staff identified that the proposed building desing was in compliance with the TIF agreement.

Commissioner Anderson stated he appreciated the design aesthetics that were put forward as part of this project.

Commissioner Berendzen asked about Lot 3 building configuration and whether a dual drive thru lane could be provided when the lot is developed in the future.

Mr. Cadoret stated that the Commission will have the opportunity to review the site plan when it is officially submitted.

Commissioner Bowie asked about the proposed City sign at the intersection of Dean Avenue and 58 Highway.

Mr. Cadoret stated that the applicant has provided the area and a general design for the proposed City sign. A final design has not been completed for this sign.

Motion by Commissioner Anderson, Second by Commissioner Bowie to accept the staff proposed findings of fact and approve Case #16007, Cadence Raymore site plan, subject to the 16 conditions recommended by staff

Vote on Motion:

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

Motion passed 8-0.

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 -

Steve Corwin, representing Raymore Galleria, spoke to the Commission about a few concerns he has regarding the Cadence project. Mr. Corwin stated he would like to see the old home and barn removed and the site developed but he does have a few concerns. His first concern is on the amount of traffic

at Dean and 58 Highway and asked to see a copy of the traffic study completed by the applicant. Mr. Corwin also expressed concern on the southern access since Cadence has not spoken with him about the access and the drive they are accessing is a private drive that they did not help to construct it and are not helping to maintain the drive.

11. Commission Member Comment

Commissioner Anderson - no comment
Commissioner Crain - stated this is a historic night as the last vestige of raymore will soon be gone
Commissioner Berendzen- no comment
Commissioner Sarsfield - no comment
Commissioner Meuschke - no comment
Mayor Turnbow - stated he wished Mr. Corwin had stayed after making his comments so he could tell him that he personally had attended public meetings where the southern access drive was discussed. Mayor Turnbow also stated that the projects considered tonight are huge and that times are changing and Raymre is growing.
Commissioner Bowie - no comment
Chairman Faulkner - thanked staff for its work. Stated the Commission can't stop change, but lets try to manage the change.

12. Adjournment
Motion by Commissioner Crain, Second by Commissioner Meuschke to adjourn the June 7, 2016 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The June 7, 2016 meeting adjourned at 8:53 p.m.

Respectfully submitted,

Jim Cadoret

To:	Planning and Zoning Commission
From:	City Staff
Date:	June 21, 2016
Re:	Case #16010 - Closure of Ryan's Access

GENERAL INFORMATION

Applicant:	City of Raymore
Property Owner:	Realty Income Corporation 11995 El Camino Real San Diego, CA 92130
Requested Action:	Request for permanent closure and removal of the access drive from 58 Highway to the former Ryan's Restaurant at 1918 W. Foxwood Drive
Property Location:	1918 W. Foxwood Drive

Aerial Photograph:

Proposed Access Modification:

Section 530.010 of the Raymore City Code states the City of Raymore shall have exclusive control over its public highways, streets, avenues, alleys, public places or any other public ways and shall have exclusive power to vacate, abandon or change any public highway, street, avenue, alley or public place or part thereof. The code indicates no public street shall be vacated, narrowed, relocated, extended, removed, widened, accepted, acquired, changed in use, sold or leased until it has been submitted to and approved by the Planning Commission after a public hearing.

The proposed permanent closure and removal of the existing access drive from West Foxwood Drive (Missouri 58 Highway) to the former Ryan's Restaurant located at 1918 W. Foxwood Drive is deemed by staff to be a change in use in the street right-of-way and requires a public hearing, recommendation by the Planning Commission, and approval by the City Council.

Advertisement: May 19, 2016 Journal Newspaper
May 26, 2016 Journal Newspaper

Public Hearing: June 7, 2016 Planning and Zoning Commission (continued to June 21, 2016 Planning and Zoning Commission meeting)

Items of Record: Exhibit 1. Mailed notices to adjoining property owners
Exhibit 2. Notice of publication in The Journal
Exhibit 3. Unified Development Code
Exhibit 4. Growth Management Plan
Exhibit 5. Missouri 58 Access Managment Map
Exhibit 6. Staff Report

Additional exhibits as presented during the hearing

ACCESS MODIFICATION REQUIREMENTS AND STANDARDS

In order for the City to permanently close and remove the access drive the procedures outlined in Section 530.010 must be followed.

Section 530.010: Procedures for Vacation and Other Street Changes

A. The City of Raymore shall have exclusive control over its public highways, streets, avenues, alleys, public places or any other public ways and shall have exclusive power to vacate, abandon or change any public highway, street, avenue, alley or public place or part thereof. The word "street" shall be used to include all such public ways and places as listed above. It shall also include the entire right-of-way, both the improved and unimproved areas. The term"public highway" shall also include any part of a State highway under local control and maintenance.

B. Vacation Of Street—Generally.

1. No vacation of a street shall take place, unless the consent of the persons owning two-thirds (2/3) of the property immediately adjoining has been obtained in writing, which consent shall be acknowledged before a Notary Public and filed for record in the Recorder of Deeds office. If the street is vacated, all title thereto shall vest in the person owning the property on each side thereof in equal proportions according to the length or breathe of such ground, as the same may border on such street.
2. No public street shall be vacated, narrowed, relocated, extended, removed, widened, accepted, acquired, changed in use, sold or leased until it has been submitted to and approved by the Planning Commission after a public hearing. This hearing may not be combined with any other public hearing or with site plan approval. In case of disapproval, the Planning Commission shall communicate its reasons to the Council. Failure of the Commission to act within sixty (60) days after date of official submission to it shall be deemed approval.
3. After holding a public hearing the City Council, by a vote of not less than two-thirds (2/3) of its entire membership, may overrule the disapproval of the Commission and, upon the overruling, the Council or appropriate board or officer may proceed.

C. Public Hearing.

1. All applications for street changes as outlined in Subsection (B), Paragraph (2), above, may only be considered at a public hearing following notice to surrounding property owners. Due to the very short length of the blocks and from sixty-seven (67) to

seventy-two (72) foot right-of-ways in the Original Town of Raymore any application regarding a single block of a street or streets in the area bounded by Madison, Elm, Walnut and Monroe must include the entire street within that area with all surrounding property owners receiving notice.

2. Notice shall be published for two (2) consecutive weeks in the official City newspaper. The notice shall state the application has been filed in the office of the City Clerk, describing the property fully and that a hearing thereon before the Planning Commission will be held on a date certain after the completion of such publication notice, naming the day on which the hearing will be held and that at such time and place all persons interested can appear and be heard concerning the application.

D. No public street including that part of a State highway under local control and maintenance shall have any obstruction or encroachment, which threatens or causes a condition which threatens public health or safety. Said obstruction or encroachment may be removed within thirty (30) days after a written protest by at least fifty (50) registered voters of the City of Raymore and a public hearing and vote of the City Council. This does not apply to any temporary obstructions of three (3) months or less duration due to street repair.

E. Before final plat approval, the Council may, at its discretion, require such changes or alterations thereon as may be found necessary to make such map or plat conform to any street development plan which may have been adopted or appear desirable, and to the requirements of the duly enacted ordinances of the City of Raymore relating to the laying out and platting of subdivisions of land within the City limits.

PREVIOUS ACTIONS ON THE PROPERTY

1. The initial site plan for Ryan's Restaurant was approved by the City in 1995. The site had 2 access drives onto Kentucky Road. There was no access directly to Missouri 58 Highway.
2. In 1996 the City began planning improvements to widen Missouri 58 Highway. Part of the design process was for the southernmost access drive onto Kentucky Road be removed and a new access, to be shared with the undeveloped land to the east of the Ryan's Restaurant, be added along 58 Highway.
3. In 2001 the final plan for the access drive onto 58 Highway as it exists today was approved.
4. In 2010 the City approved the Raymore Galleria North First Final Plat. This plat included right-of-way for the relocation of Kentucky Road to align with the access drive to the Raymore Galleria shopping center on the south side of 58 Highway.
5. The segment of relocated Kentucky Road immediately east of Ryan's Restaurant and the traffic signal were accepted by City Council in November of 2011.
6. In 2016 the City of Raymore completed construction of an access drive from the north portion of the Ryan's parking lot to connect with relocated Kentucky Road. This access drive allows users of the Ryan's parking lot to access relocated Kentucky Road and the traffic signal on 58 Highway.

7. On May 5, 2016 the Public Works Director authorized the placement of barricades to temporarily close the access drive to 1918 W. Foxwood Drive onto 58 Highway due to safety concerns.

STAFF COMMENTS

1. The access drive to Ryan's Restaurant on 58 Highway is approximately 30 feet west of relocated Kentucky Road, as illustrated below:

2. The location of the Ryan's access drive to the relocated Kentucky Road intersection has resulted in a number of traffic issues which the City is seeking to address by removal of the access drive. The Raymore Police Department has reported that, over the past several years, the number of traffic accidents at the access drive has increased. The increase has been attributed to the close proximity of the access drive to the intersection and not just to statistical increases in traffic volume along 58 Highway.

3. Accidents at the access drive have occurred when vehicles attempt to turn left onto the property from eastbound 58 Highway prior to the intersection of relocated Kentucky Road. In doing so, the vehicles attempting to access the property have inadvertently blocked vehicles attempting to turn northbound at the intersection. The Raymore Police Department has also reported incidents where vehicles turning left onto the property from eastbound 58 Highway have blocked the through

lane as they attempt to merge ahead of vehicles waiting to turn left at the intersection.

4. For westbound traffic on 58 Highway the Police Department has reported accidents caused by vehicles slowing down to make a right-hand turn onto the property as soon as they have traversed the intersection. The accidents involve individuals who have been heading westbound on 58 Highway and those merging onto westbound 58 Highway from the north.

5. 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.

6. City staff is proposing to permanenly close and remove the access drive when resurfacing of 58 Highway occurs this summer. The work would include new curb and sidewalk within the street right-of-way; installation of new curb in the Ryan's parking lot where the access drive is currently located; and grading and seeding of the disturbed areas.

7. On February 24, 2016 the City Attorney made initial contact with the property owner regarding the City's desire to close and remove the access drive. On May 20, 2016 the City Attorney provided notice of the public hearing to be held by the Planning and Zoning Commission on June 7th regarding the proposal to close the access drive.

STAFF PROPOSED FINDINGS OF FACT

1. The location of the access drive to 1918 W. Foxwood Drive off Missouri 58 Highway is located too close to the intersection of relocated Kentucky Road and 58 Highway. The City Transportation Master Plan indicates access points along major arterials (58 Highway) should be limited to one-eighth mile.

2. A traffic signal exists at the intersection of relocated Kentucky Road and 58 Highway. This signal allows for safe and controlled turning movements to occur onto and off of 58 Highway.

3. An access drive from relocated Kentucky Road was installed to provide direct access from relocated Kentucky Road (classified as a minor arterial) to the parking lot at 1918 W. Foxwood Drive. With this new access drive there remain two access points to the parking lot if the access drive to 58 Highway is permanently closed and removed.

4. Traffic accident data provided by the Raymore Police Department indicate that accidents have occurred due to the close proximity of the access drive to 1918 W. Foxwood Drive and 58 Highway to the signalized intersection at relocated Kentucky Road.

5. With the approval by Raymore voters of the issuance of General Obligation bonds, relocated Kentucky Road will be completed and become a vital north/south route for motorists to utilize. Traffic volume will increase and the new access drive to the parking lot will become a major entrance for the site.

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	City Council 1st	City Council 2nd
Public Hearing	June 7, 2016		
	June 21, 2016	July 11, 2016	
			July 25, 2016

PREVIOUS PLANNING AND ZONING COMMISSION ACTION

The Planning and Zoning Commission, at its June 7, 2016 meeting, voted 8-0 to continue the public hearing and table consideration of Case #16010 to the June 21, 2016 Commission meeting. Prior to the meeting the applicant had requsted a continuation of the hearing.

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission 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.

Legend

- Arterial access provided
- Arterial access removed

0 50 100 150
Feet

MO58

RAYMORE, MISSOURI

Access Management

Unified Development Code
Annual Review

June 2016

Report Prepared By:

Community Development Department

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INTRODUCTION

Why complete an annual review?

The current Unified Development Code (UDC) for the City of Raymore, Missouri was adopted by the Raymore City Council by Ordinance 28117 on December 8, 2008. There have been twenty-three amendments to the UDC, the most recent amendment approved on December 28, 2015.

In December of 2009 the Raymore City Council adopted a set of Goals for the City of Raymore that included the following goal:

> "Evaluate current zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported".

Completing an annual review of the UDC enables the Commission to ensure the code is an effective tool in achieving the Council goal that diversity in new developments is encouraged and that community goals and needs are supported. The UDC is one of the primary tools to ensure the goals of the City Growth Management Plan are achieved.

The twenty-three amendments to the UDC have been submitted in response to (1) a need to comply with state statute or case law, (2) a change to a general City code provision that impacted a provision of the UDC, or (3) a desire to provide clarification to a provision of the UDC. The 2016 annual review is the fifth attempt for the Commission to be proactive in reviewing the UDC as an entire document and determining if the UDC has been effective in creating development that is meeting the goals of the Growth Management Plan and expectations of the residents of the City.

In 2012 the Planning and Zoning Commission commenced a program to complete an annual review of the UDC in June of each year. A report is prepared by City staff outlining activities affecting the UDC over the previous year and identifying any issues or concerns with any provision of the UDC.

What will happen with the annual review results?

The Planning and Zoning Commission can decide if any amendments to the UDC should be proposed. The Commission can file an application to amend the text of the UDC. A public hearing would be held at a Commission meeting with the Commission then making a recommendation to the City Council for its consideration.

Summary of Previous Amendments

Amendment 1 – approved March 9, 2009

Amendment 1 changed the composition of the membership of the Planning and Zoning Commission to be consistent with Missouri State Statute. Additionally, the amendment included provisions regarding what happens when a Commission member moves out of the Ward he/she represents and the process for appointing a Commission member.

Amendment 2 – approved July 27, 2009

Amendment 2 included minor changes to several different chapters of the UDC, including clarification on when a 2nd driveway is permitted on a residential lot; clarifying that citizens are appointed to the Board of Adjustment by the Mayor with the advice and consent of City Council; changing any reference of the City Administrator to City Manager; and adding a code provision regarding the expiration of applications that remain inactive for more than one year.

Amendment 3 – approved September 14, 2009

Amendment 3 established the code provisions regarding renewable energy systems.

Amendment 4 – approved November 9, 2009

Amendment 4 eliminated any listing of specific fees and charges and replaced the language with a reference to the adopted Schedule of Fees and Charges.

Amendment 5 – approved April 26, 2010

Amendment 5 established the Original Town Overlay Zoning District.

Amendment 6 – approved June 14, 2010

Amendment 6 included minor changes to several different chapters of the UDC, including clarifications on temporary uses; illumination of signs; inspection of public improvements in new subdivisions; and vacation of easements.

Amendment 7 – approved August 9, 2010

Amendment 7 clarified regulations pertaining to home occupations.

Amendment 8 – approved February 28, 2011

Amendment 8 included minor changes to several different chapters of the UDC, including clarification on the installation of sidewalks on residential lots; installation of street lights; posting of signs for required public hearings; and projection of structures into a required yard.

Amendment 9 – approved April 11, 2011

Amendment 9 included numerous changes to the sign chapter, including clarification of commercial message signs and non-commercial message signs; temporary signs; and sign definitions.

Amendment 10 – approved April 25, 2011

Amendment 10 added a definition of bar and definition of free standing fast food restaurant to the UDC and added 3 uses to the list of prohibited uses in the City Center Overlay Zoning District.

Amendment 11 – approved August 8, 2011

Amendment 11 included minor changes to several different chapters of the UDC, including projections into required setback areas; parking of recreational vehicles; and concrete mix utilized on residential driveways and public sidewalks.

Amendment 12 – approved June 25, 2012

Amendment 12 included minor changes to the requirements regarding installation of sidewalks on undeveloped lots. Code language was modified to reflect that sidewalks are required on undeveloped lots when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 5 years from the effective date of the UDC.

Amendment 13 – approved September 24, 2012

Amendment 13 included several miscellaneous changes that were recommended as part of the 2012 UDC Annual Review and Report. Code provisions that were modified included: parking of vehicles; sign maintenance; accessible parking; residential fences; variances; and building setback along 58 Highway.

Amendment 14 – approved October 22, 2012

Amendment 14 adopted the new Flood Insurance Rate Maps for the City of Raymore.

Amendment 15 – approved February 11, 2013

Amendment 15 included changes to the requirements pertaining to temporary uses, including adding language regarding mobile vendors.

Amendment 16 – approved August 26, 2013

Amendment 16 included miscellaneous changes recommended from the 2013 UDC annual review completed by the Planning and Zoning Commission at its June 4, 2013 meeting. The changes included (1) allowing an electronic sign along Arterial Streets in the Original Town Overlay District; (2) allowing accessory uses and structures on property zoned Agricultural without the necessity of having a principal structure on the property; (3) stating that no residential driveway may be constructed within a sight triangle; (4) allowing privacy fences to be within ten feet of the front corner of a house; (5) clarifying when the Community Development Director can determine if an application is inactive; and (6) clarifying what happens when a motion by the Commission on an application fails.

Amendment 17 – approved February 10, 2014

Amendment 17 included miscellaneous changes to the UDC. The changes included (1) requiring canopy lights to be recessed so the lens cover is flush with the bottom of the canopy; (2) clarifying that when a sidewalk is required to be constructed on an undeveloped corner lot that the sidewalk is installed along both street frontages; and (3) allowing the Commission to have final approval authority on inflatable sign permit applications.

Amendment 18 – approved February 10, 2014

Amendment 18 included changes that allow an accessory dwelling unit upon property that is zoned Agricultural, Rural Estate or Rural Residential.

Amendment 19 - approved September 8, 2014

Amendment 19 updated the stream buffer provisions contained within the UDC.

Amendment 20 - approved September 8, 2014

Amendment 20 established a new Stormwater Treatment section in the UDC. This code provision applies to all new land development activities within the City.

Amendment 21 - approved January 26, 2015

Amendment 21 included miscellaneous changes recommended as part of the 2014 annual review of the UDC. The changes included (1) clarifying that no outdoor display of commodities, products or merchandise associated with a home occupation is allowed; (2) clarified side and rear yard setbacks for an accessory structure; (3) clarified how sign height is measured for monument signs; (4) clarified that sign permit requests that are not in compliance with the UDC can be applied for as a conditional use permit; (5) included a prohibition of any portion of a non-residential platted lot to extend into floodplain area; and (6) included definitions of subject property and undeveloped lot.

Amendment 22 - approved September 14, 2015

Amendment 22 included miscellaneous changes recommended as part of the 2015 annual review of the UDC. The changes include 1) clarified all utilities in new subdivisions must be underground; 2) incorporated new cul-de-sac design; 3) clarified that sidewalk must be installed in common areas when adjacent lots are developed; 4) clarified stormwater treatment provisions; 5) Planning Commission can approve inflatable sign permits; 6) established specific findings of fact for a Conditional Use Permit for a sign; and 7) defined private utilities and public utilities.

Amendment 23 - approved December 28, 2015

Amendment 23 clarified that if any portion of a corner lot has frontage along a street that meets the threshold to require sidewalk to be installed (on an undeveloped lot), then sidewalk is required to be installed on all street frontages of the corner lot.

Declaratory Rulings Issued

In accordance with Section 465.040B5 of the UDC the Community Development Director has the power and duty to render interpretations of the Unified Development Code. For purposes of consistency and documentation the Director issues all written interpretations in the form of a declaratory ruling. Each declaratory ruling is added to a Declaratory Ruling Book which is a compendium of all rulings issued since the adoption of the UDC. To date there have been ten (10) rulings issued. One of the rulings has been revoked due to a change in the UDC rendering the ruling obsolete.

Declaratory Rulings issued between January 11, 2009 and June 1, 2011:

Ruling #1: What is the maximum size allowed for a subdivision entrance sign and how many signs are allowed per subdivision?

Ruling #2: Are chickens allowed to be raised in the City?

Ruling #3: Is a four (4) foot privacy fence allowed in a front yard setback area?

Ruing #4: REVOKED. Is a kiosk for movie rental allowed to be installed or operated on the exterior of a building?

Ruling #5: Does an adjustment to a lot line require a subdivision plat?

Ruling #6: Can a fence be constructed in an easement?

Ruling #7: Where is the midpoint of a residential structure in relation to where a fence can be located?

Declaratory Rulings issued between June 1, 2011 and June 1, 2012

Ruling #8: How much of a property can be covered in buildings and other man-made structures?

Declaratory Rulings issued between June 1, 2012 and June 1, 2013

Ruling #9: Is a mobile home allowed in the City of Raymore?

Ruling #10: Can a business that is not licensed or approved as an adult business have adult media or sexually oriented toys or novelties available?

There were no Declaratory Rulings issued between June 1, 2013 and June 1, 2016

The Declaratory Ruling Book is available for review on the Raymore website at www.raymore.com/DocumentView.aspx?DID=1272.

Topics for consideration by the Planning and Zoning Commission

Staff recommends the following provisions of the UDC be amended for the reasons provided with each proposed change. Proposed new text is **hi-lited;** deleted text is crossed out.

1. Section 455.020A2 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

   Section 455.020 Erosion Control Enforcement

   A. Erosion and Sediment Control

   2. Upon the Director of Public Works or the designee's determination that erosion control measures are deficient, but not hazardous, or that the contractor, permittee or owner did deposit, spill, drop or track any dirt, earth, mud, rock, sand, shale, debris, rubbish or other material on any right-of-way, the Director of Public Works will notify the contractor, permittee or owner to take remedial action to correct the deficiencies. ~~within two regular business days.~~ Notification shall done by at least one of the following methods:

      a. personal contact with the contractor, permittee or owner;
      b. telephone contact with the contractor, permittee or owner;
      c. email contact with the contractor, permittee or owner; or
      d. posting notice on the property

      If the deficiencies have not been corrected ~~within two business days~~ by 5:00 p.m. the day contact was made, if contact was made between 7:00 a.m. and 12:00 noon, or by 9:00 a.m. the following day contact was made, if contact was made between 12:00 noon and 5:00 p.m., the Director of Public Works or the designee may:

      a. issue a stop work order for the site:
      b. suspend land disturbance permit(s);
      c. remedy the deficiencies and bill the contractor, permittee or owner for the actual and administrative costs. If the contractor, permittee or owner fails to reimburse the City for correcting the deficiencies within 30 days, the City of Raymore will draw upon any and all financial securities to cover the actual and administrative costs; and/or
      d. refer the case to the City Attorney for prosecution.

Note: Staff is recommending the code change to 1) reduce the amount of time a contractor has to remove dirt, rock, mud and similar debris that has been tracked onto or left on a road surface; and 2) to clarifiy how the contractor is notified to correct the issue.

2. Section 445.030K1 Installation of Sidewalks

1. Requirement

a. Residential developments

(1) Sidewalks shall be installed on both sides of all public streets except upon lots greater than 3 acres in size, or in the case of a residential subdivision, when the average lot size is greater than 3 acres.

(2) Sidewalks shall be installed in the right-of-way, 1 foot from the property line adjacent to the street, along the street frontage of all lots.

(3) Sidewalks along private streets shall be determined as part of preliminary plat review.

(4) ADA curb ramps shall be installed on a corner lot at the time sidewalk is installed upon the lot.

b. Commercial, Industrial and all other developments

(1) Sidewalks shall be installed on both sides of all public streets.

(2) Sidewalks shall be installed in the right-of-way, 1 foot from the property line adjacent to the street, along the street frontage of all lots.

(3) Sidewalks shall be provided along one side of access drives and shall connect to sidewalks along all public streets adjacent to the development.

(4) ADA curb ramps shall be installed on a corner lot at the time sidewalk is installed upon the lot.

Note: Staff is recommending the code change to clarify that the ADA curb ramp is part of the requirement to install sidewalk on a corner lot. This code provision will only apply to older subdivision phases as the City now requires the developer of new subdivision phases to install the ADA curb ramp at the time the streets and curbs are installed as part of installation of public improvements.

3. Section 470.250 Replat

A. Applicability

1. A replat is a legal survey document that is recorded with the Cass County Recorder when changes need to be made to a portion or all of a recorded plat. Changes may include adjustment of lot lines; addition of land area to a lot; lot consolidation; or the reconfiguration of lot lines in a recorded plat.

2. No public or private street shall be created or included in a replat. No easement of access, for the purpose of providing principal access to a lot, shall be created in a replat.

3. No new or additional lots shall be created as part of a replat. A reduction in the number of lots is allowed as part of a replat.

B. Application

1. An application for a replat may be obtained from the Community Development Director. Contents required on the replat drawing are identified in the application packet.

2. No preliminary plat or final plat application is required.

3. The replat must be in a format acceptable to the Cass County Recorder for recording purposes.

C. Procedure

1. The application and replat drawing shall be submitted to the Community Development Director for review.

2. No Planning and Zoning Commission or City Council review are required for a replat.

3. If the application and replat drawing are complete and in compliance with the standards and requirements of the Unified Development Code the Community Development Director may approve the replat and sign the replat drawing for recording purposes.

Note: The proposed language formally incorporates the procedure staff has historically followed for replats.

Topics for Discussion

Staff has identified the following topics for discussion:

a. Little libraries

   Commissioner Fizer raised the question of whether the City should incorporate standards for the placement of little libraries. Sould they be allowed on public land (parks; city hall; etc); private property; both? A few communities have adopted standards that could be reviewed.

b. Small cell telecommunication facilities

   Mini or micro-cell wireless technology refers to smaller, low-power wireless telecommunications antennas typically installed on existing structures or poles. This technology is being utilized to fill gaps in coverage and to boost network capacity while eliminating the need for large monopoles. Raymore recently assumed ownership of the KCP&L light poles in the City, which could be utilized for this technology. The City does not currently have any standards or requirements to allow this technology. Staff could investigate further and provide a report to the Commission on the feasibility of establishing requirements to allow the technology.

c. Micro living units / Accessory dwelling units / Shared housing

   As part of the ongoing Community for All Ages initiative, staff could research housing options that could be considered for Raymore. Housing needs for many residents are changing and the City should investigate housing options that are currently not allowed in the City.

d. Sign code

   At a previous work session staff discussed the need to amend the sign code to be compliant with decisions and opinions provided in recent court cases. It is staff's intent to soon begin preparation of a UDC amendment specific to sign regulations.

e. Clothing drop boxes

   Some communities are experiencing issues with clothing drop boxes and have established requirements for placement and maintenance of the boxes and areas around the boxes. To date there have not been any issues with the drop boxes in Raymore. Should Raymore be proactive and establish standards for the placement of donation boxes and maintenance of areas surrounding the boxes?

Community Development Monthly Report

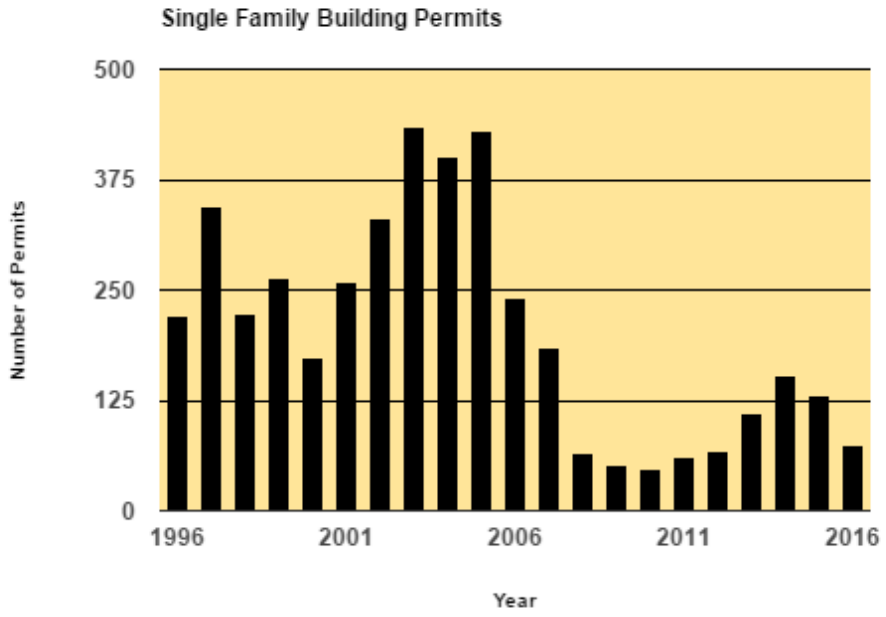
MAY 2016

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
Inspections	**May 2016**	**2016 YTD**	**2015 YTD**	**2015 Total**
Total # of Inspections	480	2,489	2,065	4,919
Valuation	**May 2016**	**2016 YTD**	**2015 YTD**	**2015 Total**
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
Notices Mailed				
-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 Acitivity 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