



# RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 16, 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 July 19, 2016 meeting
6. Old Business - None
  - a. Case #16010 - Request to permanently close and remove the access drive from 1918 W. Foxwood Drive to Missouri 58 Highway (remanded from City Council to reopen public hearing to consider additional testimony)
7. New Business - none
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, JULY 19, 2016 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, JOSEPH SARSFIELD, ERIC BOWIE, LEO ANDERSON, JOHN BERENDZEN, DON MEUSCHKE, KELLY FIZER AND MAYOR KRISTOFER TURNBOW. ABSENT WAS CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS 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 July 5, 2016 meeting.

Motion by Commissioner Anderson, Second by Commissioner Berendzen to approve the consent agenda.

Vote on Motion:

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

Motion passed 7-0-1.

6. Old Business – None
7. New Business
  - A. Case #16013 – Raymore Municipal Center Site Plan

Assistant City Manager Meredith Hauck presented the site plan for the City of Raymore. Ms. Hauck stated the building will be utilized for Park Administration offices, large event space, and outdoor classroom space. The project also includes clean-up of the storm water detention basins and implementation of best management practices for storm water treatment.

Ms. Hauck indicated the project complies with the standards and requirements of the Unified Development Code, including the overlay district requirements. There are 53 required parking spaces and 53 spaces are provided. Additionally there are 230 existing parking spaces in the Municipal Center area. City staff is exploring changing the traffic flow pattern to one-way on Municipal Circle and creating angled parking spaces.

Ms. Hauck stated that there is considerable landscaping proposed for the site. Also included in the application is the exterior building design which coordinates with the materials and colors of City Hall. A terrace space on the rear of the building provides covered gathering space for the building.

Commissioner Bowie asked about the buffer area on the south side of the site and whether there is a height requirement.

Community Development Director Jim Cadoret stated there is not a specific height requirement for deciduous trees, only a minimum caliper requirement of 2½ inches. If evergreen trees are utilized there is a minimum height of eight feet. A mixture of trees are proposed for the buffer. A full screening effect will take a few years to establish. There are existing trees on the north side of the detention basin for more immediate screening.

Commissioner Sarsfield asked if there would be any fencing along the buffer area.

Ms. Hauck stated there is no plan for a fence screening. There is a trail on the north side of the detention basin that will control where people walk in the area.

Mr. Cadoret provided the staff report. The project is proposed to be located on Lots 8 and 9 and common area Tract A of the Municipal Complex. The storm water detention area to the east is under separate ownership but the City will work cooperatively with the property owner to make improvements to the area. A conditional use permit has been approved for the project.

Mr. Cadoret stated the site plan will follow the standards and requirements for development similar to a commercial project. Additionally, the City Center Overlay District standards apply and there are development criteria as part of the private covenants for the Municipal Complex area that must be followed. Staff has determined the project is in compliance with all of the requirements.

Mr. Cadoret stated the Engineering Division did submit a memorandum that indicates adequate public facilities are available to serve the project.

Mr. Cadoret provided an overview of the parking, landscaping, building design, lighting, and pedestrian access improvements that are proposed for the site. All are in compliance with the requirements of the UDC.

Mr. Cadoret stated that staff submitted proposed findings of fact for the Commission to consider and recommends the Planning and Zoning Commission approve the site plan for the Raymore Municipal Circle subject to 10 conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
5. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.
6. Landscape screening shall be provided on the south side of Common Area Tract A.
7. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

8. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
9. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
10. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

City Attorney Jonathan Zerr indicated he consulted with the applicant and they are in agreement with the proposed conditions.

Commissioner Bowie indicated he noticed there is not a sign plan for the project and asked if there are any plans.

Ms. Hauck stated that the City is planning a citywide wayfinding program and a branding process that will address the signage for the proposed project and other City facilities. Ms. Hauck stated that staff wanted to hold off on providing a sign plan until the wayfinding and branding process is completed.

Commissioner Bowie asked for an explanation of the proposed wayfinding project.

Ms. Hauck stated that the wayfinding program will help identify where City facilities are located. There is typically one sign post with facility names and directional arrows that help individuals find their way to said facilities.

Commissioner Anderson asked if there have been any discussions on future expansion.

Ms. Hauck stated that the space has been designed to allow for building expansion to the southwest.

Commissioner Anderson asked if there have been discussions on the building being LEED certified.

Ms. Hauck stated staff did not have specific discussions on LEED certification for the space.

Motion by Commissioner Anderson, Second by Commissioner Sarsfield to accept the staff proposed findings of fact and approve case #16013, Raymore Municipal Center Site plan, subject to the following conditions:

Prior to commencement of any land disturbance activities:

3. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.

4. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.

5. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.

6. Landscape screening shall be provided on the south side of Common Area Tract A.

7. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

8. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.

9. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.

10. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Vote on Motion:

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

Motion passed 8-0-0.

## B. Presentation on out-of-state vehicle sales tax

Ms. Hauck provided a brochure to Commission members regarding the upcoming August 2nd ballot question on out-of-state vehicle sales tax. She stated she is presenting the educational information to various groups. Raymore voters will be asked whether to discontinue the collection of sales tax on the purchase of out-of-state purchases of vehicles. What is important is that this is not a new tax and the City collects approximately \$75,000 annually. A no vote on the question will allow the City to continue to collect the tax.

Commissioner Sarsfield asked what the sales tax amount is.

Ms. Hauck stated she did not have that information but will provide it to the Commission.

Mr. Zerr indicated that many communities in the Kansas City area are bringing this issue to their voters. By moving forward at the same time the communities can work together to educate the voters on the ballot question.

Commissioner Bowie made a suggestion regarding wording of the brochure to provide clarity to the reader.

Ms. Hauck thanked the Commission for the feedback and input.

## 8. City Council Report

Jonathan Zerr gave the City Council report.

## 9. Staff Report

### A. Planning Pipeline

Mr. Cadoret reviewed the June monthly report for the Commission, focusing on the current state of building activity in the City.

Ms. Hauck informed the Commission that the City sales tax rate is 2.5%.

Chairman Faulkner asked about the Google Fiber project.

Ms. Hauck indicated that Google Fiber announced last week that they are going to be providing service to the Raymore community and we are all very excited to be working on that project. In the next month Google will commence work on the backbone of the system, bringing the fiber lines to the neighborhoods. Once the backbone is completed, installation work can commence in the neighborhoods.

Chairman Faulkner asked if there is any effect on the existing franchise for cable television or other services.

Ms. Hauck said no, this is just an additional option available.

Commissioner Berendzen asked if Google would encompass the entire community.

Ms. Hauck stated there are limits to where the service will be provided.

Commissioner Bowie commented about issues he had with AT&T U-Verse working in his yard without notification.

Ms. Hauck stated the City is working closely with Google to publicize where they will be working and have learned from previous experiences in other communities.

Chairman Faulkner asked about the economic development tour.

Ms. Hauck provided an overview of the tour and the communities visited.

Mayor Turnbow commented on the tour and the observations that were made by himself and council members. Council also had discussion at its recent work session regarding housing options and possible future downtown area.

Commissioner Sarsfield asked about industrial development and how those communities brought industry to their community.

Ms. Hauck stated Matt Tapp, Economic Development Director, has the responsibility to promote Raymore for future development. He works diligently with not only industries but office, commercial and residential development as well. We know we need to create more daytime population by expanding the work force in the community.

Commissioner Sarsfield commented on the current state of lack of trade schools for our young residents. What can be done to bring in a school or to get our school system to create a trade school.

Commissioner Anderson stated that the Raymore-Peculiar school district does have a partnership with the Cass Career Center and partnership with Longview and the Metropolitan Community College system. There is discussion on expanding the programs available.

10. Public Comment -

None.

11. Commission Member Comment

Commissioner Meuschke - no comment

Commissioner Fizer - asked what Big Biscuit is?

Mayor Turnbow stated it is a restaurant specializing in breakfast and lunch.

Commissioner Sarsfield - no comment

Commissioner Berendzen - no comment

Commissioner Anderson - thanked Ms. Hauck for her presentations

Mayor Turnbow - he planned to discuss the economic development tour but that item was already covered.

Commissioner Bowie - no comment

Chairman Faulkner - thanked staff for its work

12. Adjournment

Motion by Commissioner Anderson, Second by Commissioner Meuschke to adjourn the July 19, 2016 Planning and Zoning Commission meeting.

Vote on Motion:

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

Commissioner Sarsfield     Aye  
Mayor Turnbow             Aye  
Motion passed 8-0-0.

The July 19 2016 meeting adjourned at 7:58 p.m.

Respectfully submitted,

Jim Cadoret



To: City Council  
From: Planning and Zoning Commission  
Date: August 16, 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  
June 23, 2016 Journal Newspaper

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

July 11, 2016 City Council

- 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 Management 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 permanently 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.

## **PLANNING COMMISSION 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**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
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 requested 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.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its June 21, 2016 meeting, voted 6-0 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 COUNCIL ACTION - 7/11/2016**

The City Council, at its July 11, 2016 meeting, voted 8-0 to remand Case #16010, permanent closure and removal of the access drive from 1918 W. Foxwood Drive to 58 Highway, back to the Planning and Zoning Commission for further consideration and public testimony.



Kentucky Rd

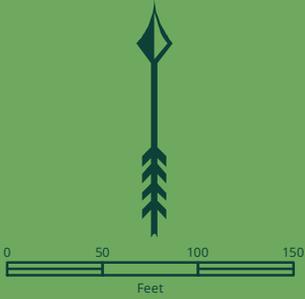
Access Provided

Subject Site

W Foxwood Dr

Published Date:  
05/17/2016

- ### Legend
-  Arterial access provided
  -  Arterial access removed



# MO58

RAYMORE, MISSOURI

## Access Management

# Community Development Monthly Report



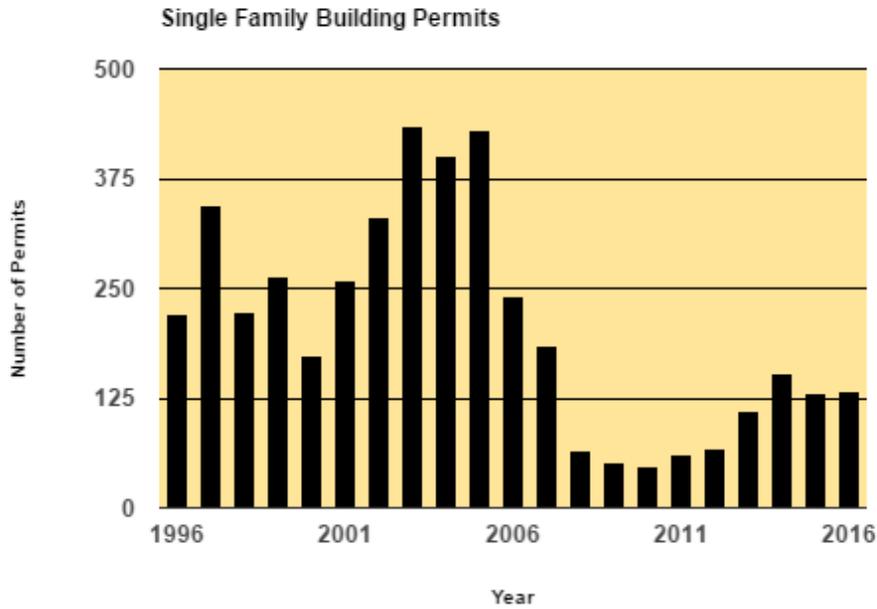
JULY 2016

## Building Permit Activity

Type of Permit	July 2016	2016 YTD	2015 YTD	2015 Total
Detached Single-Family Residential	32	120	56	139
Attached Single-Family Residential	0	14	0	6
Multi-Family Residential	0	0	6	0
Miscellaneous Residential (deck; roof)	47	286	216	363
Commercial - New, Additions, Alterations	2	15	9	23
Sign Permits	3	30	18	52
<b>Inspections</b>	<b>July 2016</b>	<b>2016 YTD</b>	<b>2015 YTD</b>	<b>2015 Total</b>
Total # of Inspections	418	3,484	2,769	4,919
<b>Valuation</b>	<b>July 2016</b>	<b>2016 YTD</b>	<b>2015 YTD</b>	<b>2015 Total</b>
Total Residential Permit Valuation	\$7,753,700	\$31,010,600	\$15,838,300	\$34,819,700
Total Commercial Permit Valuation	\$257,500	\$810,100	\$2,929,600	\$3,660,400

### Additional Building Activity:

- Certificate of Occupancy was issued for Mexico Viego restaurant to open in the Willowind Shopping Center
- Interior renovation work completed on Mazuma Credit Union
- Building construction plans reviewed for the shell of the retail building in Raymore Marketplace at the southeast corner of Dean Avenue and Foxwood Drive



## Code Enforcement Activity

Code Activity	July 2016	2016 YTD	2015 YTD	2015 Total
Code Enforcement Cases Opened	19	168	155	229
Notices Mailed				
-Tall Grass/Weeds	13	104	122	166
- Inoperable Vehicles	1	23	6	12
- Junk/Trash/Debris in Yard	5	12	14	24
- Object placed in right-of-way	0	0	1	2
- Parking of vehicles in front yard	0	7	1	1
- Exterior home maintenance	0	5	3	5
- Other (trash at curb early; signs; etc)	0	17	8	19
Properties mowed by City Contractor	4	19	35	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	0
Signs in right-of-way removed	4	110	135	190

## Development Activity

### Current Projects

- Site plan approved for Raymore Marketplace commercial center to locate on the 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.
- Public Hearing for closure and removal of access drive onto 58 Highway for former Ryan's restaurant
- Conditional Use Permit for Recreation Activity Center to locate in Recreation Park

	As of July 31, 2016	As of July 31, 2015	As July 31, 2014
Homes currently under construction	233	175	88
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	702	817	926
Total number of dwelling units in City	7,882	7,728	7,547

## Actions of Boards, Commission, and City Council

### City Council

July 11, 2016

- Remanded request to permanently close and remove the access drive to Foxwood Drive from 1918 W. Foxwood Drive to the Planning and Zoning Commission to re-open the public hearing
- Approved on 1st reading the modification to development standards applicable to certain lots within Phase 2 of Shadowood
- Approved on 1st reading the replat of certain lots in Phase 2 of Shadowood

July 25, 2016

- Approved on 2nd reading the modification to development standards applicable to certain lots within Phase 2 of Shadowood
- Approved on 2nd reading the replat of certain lots in Phase 2 of Shadowood

## Planning and Zoning Commission

July 5, 2016

- Recommended approval of the modifications to development standards in Phase 2 of Shadwood
- Recommended approval of the replat of certain lots in Phase 2 of Shadowood

July 19, 2016

- Approved the site plan for the Raymore Municipal Center building

## **Upcoming Meetings – August & September**

August 2, 2016 Planning and Zoning Commission

- Election day - meeting cancelled

August 8, 2016 City Council

- No development applications scheduled

August 16, 2016 Planning and Zoning Commission

- Permanent closure and removal of access drive to Foxwood Drive from 1918 W. Foxwood Drive (public hearing)

August 22, 2016 City Council

- 1st reading - Permanent closure and removal of access drive to Foxwood Drive from 1918 W. Foxwood Drive (public hearing)

September 6, 2016 Planning and Zoning Commission

- FY17-21 Capital Improvement Program (public hearing)
- Recreation Activity Center conditional use permit (public hearing)

September 12, 2016 City Council

- 2nd reading - Permanent closure and removal of access drive to Foxwood Drive from 1918 W. Foxwood Drive
- 1st reading - Recreation Activity Center conditional use permit (public hearing)

## September 20, 2016 Planning and Zoning Commission

- No items currently scheduled

## September 26, 2016 City Council

- 2nd reading - Recreation Activity Center conditional use permit

## Department Activities

- Director Jim Cadoret and Building Official Jon Woerner continue to assist as committee members on design of the proposed Recreation Activity Center at Recreation Park and for the community meeting space building in the Municipal Complex.
- 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
- Assisted with deconstruction activities and salvage of materials from the barn at the former Dean home
- Participating on City team on the Google Fiber installation project
- Continue work on submittal of a SolSmart solar energy recognition application
- Director Jim Cadoret participated in a tour of a senior cottage style housing development in Lawrence, Kansas with representatives from several communities participating in the Communities for All Ages initiative to learn details on financing, construction and operation of the project.

## GIS Activities

- Provided map comparisons of 2004 Master Plan for Water Distribution Master and system updates since
- Provided new marketing material to Economic Development
- Coordination of ESN boundary updates with MARC for Police Dispatch
- Rescheduling of ArcGIS server upgrade for August
- Built a 'Utility Service' mapping application for Finance to assist with coding of billing records

- Built a mapping application to generate (road) profiles and cross sections by Engineering an all Staff.
- Providing data assistance to SMFD by transforming hydrant locations to EPSG 4326
- Providing assistance with configuration of Pathfinder Office and Terrasync to PWSD#3
- Received preliminary delivery of March 2016 6" orthophotography for review.
- Updated datasets from orthoimagery and satisfied requests for new information (to support the immediate need for mapping) from Parks & Recreation, Outreach, Economic Development, Administration, Community Development & Engineering.