



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, November 1, 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 October 18, 2016 meeting
6. Old Business - None
7. New Business -
 - a. Election of Officers
 - b. Acceptance of 2017 Meeting Calendar
 - c. Case #16023 - Reclassification of Zoning for Eagle Glen Parcel 5 (public hearing)
 - d. Case #16024 - Eagle Glen Parcels 5 and 7 Preliminary Plat (public hearing)
 - e. Case #16022 - Creekmoor Clubhouse Addition Site Plan
 - f. Case #16025 - Panda Express Site Plan
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, OCTOBER 18, 2016 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, JOSEPH SARSFIELD, DON MEUSCHKE, JOHN BERENDZEN, KELLY FIZER, ERIC BOWIE AND MAYOR KRISTOFER TURNBOW. ABSENT WERE LEO ANDERSON AND CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, PUBLIC WORKS DIRECTOR MIKE KRASS, 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 September 20, 2016 meeting
 - B. Case #16019 - Timber Trails Open Space Final Plat

Motion by Mayor Turnbow, Second by Commissioner Fizer to accept the consent agenda items A & B as presented.

Vote on Motion:

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

Motion passed 7-0-0.

6. Old Business – None
7. New Business
 - A. Case #16020 – Evan Brook 7th Preliminary Plat (public hearing)

Todd Polk, P.E., with Cook Flatt & Strobel Engineers, appeared on behalf of property owner Evans Brothers Construction. Mr. Polk presented a powerpoint presentation to the Commission.

Mr. Polk said the subject property is approximately 9 acres in size. The original preliminary plat expired so the submitted plat mimics the original plat that was approved. Sunset Lane and Cindy Lane would be constructed as originally planned and Bristol Drive will be extended east to connect with Sunset Lane.

The applicant looked at storm water and what things could be done to control any storm water runoff that could occur. There is a significant ditch on the east side of the subdivision and a small detention area in the southeast corner. This is a proposed 24-lot subdivision and is the last piece of the Evan Brook subdivision.

The benefits of the subdivision is that 1) it completes the road network of the original plan; 2) it eliminates three dead-end water lines; and 3) it provides better emergency access and school bus access to the area. Existing sanitary sewer that was installed for lots to the north is being utilized.

The Sunset Lane connection is what initially drove the project. The Transportation Plan identifies Sunset Lane as an important north/south connector. The proposal takes into consideration that speed control measures will be done to make it a secondary access. The City initiated the Sunset Lane connection and is funding that portion of the project. Cindy Lane is being done by the property owner.

Mr. Polk indicated Sunset Lane will be tapered to line up with the narrower pavement width of Sunset Lane in Dutchman Acres and to slow traffic down as it enters the south portion of Sunset Lane. Stop signs will be added.

Storm water control is important in this area. The detention basin has been expanded to mitigate any additional runoff from the subdivision. Erosion sediment measures have been added to ensure soil erosion that may occur stays on the property. BMP's for on-site water treatment has been incorporated. We are not increasing flow in the downstream channel.

There are 58 acres of off-site area that drains through the southeast corner of the subject property. We have mitigated to reduce water runoff. There is an additional 140 acre watershed area to the east that drains south through Dutchman Acres, creating significant flow through Dutchman Acres. The proposed subdivision has a reduction in flow as it comes through the drainage channel. No portion of the subject property is in the floodplain.

Mr. Polk indicated the submitted plat meets all of the City Code requirements.

Jim Cadoret, Community Development Director, presented the staff report.

The request before the Commission is for Preliminary Plat approval of the 7th phase for Evan Brook subdivision. The property is zoned R-1 "Single-Family Residential District" and is surrounded by property zoned R-1. 24 single-family homes are proposed at a density of 2.78 units per acre.

The Sunset Lane and Bristol Drive roads are classified as Collector Roads and a 60-foot right-of-way is provided. Cindy Lane is classified as a local road with a 50-foot right-of-way.

Preliminary Plat applications require a public hearing and was duly advertised for this evening. Mr. Cadoret entered into the record 1) the mailed notices to adjoining property owners; 2) notice of publication in The Journal; 3) Unified Development Code; 4) Application; 5) Growth Management Plan; and 6) Staff report.

Mr. Cadoret stated the requirements for the Commission to consider are included in the staff report. Evan Brook was first started in 1990, with land area on the west side of Sunset Lane added in 1994. The most recent final plat in the Evan Brook subdivision was the 6th plat in 1998.

A "Good Neighbor" meeting was held on September 28th. Individuals attending the meeting had concerns about Sunset Lane becoming a through street and creating a safety issue for children; and concerns about stormwater issues they feel already exist and will be exasperated by the additional roads and homes.

Mr. Cadoret stated that Mr. Leans did submit an engineering memorandum on provision of facilities to the subdivision.

Mr. Cadoret stated that City Council included funds in the FY16 budget for the extension of Sunset Lane south to Dutchman Acres. These roadway connections were deemed to be important north-south connection roads that were requested by residents of the City.

Mr. Cadoret stated that Sunset Lane in Dutchman Acres was platted in 1972. As part of the plat Sunset Lane was proposed to connect to future development north of Dutchman Acres. The right-of-way goes to the north boundary line of Dutchman Acres.

Mr. Cadoret stated that 4-way stops are proposed for the intersection of Country Lane and Sunset Lane and at the proposed intersection of Bristol Drive and Sunset Lane.

Mr. Cadoret stated that since Dutchman Acres is not located within the City limits of Raymore that the subdivision adjacency standards do not apply.

Mr. Cadoret indicated staff has presented proposed findings of fact for the Commission to consider and that City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #1620 Evan Brook 7th Preliminary Plat to the City Council with a recommendation of approval.

Mike Krass, Public Works Director, discussed Sunset Lane improvements that got programmed into the CIP in response to the 2012 Citizen Survey. There was concern identifying a lack of north-south connector roads. With regards to storm water, this project not only meets but exceeds the City requirements. In addition the developer is providing storm water quality improvements and will be providing control for smaller more frequent rain events.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:32 p.m.

Jeff Cox, 723 Seminole Court in the City, currently serving as the presiding Commissioner for Cass County and former Ward 2 City Council representative for the subject area, spoke.

Mr. Cox stated that from the County standpoint once the request is passed by the City the Commissioners will vote whether to allow Sunset Lane from the City to connect with Sunset Lane in Dutchman Acres.

Mr. Cox stated he wanted to focus on two issues and that he has met with some of the residents on these items. First, on the connection of Sunset Lane, the existing portions of Sunset Lane do not line up centerline to centerline because the City pavement width is much wider than the County. Mr. Cox recommended that on the portion of newly constructed Sunset south of Bristol to remove any sidewalk and use the area to align the roadways better where they meet.

Mr. Cox stated the County has no intentions to asphalt or widen Sunset Lane. The County will continue to maintain the chip and seal roads in Dutchman Acres.

The second issue is the storm water drainage. There have been past problems as development has occurred.

Mayor Turnbow asked for staff to reply to the question on Sunset Lane and whether all surrounding properties are considered when preparing the staff report and findings.

Mike Krass stated that Mr. Polk has presented an option that includes a taper to Sunset Lane to connect with existing Sunset Lane in Dutchman Acres. Mr. Krass stated the City can reach out to the Cass County engineer to come up with an agreeable situation to deal with the taper.

Jonathan Zerr clarified the powers and duties of the Planning and Zoning Commission regarding public hearings and the factors for the Commission to consider.

Mr. Cadoret stated that when the staff report is prepared he does take into consideration all surrounding properties whether the property is in the City or not.

Mr. Krass indicated that the floodplain area in Dutchman Acres has not significantly changed over the years as development to the north has occurred.

Linda Benson, 1043 S. Sunset Lane in the County. I was the original realtor that listed all of the lots in Dutchman Acres and was the first resident in Dutchman Acres. There was no development north of us when this started. We have been flooded in our neighborhood two or three times, and that never happened before the development occurred north of us. I think the Commission needs to take into consideration the residents in Dutchman Acres.

Tom Reed, 510 Magnolia in the County. Mr. Reed indicated he is totally against the project. If Sunset is made it will become a freeway. Cass County Sheriff cannot provide the speed control we need. Each homeowner had to pay to chip and seal the road and the City should help to pay for maintenance if this goes through.

Steve Gaither, 704 Magnolia in the County. All of the water goes through my property. There is a box culvert at Magnolia that is getting washed out. I moved in 5 years ago. Mr. Gaither shared his concerns on storm water drainage that flows through Dutchman Acres.

John Campbell, 803 Magnolia in the County. We live at the corner of Sunset and Magnolia and have concern on the connection of Sunset Lane. We see the drainage concerns that our neighbors have. We have a creek on the west side of our lot. We have lived here for 25 years. The County stated they have no money to pave or widen Sunset Lane. When traffic increases the road will deteriorate.

Richard Westhoff, 912 S. Sunset Lane in the County. I live on the north side of Magnolia, west side of Sunset. The County doesn't plow Sunset and it will go away as a snow route in the future. Water main dead ends can be connected without connecting Sunset, and a lot could be added where Sunset Lane is proposed to connect. North/south road connections already exist.

Robert Miller, 813 Cindy Lane in the City. I have questions on how the common area will be maintained and the height of the overflow pipe.

Mike Krass stated he did not have the information readily available on the height of the overflow pipe but did indicate the City will require the developer to provide a maintenance agreement for the common area and detention basin for long-term maintenance and cleaning. The basin is inspected annually and if any deficiencies they are forwarded to the responsible party.

Mary Reed, 510 Magnolia in the County. We built our home 39 years ago. We chose the area because it was a nice, secure and separate area. We have a concern on the Sunset Lane road connection. Drainage problems came with the addition of new homes. I am opposed to the extension of Sunset Lane. There are other alternatives available like Dean Avenue and Madison Street.

Judy Campbell, 803 Magnolia in the County. I have been a Dutchman Acres resident for 25 years. It doesn't make sense that a north/south City road would go through a County rural subdivision.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 8:25 p.m.

Mayor Turnbow asked about the area where the detention pond is proposed.

Mike Krass indicated the pond does exist but hasn't been maintained. The pond area will be regraded and cleaned up.

Commissioner Bowie asked about speed control measures on Sunset Lane.

Mike Krass stated traffic calming would occur at the off-set of Sunset Lane which will necessitate vehicles to slow down. Sunset was designed and planned as a collector street.

Mayor Turnbow asked if we had traffic counts for Sunset.

Mr. Krass stated that there are no recent traffic counts.

Commissioner Sarsfield asked for clarification on the ditch on the east side. If there weren't existing storm water problems then these neighbors would probably not be here. Before we build anything its most important to address the drainage issue. The road being extended is progress.

Mike Krass stated that everything we have control over meets the City standards and recognized standards of the metropolitan area. Once we cross over into the County area we have no control. The County did a storm water study in the area. There are County improvements that we have no control over, including the culverts that have been put in. The tributary area is over 200 acres. The proposed development area is only 9 acres and is insignificant when you compare it to the overall watershed.

Commissioner Meuschke asked about the maintenance agreement and if there are any punitive measures.

Mr. Krass stated yes, a maintenance plan and a continuous annual maintenance bond is required to be provided.

Commissioner Berendzen asked if the City approves this is Cass County obligated to connect Sunset.

Mr. Krass stated that Mr. Cox outlined the steps in the process.

Mr. Zerr stated the City will be working with the County on the alignment of the connection.

Chairman Faulkner stated the connection decision is up to the Cass County Commission.

Mike Krass clarified that although this is being presented as an overall project, Sunset Lane was moving forward independent of the development. It is cleaner to include Sunset Lane as part of this plat. Sunset is an independent project from the development.

Chairman Faulkner asked for clarification on what is before the Commission. It is a 24-lot preliminary plat request that includes streets, lots, detention on 8.62 acres.

Mr. Zerr stated the Commission is dealing with the final portion of a development that was started many years ago and clarified the requirements of preliminary plat consideration.

Commissioner Berendzen asked if a traffic study was done on Sunset.

Mr. Krass stated a traffic study was not done and the reason is that the project has already been approved and initiated by the City Council. Not your typical developer driven project. Council approved the extension of Sunset Lane through the Capital Improvement process.

Motion by Mayor Turnbow, Second by Commissioner Meuschke to accept the staff proposed findings of fact and forward case #16020, Evan Brook 7th Preliminary Plat, to the City Council with a recommendation of approval with the exception that the alignment issues with the pavement width of Sunset Lane be taken care of with the County and that the storm water drainage from the development meet or exceed the requirements of the City.

Chairman Faulkner asked Mr. Zerr if the "exception" is actually a condition.

Mr. Zerr stated the requirement that the development meet City storm water requirements is already a condition. Mr. Zerr stated that Mr. Krass indicated the storm water drainage already meets or exceeds current City requirements as far as the development is concerned and in regards to the alignment you are instructing City staff to work with the County Commission.

Mayor Turnbow clarified his motion by stating the he wanted the City to work with the County with regards to the project so we are working as a team on this. Mayor Turnbow commented that we don't have a development plan at the end of Brook Parkway. We are looking at a plat for the build-out of 24 homes. If we had a developer for the Brook Parkway extension area perhaps that would be where the connection should be. I believe the City has worked with the developer to control traffic in the area.

Chairman Faulkner asked Mr. Zerr to clarify what needs to happen to have a recommendation from the Commission this evening.

Mr. Zerr stated a majority of the full Commission is required to have a recommendation.

Chairman Faulkner stated that 5 votes are needed to have a recommendation forwarded to the City Council.

Mr. Zerr stated that the condition that the City work with the County on the road are going to happen regardless of the conditions presented. As presented the water detention issue at this time does meet City requirements. Any change that comes along that would be the only time that a condition will be kicked in according to the Mayor's motion.

Commissioner Sarsfield asked if the City would be in concert with the County regarding the storm water.

Chairman Faulkner stated that the Commission is looking at a proposed 24-lot subdivision, which is a small part of the watershed. The engineering and the proposed detention area has been presented to us that the subdivision has no material effect on the runoff. The objective of the requirements is that post development runoff not be greater than pre-development runoff. It sounds like there may be quite a problem that this development may not mitigate. The problems outside of the City limits is not something the Commission are in a position to fix.

Vote on Motion:

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

Motion passed 6-1-0.

Chairman Faulkner asked if Mr. Bowie desired to take the opportunity to state the reasons for his opposition.

Mr. Bowie indicated he had no additional comment.

B. Case #16021 - Evan Brook 7th Final Plat

Todd Polk, representing Evans Brothers Construction, spoke for the applicant. Because the preliminary and final plat are going forward together, all the evidence I submitted under the preliminary plat still stands.

Mr. Polk elaborated on a question that was raised during discussion of the preliminary plat. At the southeast corner of the site there are four pipes that allow water to exit the detention basin and flow south. From the flow line of the ditch to the overflow of the structure there is five feet (5'). The detention basin will remain five feet deep after the 24-lot subdivision is constructed. The release rate from the pond will be controlled.

Mr. Polk stated that no matter what detention is done as part of this project there is nothing that will help the downstream water issues that may be occurring. There is a drainage ditch further east that is draining into Dutchman Acres. We have captured all of the water generated by this development in our detention basin.

Jim Cadoret reviewed the staff report for the Commission. The final plat is exactly the same as the preliminary plat. The final plat does fit into the original preliminary plat that was approved back in 1990.

Staff entered into the record the staff report that has been submitted. A development agreement will be prepared between the City and the developer. It will reference the maintenance agreement required for the detention basin.

Staff has submitted proposed findings of fact for consideration by the Commission and recommends the Commission forward the request to the City Council with a recommendation of approval.

Motion by Mayor Turnbow, Second by Commissioner Berendzen to accept the staff proposed findings of fact and forward case #16021, Evan Brook 7th Final Plat, to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 6-1-0.

Chairman Faulkner asked if Mr. Bowie desired to take the opportunity to state the reasons for his opposition.

Mr. Bowie indicated he had no additional comment.

8. City Council Report

Jonathan Zerr gave the City Council report.

9. Staff Report

A. Planning Pipeline

Mr. Cadoret indicated there are four cases for the November 1st Commission meeting and one case for the November 15th meeting. Election of officers will be held at the November 1st meeting.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Sarsfield - no comment

Commissioner Bowie - no comment

Commissioner Fizer - no comment

Commissioner Meuschke - thanked staff for its work this evening and for working with the Commission

Commissioner Berendzen - echoed the comments of Commissioner Meuschke

Mayor Turnbow - stated there are a lot of great things happening in Raymore and that staff did a great job this evening

Chairman Faulkner - thanked staff and thanked the Commissioners for their work

12. Adjournment

Motion by Commissioner Meuschke, Second by Commissioner Berendzen to adjourn the October 18, 2016 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The October 18, 2016 meeting adjourned at 9:19 p.m.

Respectfully submitted,

Jim Cadoret

Raymore Planning and Zoning Commission 2017 Meetings and Deadlines

Planning Commission Meeting Date	Residential Preliminary and Final Plans Submission Deadline	Annexation, Rezoning, Site Plan, Conditional Use Permit Submission Deadline	Park Board (prelim. plat only) Suggested Meeting Date	Final Revisions Submission Deadline	Planning and Zoning Commission Public Hearing Notice		City Council Public Notice Sent to publish	City Council 1st Reading	City Council 2nd Reading
					Sent to publish	Neighbor Notice			
1st and 3rd Tuesdays	60 days prior	Commercial Preliminary and Final 30 days prior to submission deadline	Meeting before revision deadline	10 working days before meeting	3 weeks before meeting (Fri)	2 weeks before meeting (Fri)	3 weeks before meeting (Friday)	usually 1st CC after PZ	usually next meeting following 1st reading
3-Jan	4-Nov	2-Dec	22-Nov	20-Dec	9-Dec	16-Dec	16-Dec	9-Jan	23-Jan
17-Jan	18-Nov	16-Dec	27-Dec	3-Jan	23-Dec	30-Dec	30-Dec	23-Jan	13-Feb
*7-Feb	2-Dec	30-Dec	24-Jan	24-Jan	13-Jan	20-Jan	20-Jan	13-Feb	27-Feb
21-Feb	16-Dec	20-Jan	24-Jan	7-Feb	27-Jan	3-Feb	3-Feb	27-Feb	13-Mar
*7-Mar	6-Jan	3-Feb	24-Jan	21-Feb	10-Feb	17-Feb	17-Feb	13-Mar	27-Mar
21-Mar	20-Jan	17-Feb	28-Feb	7-Mar	24-Feb	3-Mar	3-Mar	27-Mar	10-Apr
4-Apr			No meeting Election Day				17-Mar	10-Apr	24-Apr
18-Apr	17-Feb	17-Mar	21-Mar	4-Apr	24-Mar	31-Mar	31-Mar	24-Apr	8-May
2-May	3-Mar	31-Mar	21-Mar	18-Apr	7-Apr	14-Apr	14-Apr	8-May	22-May
16-May	17-Mar	14-Apr	25-Apr	2-May	21-Apr	28-Apr	28-Apr	22-May	12-Jun
6-Jun	7-Apr	5-May	25-Apr	23-May	12-May	19-May	19-May	12-Jun	26-Jun
20-Jun	21-Apr	19-May	23-May	6-Jun	26-May	2-Jun	2-Jun	26-Jun	10-Jul
4-Jul			No meeting - Holiday				16-Jun	10-Jul	24-Jul
18-Jul	19-May	16-Jun	27-Jun	4-Jul	23-Jun	30-Jun	30-Jun	24-Jul	14-Aug
*1-Aug	2-Jun	30-Jun	27-Jun	18-Jul	7-Jul	14-Jul	21-Jul	14-Aug	28-Aug
15-Aug	16-Jun	14-Jul	25-Jul	1-Aug	21-Jul	28-Jul	4-Aug	28-Aug	11-Sep
5-Sep	7-Jul	4-Aug	25-Jul	22-Aug	11-Aug	18-Aug	18-Aug	11-Sep	25-Sep
19-Sep	21-Jul	18-Aug	22-Aug	5-Sep	25-Aug	1-Sep	1-Sep	25-Sep	9-Oct
3-Oct	4-Aug	1-Sep	22-Aug	19-Sep	8-Sep	15-Sep	15-Sep	9-Oct	23-Oct
17-Oct	18-Aug	15-Sep	26-Sep	3-Oct	22-Sep	29-Sep	29-Sep	23-Oct	13-Nov
7-Nov	1-Sep	6-Oct	26-Sep	24-Oct	13-Oct	20-Oct	20-Oct	13-Nov	27-Nov
21-Nov	15-Sep	20-Oct	24-Oct	7-Nov	27-Oct	3-Nov	3-Nov	27-Nov	11-Dec
5-Dec	6-Oct	3-Nov	24-Oct	21-Nov	10-Nov	17-Nov	17-Nov	11-Dec	25-Dec
19-Dec	20-Oct	17-Nov	28-Nov	5-Dec	24-Nov	1-Dec	1-Dec	25-Dec	8-Jan

A Public Hearing is Required for Annexation, Preliminary Plat, Rezoning, and Conditional Use Permits.

~ All applicants are required to meet with the City's Development Review Committee (DRC) prior to making any application.

~ The DRC meets by appointment with applicants. An appointment can be scheduled by calling the Community Development Department at 816.892.3030

~ All applications must be complete upon submittal. A complete application and submission includes all required engineering plans.

* Meeting may be cancelled if elections are held and Council room is used as a voting place.



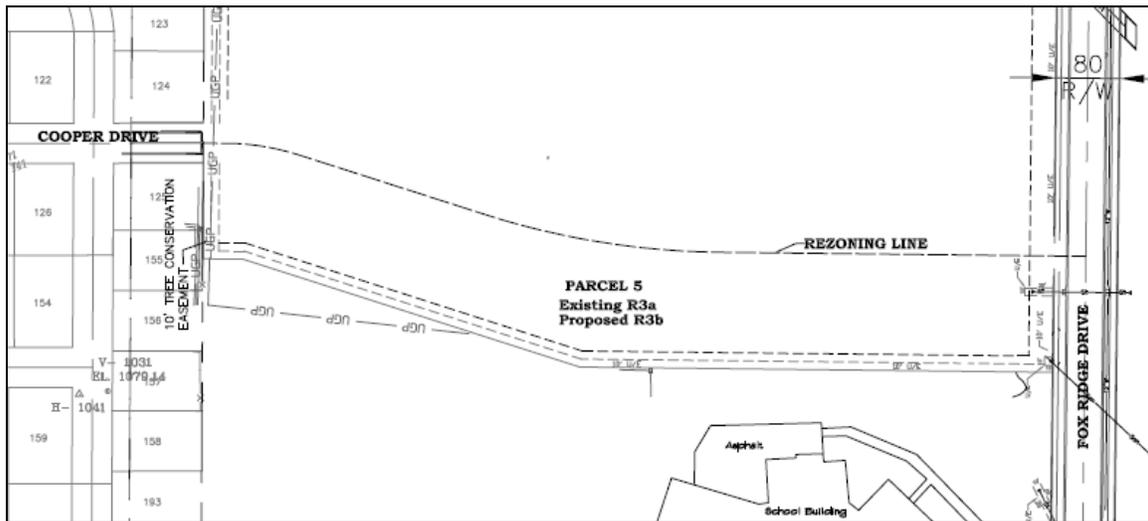
To: Planning and Zoning Commission
From: City Staff
Date: November 1, 2016
Re: **Case #16023 Reclassification of Zoning - Eagle Glen Parcel 5**

GENERAL INFORMATION

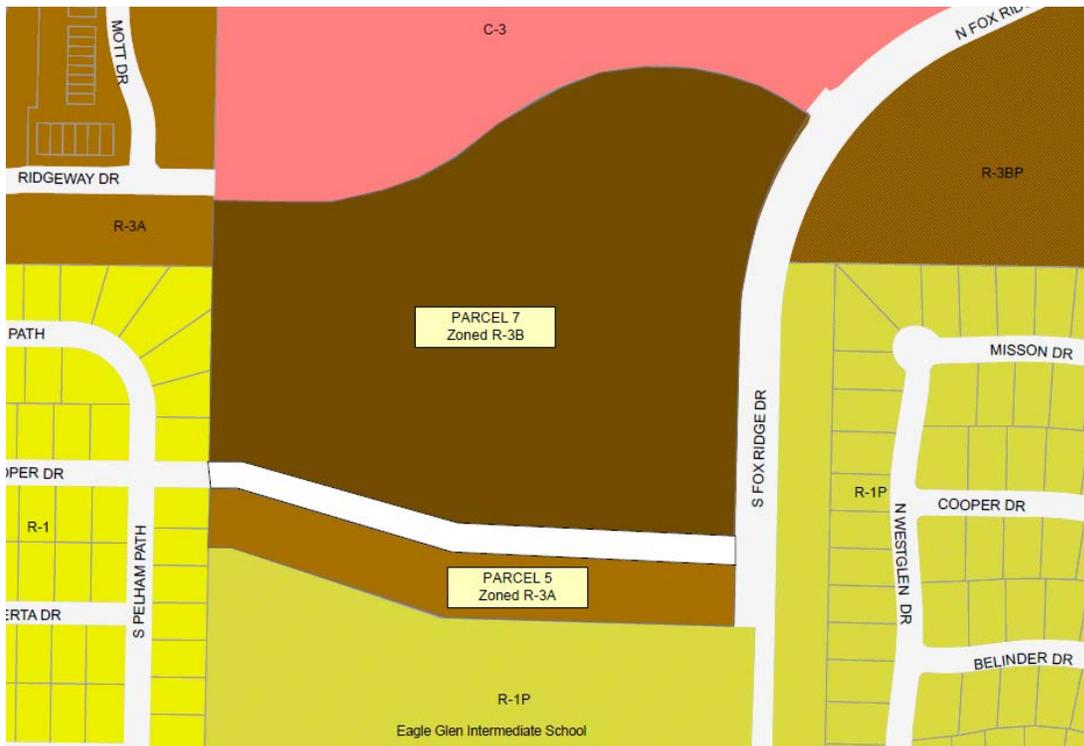
**Applicant/
Property Owner:** Great Plains Real Estate Developments, LLC
Randal Leimer
4400 Shawnee Mission Parkway Suite 202
Fairway, KS 66205

Requested Action: To reclassify the zoning of Eagle Glen Parcel 5 from R-3A "Multiple Family Residential District" to R-3B "Apartment Community Residential District"

Property Location: Parcel 5 is located immediately north of Eagle Glen School on the west side of Foxridge Drive



Existing Zoning: "R-3A" Multiple-Family Residential District



2016 Aerial Photograph



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

Major Street Plan: The Major Thoroughfare Plan Map classifies Fox Ridge Drive as a Major Collector.

Legal Description:

All that part of the Northeast Quarter of Section 17, Township 46 North, Range 32 West in the City of Raymore, Cass County, Missouri, more particularly described as follows:

Commencing at a 3 inch aluminum monument at the Southwest corner of the Southeast Quarter of said Section 17, thence North 90 degrees 00 minutes 00 seconds East along the South line of said Southeast Quarter, a distance of 90.00 feet; thence North 00 degrees 17 minutes 12 seconds East along the East lines of FOXHAVEN 7th AND 9th PLATS and along the West line of EAGLE GLEN SUBDIVISION - PARCEL 4, all subdivisions in Raymore, Cass County, Missouri, said line being 90.00 feet East of and parallel to the West line of said Southeast Quarter, a distance of 2,651.63 feet to a point on the South line of said Northeast Quarter, said point being North 89 degrees 57 minutes 41 seconds East, 90.00 feet from the Southwest corner of said Northeast Quarter; thence North 00 degrees 18 minutes 22 seconds East along the East lines of FOXHAVEN 5TH, 6TH AND 7th PLATS and along the West line of EAGLE GLEN SUBDIVISION - PARCEL 4, all subdivisions in the City of Raymore, Cass County, Missouri, said line being 90.00 feet East of and parallel to the West line of said Northeast Quarter, a distance of 764.07 feet to the point of beginning, said point being the Northwest corner of EAGLE GLEN SUBDIVISION - PARCEL 4, a subdivision in Raymore, Cass County, Missouri; thence continuing North 00 degrees 18 minutes 22 seconds East along the East Lines of FOXHAVEN 4th AND 5th PLATS, subdivisions in the City of Raymore, Cass County, Missouri, a distance of 144.19 feet; thence South 89 degrees 41 minutes 38 seconds East, a distance of 28.87 feet; thence along a curve to the right having a radius of 300.00 feet, a central angle of 17 degrees 25 minutes 12 seconds and tangent to the last described course, an arc distance of 91.21 feet; thence South 72 degrees 16 minutes 25 seconds East, a distance of 243.30 feet; thence along a curve to the right having a radius of 1000.00 feet, a central angle of 17 degrees 05 minutes 36 seconds and tangent to the last described course, an arc distance of 298.33 feet; thence South 89 degrees 22 minutes 01 seconds East, a distance of 418.08 feet to a point on the West line of EAGLE GLEN SUBDIVISION 3rd PLAT, a subdivision in the City of Raymore, Cass County, Missouri; thence South 00 degrees 37 minutes 54 seconds West along the West line of EAGLE GLEN SUBDIVISION 3rd PLAT, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 145.01 to the Northeast corner of EAGLE GLEN SUBDIVISION-PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri; thence North 89 degrees 22 minutes 01 seconds West along the North line of EAGLE GLEN SUBDIVISION-PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 590.15 feet; thence North 72 degrees 16 minutes 25 seconds West along the North line of EAGLE GLEN SUBDIVISION-PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 441.87 feet; thence North 89 degrees 41 minutes 38 seconds West along the North line of EAGLE GLEN SUBDIVISION-PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 50.00 feet to the point of beginning, containing 3.6 acres more or less.

Advertisement: October 13, 2016 **Journal** newspaper

Public Hearing: November 1, 2016 Planning and Zoning Commission

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning of Eagle Glen Parcel 5 from R-3A "Multiple-Family Residential District" to R-3B "Apartment Community Residential District".

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The current configuration of Parcel 5 was created as part of the revised Eagle Glen Preliminary Plat that was approved on October 10, 2011.
2. The current zoning of Parcel 5 was established on October 10, 2011.
3. The 5th amendment to the Eagle Glen Master Development Agreement, approved on October 10, 2011, limits the maximum density on Parcels 5 and 7 combined to four-hundred (400) units.
4. The 6th amendment to the Eagle Glen Master Development Agreement, approved on December 8, 2014, specifies water quality actions that must be taken by the developer of Parcels 5 and 7 at the time development occurs.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

The Good Neighbor meeting was held on October 12, 2016. Three neighbors attended the meeting. The applicant provided an overview of the request and displayed illustrations of the proposed rezoning and revised preliminary plat.

Neighbors asked questions about traffic impacts of the proposed development; required landscape buffers; density of the proposed development; and the type of apartments proposed.

Randal Leimer and Pete Oppermann were present to represent the applicant. Mr. Oppermann is the project Landscape Architect and shared comments on proposed buffers, landscaping, and potential building orientations.

No specific objections were raised by the residents.

STAFF COMMENTS

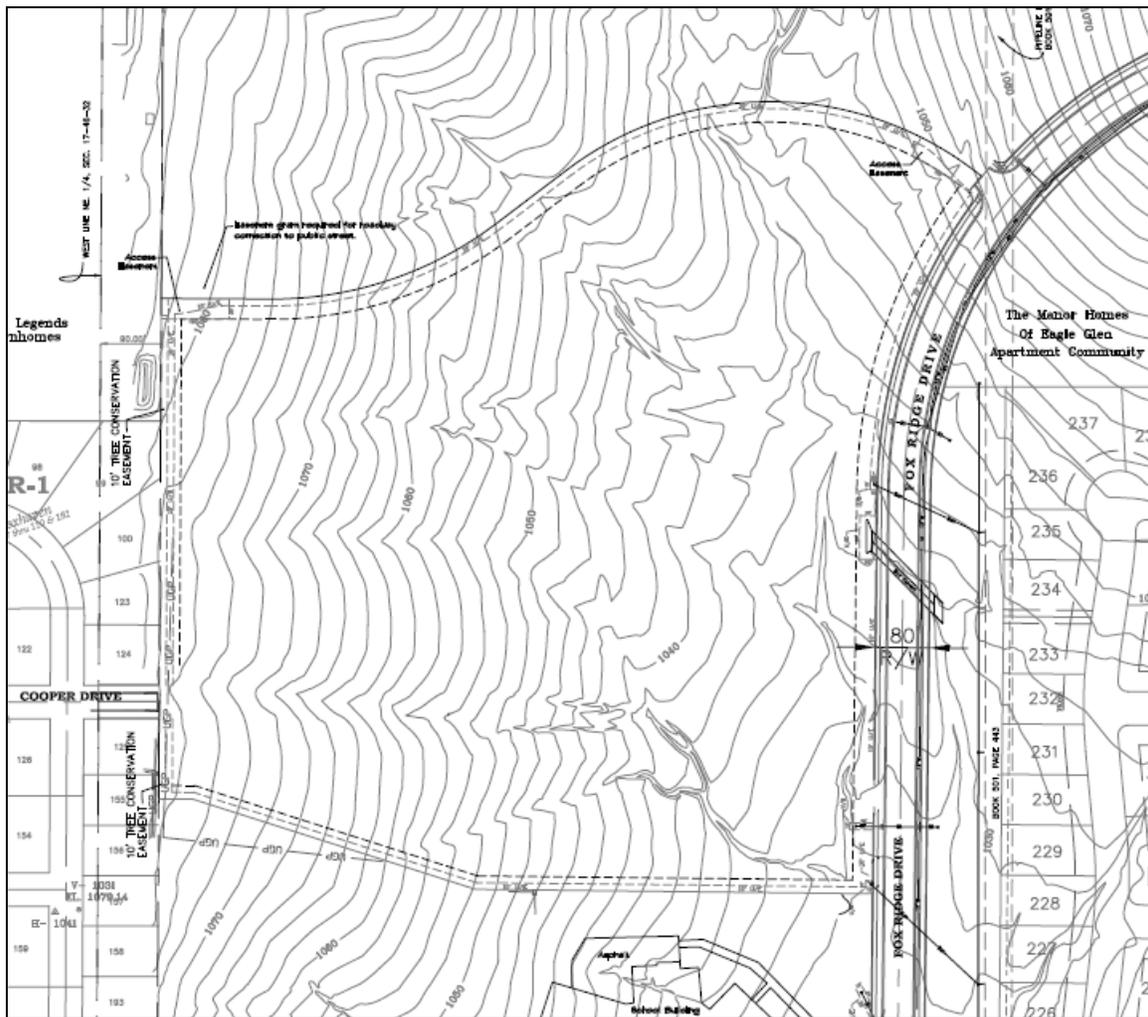
1. The current zoning of Parcel 5 allows for townhomes, 4-plex structures, and other multi-family structures to be constructed. These units could be independently owned or could be collectively owned by one entity.
2. Building setbacks are the same for the R-3A district and the R-3B district.

	R-3A	R-3B
Minimum Lot Area		
per lot	12,000 sq ft	12,000 sq ft
per dwelling unit	2,000 sq ft	2,000 sq ft
Minimum Lot Width (ft.)	90	90
Minimum Lot Depth (ft.)	120	120
Yards, Minimum (ft.)		
Front	30	30
rear	30	30
side corner	30	30
side	10	10
Maximum Building Height (feet)	50	50
Maximum Building Coverage (%)	40	40

3. The established maximum allowable density of four hundred (400) units for Parcels 5 and 7 combined will not be changed if the proposed reclassification of zoning for Parcel 5 is approved. This is a reduction from the maximum density of five hundred forty-two (542) units that would normally be allowed by the UDC.

4. The R-3B “Apartment Community Residential Zoning District” is intended to accommodate multiple-family residential development where there are sufficient services and infrastructure to support higher density residential development. The principal use of the land in this district is multiple-family development that is planned and developed only on a lot or tract under single ownership or unified control.

5. Parcel 5 and Parcel 7 are currently separated by the proposed extension of Cooper Drive from Foxhaven subdivision east to connect with Fox Ridge Drive. If the reclassification of zoning is approved the developer is proposing a revised preliminary plat that eliminates Cooper Drive extension and combines parcels 5 and 7 as illustrated below:



6. A type “A” landscape buffer is required under the R-3A and R-3B district. No additional buffer is required due to the reclassification of zoning to R-3B.

7. Any development upon the property will require site plan approval from the Planning and Zoning Commission.
8. The use of Parcel 5 and Parcel 7 for multiple-family development was part of the initial Preliminary Plat approved for Eagle Glen subdivision in 1999.
9. The South Metropolitan Fire Protection District was consulted on the proposed reclassification of zoning. The District has requested that a fire lane access be provided in the northwest corner of Parcel 7 to connect with Ridgeway Drive at the time the parcel is developed.
10. The Raymore-Peculiar School District was consulted on the proposed reclassification of zoning. Generally the development of apartment units results in a lower number of school children than a comparable number of townhome units. Sidewalk connectivity will be required between the school and any development on Parcel 5 and Parcel 7.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a rezoning request. Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

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

The character of the surrounding neighborhood is a mixture of single-family detached residential, apartment community, school and undeveloped land.

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

The physical character of the area is a hillside area that slopes down from the Foxhave residential neighborhood to the east towards Fox Ridge Drive. Development upon the property will likely need to be terraced into the existing slope of the property.

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

The requested rezoning is consistent with the goals and objectives of the Growth Management Plan. The Future Land Use Plan Map designates the property as appropriate for medium and high density land use. The use of the property for multi-family development has been planned for many years. The provision of various housing options is a specific goal of the Growth Management Plan

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

The subject property is less suitable to the existing zoning than the proposed zoning. The existing zoning necessitates the construction of a roadway to serve the individual townhome units as proposed. The roadway would have a significant slope towards Fox Ridge Drive. Under the proposed zoning district the need for the roadway is eliminated and allows for a more cohesive development to occur.

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

Recent development near the subject property has included single-family detached homes to the east across Fox Ridge Drive and the Manor Homes Apartment Community to the northeast across Fox Ridge Drive.

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

The zoning amendment should not detrimentally affect nearby property. The subject property has been planned for multiple-family residential units since the Eagle Glen subdivision was approved in 1999. The amendment to apartment zoning is consistent with the existing apartments to the northeast.

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

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

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

The subject property is currently suitable for the uses to which it has been restricted. The purpose of the rezoning is to allow for a cohesive apartment community to be developed.

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

The property has always been vacant.

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

The rezoning is in the public interest. The proposed amendment will establish an apartment community in the heart of the City near shopping and schools.

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

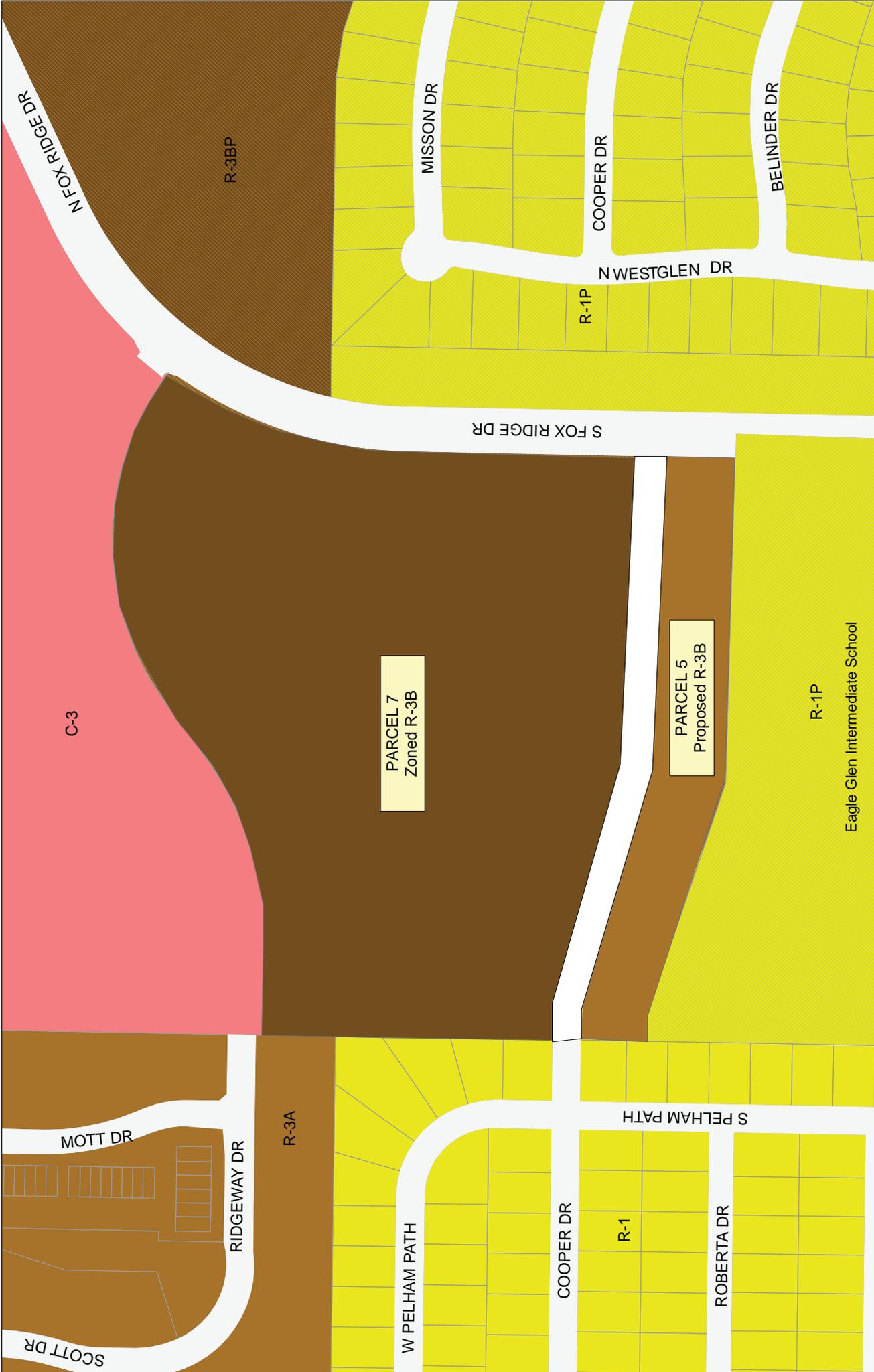
There is no gain to the public health, safety and welfare to deny the application. The property can still be developed for multiple family dwelling units.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	November 1, 2016	November 14, 2016	November 28, 2016

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16023, reclassification of zoning of Eagle Glen Parcel 5, to the City Council with a recommendation of approval.



N FOX RIDGE DR

R-3BP

MISISON DR

COOPER DR

BELINDER DR

N WESTGLEN DR

R-1P

S FOX RIDGE DR

C-3

PARCEL 7
Zoned R-3B

PARCEL 5
Proposed R-3B

R-1P

Eagle Glen Intermediate School

MOTT DR

RIDGEWAY DR

R-3A

W PELHAM PATH

S PELHAM PATH

COOPER DR

R-1

ROBERTA DR

SCOTT DR

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works
CC: File
Date: October 27, 2016
Re: Eagle Glen Rezone parcel 5 and 7

The Engineering Department has reviewed the application for Eagle Glen Rezone of parcel 5 and 7 and offers the following comments.

The subject property is located on the north of the intersection of Fox Ridge Drive and Johnston Drive.

Transportation System

Access to the development will be via Fox Ridge Drive. No improvements will be needed to Foxridge Drive.

Saniitary Sewer:

The lot will be served by an existing 8 inch sanitary sewer that is located approximately 1240 feet north of the intersection of Fox Ridge Drive and Johnston Drive.

Water System:

The site will be served by the existing 12 inch waterline in Fox Ridge Drive.

Storm Water Quality:

Rain gardens or various bmp's including a stormwater treatment maintenance agreement will be provided to meet water quality standards and control runoff.

Summary

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



To: **Planning and Zoning Commission**
From: **City Staff**
Date: **November 1, 2016**
Re: **Case #16024 - Eagle Glen Parcels 5 and 7 Preliminary Plat**

GENERAL INFORMATION

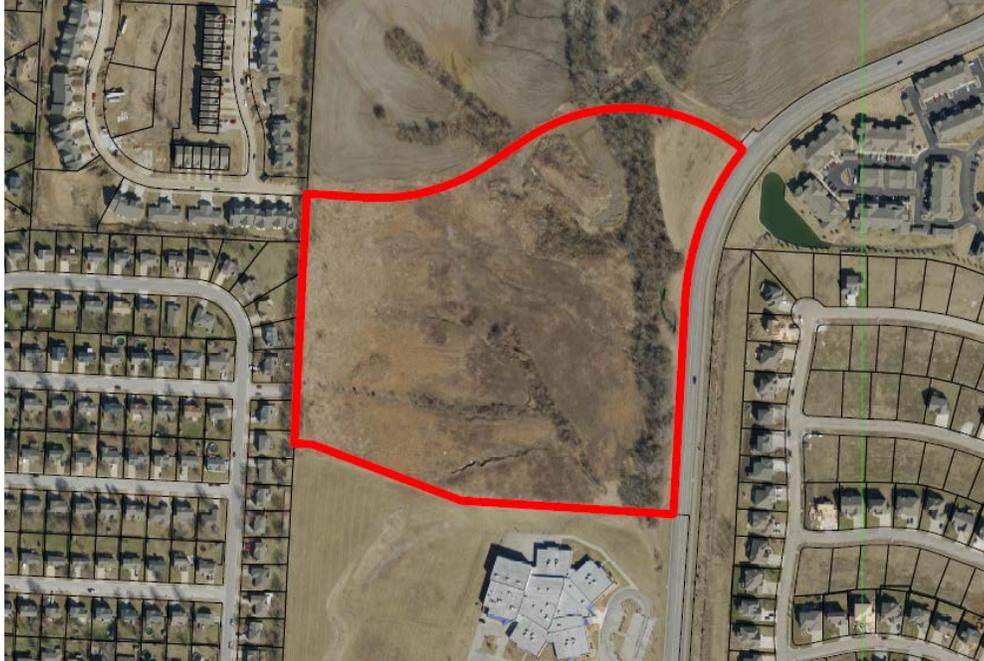
Applicant/Owner: Great Plains Real Estate Developments LLC
Randal Leimer
4400 Shawnee Mission Parkway Suite 202
Fairway, KS 66205

Requested Action: Preliminary Plat Approval for Eagle Glen Parcels 5 and 7

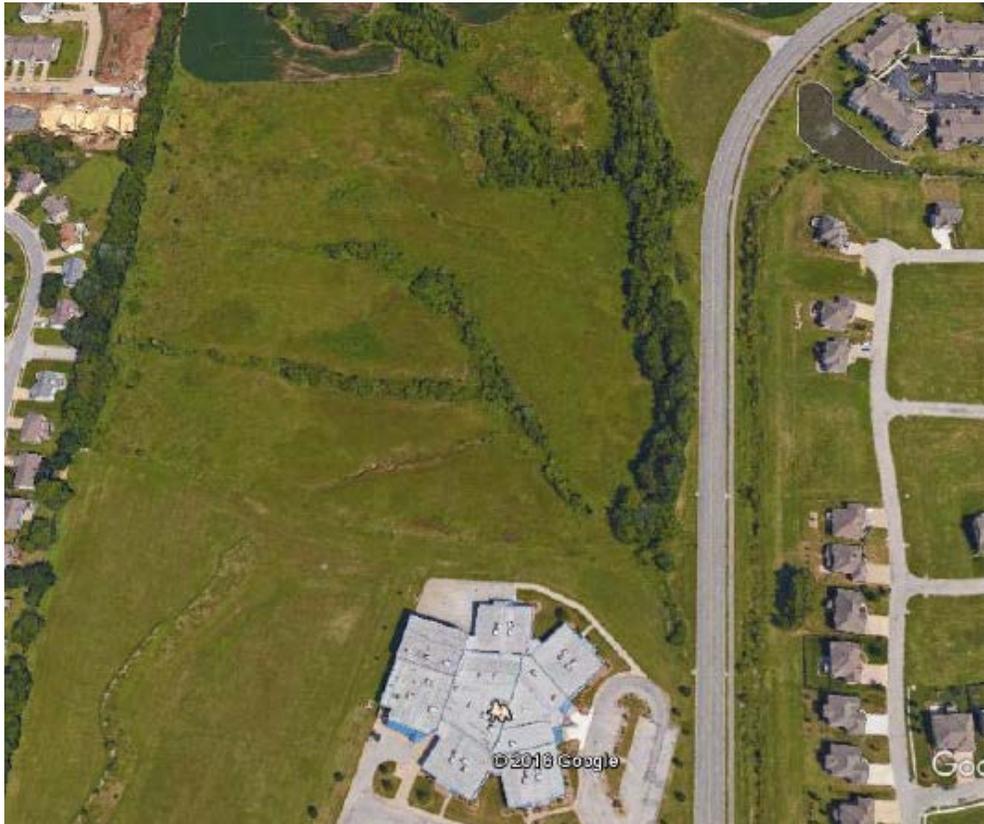
Property Location: North of Eagle Glen School on west side of Fox Ridge Drive



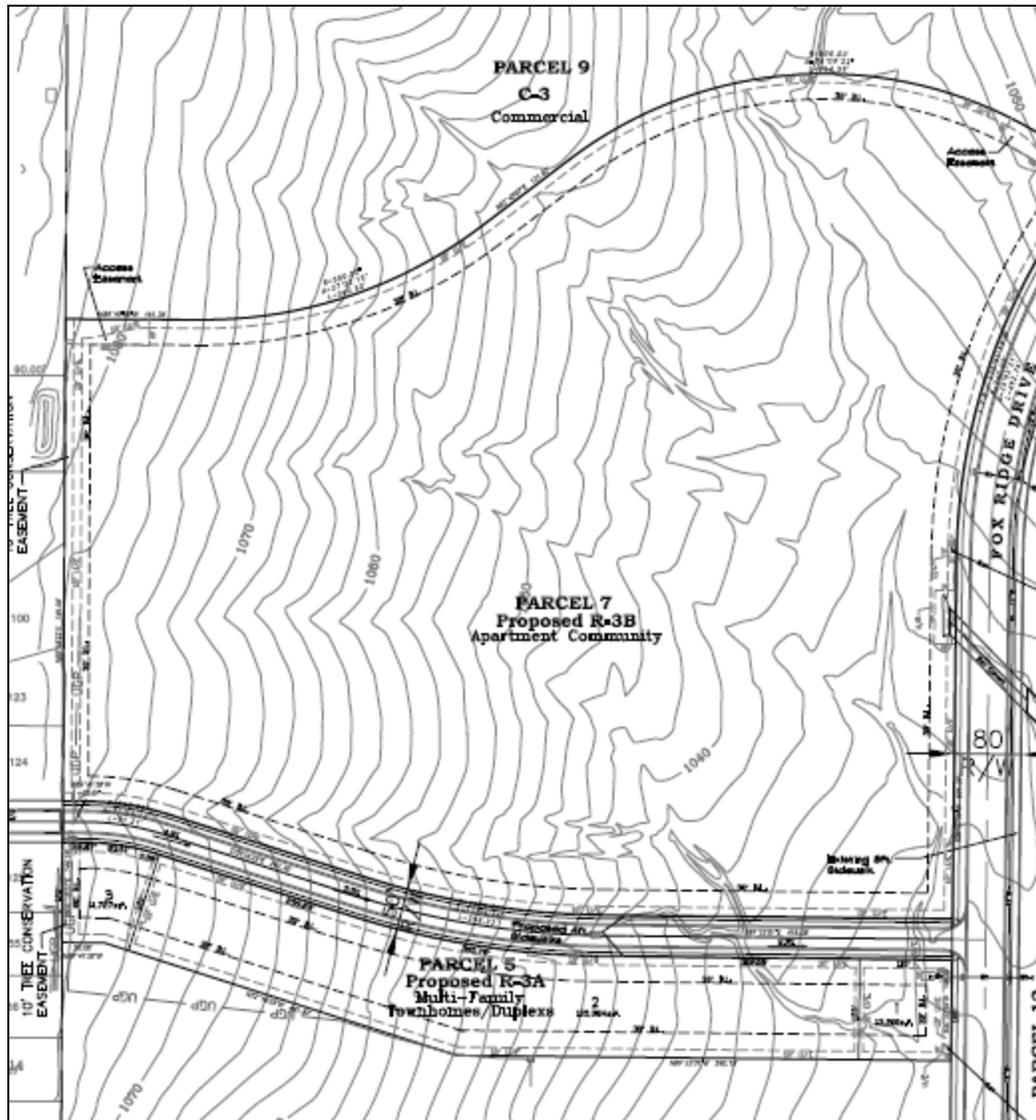
2016 Aerial Photograph



Google Earth Image



Existing Approved Preliminary Plat



The existing approved preliminary plat has Parcel 5 located to the south of a proposed extension of Cooper Drive from Foxhaven subdivision east to connect with Fox Ridge Drive. Parcel 7 is located north of Cooper Drive. Parcel 5 was planned for multi-family townhomes and duplexes and Parcel 7 was planned for an apartment community.

Surrounding Zoning:

North: C-3 – Regional Commercial (undeveloped)
South: R-1P - Single Family Planned Residential (Eagle Glen School)
East: R-1 – Single Family Residential (Foxhaven subdivision)
West: R-1P - Single Family Planned Residential (Eagle Glen subdivision)

Tract Size: 24.9 acres

Legal Description:

All that part of the Northeast Quarter of Section 17, Township 46 North, Range 32 West in the City of Raymore, Missouri, more particularly described as follows:

Commencing at a 3 inch aluminum monument at the Southwest corner of the Southeast Quarter of said Section 17, thence North 90 degrees 00 minutes 00 seconds East along the South line of said Southeast Quarter, a distance of 90.00 feet; thence North 00 degrees 17 minutes 12 seconds East along the East line of FOXHAVEN 7th AND 9th PLATS and along the West line of EAGLE GLEN SUBDIVISION - PARCEL 4, all subdivisions in Raymore, Cass County, Missouri, said line being 90.00 feet East of and parallel to the West line of said Southeast Quarter, a distance of 2,651.63 feet to a point on the South line of said Northeast Quarter, said point being North 89 degrees 57 minutes 41 seconds East, 90.00 feet from the Southwest corner of said Northeast Quarter; thence North 00 degrees 18 minutes 22 seconds East along the East lines of FOXHAVEN 5th, 6th AND 7th PLATS and along the West line of EAGLE GLEN SUBDIVISION - PARCEL 4, all subdivisions in the City of Raymore, Cass County, Missouri, said line being 90.00 feet East of and parallel to the West line of said Northeast Quarter, a distance of 764.07 to the point of beginning, said point being the Northwest corner of EAGLE GLEN SUBDIVISION - PARCEL 4, a subdivision in Raymore, Cass County, Missouri; thence continuing North 00 degrees 18 minutes 22 seconds East along the East lines of FOXHAVEN 3rd, 4th AND 5th PLATS AND RESURVEY OF CENTAUR-PEETWOOD FARM, all subdivisions in the City of Raymore, Cass County, Missouri, said line being 90.00 feet East of and parallel to the West line of said Northeast Quarter, a distance of 745.00 feet; thence South 89 degrees 41 minutes 38 seconds East, a distance of 161.36 feet; thence along a curve to the left having a radius of 550.00 feet, a central angle of 37 degrees 33 minutes 15 seconds and tangent to the last described course, an arc distance of 360.50 feet; thence North 52 degrees 45 minutes 07 seconds East, a distance of 131.82 feet; thence along a curve to the right having a radius of 500.00 feet, a central angle of 76 degrees 09 minutes 22 seconds and tangent to the last described course, an arc distance of 664.59 feet to a point on the West line of EAGLE GLEN SUBDIVISION 3rd PLAT, a subdivision in the City of Raymore, Cass County, Missouri, said point also being on the centerline of Kimberwick Drive; thence South 39 degrees 12 minutes 18 seconds West along the West line of said subdivision, a distance of 30.00 feet to a point on the existing South right of way of Kimberwick Drive; thence along a curve to the right having a radius of 15.00 feet, a central angle of 86 degrees 47 minutes 58 seconds and an initial tangent bearing of South 51 degrees 06 minutes 39 seconds East, an arc distance of 22.72 feet to a point on the existing West right of way line of North Fox Ridge Drive; thence Southeasterly along said West right of way line and along a curve to the left having an initial tangent bearing of South 35 degrees 41 minutes 19 seconds West, a radius of 740.00 feet and a central angle of 35 degrees 03 minutes 21 seconds, an arc distance of 452.76 feet; thence South 00 degrees 37 minutes 59 seconds West along said right of way line, a distance of 601.32 feet to the Northeast corner of EAGLE GLEN SUBDIVISION - PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri; thence North 89 degrees 22 minutes 01 seconds West along the North line of EAGLE GLEN SUBDIVISION - PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 590.15 feet; thence North 72 degrees 16 minutes 25 seconds West along the North line of EAGLE GLEN SUBDIVISION - PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 441.87 feet; thence North 89 degrees 41 minutes 38 seconds west along the North line of EAGLE GLEN SUBDIVISION - PARCEL 4, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 50.00 feet to the point of beginning, containing 24.9 acres more or less.

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Fox Ridge Drive as a Major Collector.

Advertisement: October 13, 2016 **Journal** newspaper

Public Hearing: November 1, 2016 Planning and Zoning Commission

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report

Additional exhibits as presented during hearing

PROPOSAL

The applicant is requesting preliminary plat approval for Eagle Glen Subdivision Parcels 5 and 7, located north of Eagle Glen School on the west side of Fox Ridge Drive.

PRELIMINARY PLAT REQUIREMENTS

The following section of the Unified Development Code is applicable to this application:

Section 470.110: Preliminary Plats

A. Applications

- 1.** An application for a preliminary plat may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
- 2.** For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

B. Memorandum of Understanding

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

C. Procedure

1. Pre-Application Conference

Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.

2. Development Review Committee and Other Agency Review

a. Upon receipt of a complete application, the Community Development Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the Development Review Committee for compliance with applicable regulations of this Code.

b. The Community Development Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:

- (1) Fire District;
- (2) Police Department;
- (3) School District;
- (4) State Highway Department (if the subdivision is adjacent to a State Highway); and
- (5) any utility companies providing gas, electric or telephone service in or near the subdivision.

c. The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.

d. If a report has not been returned to the office of the Community Development Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

3. Planning and Zoning Commission Public Hearing

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

4. Planning and Zoning Commission Recommendation

a. The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Community

Development Director, or at the next regular meeting for which the plat may be scheduled.

b. The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.

c. If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.

d. If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval, subject to conditions.

e. If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.

f. If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Community Development Director.

5. City Council Public Hearing

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

6. City Council Action

a. The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.

b. If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.

c. If the City Council approves an application, it will adopt a resolution to that effect.

7. Findings of Fact

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

- a. the preliminary plat will not adversely affect the appropriate use of neighboring property;
- b. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;
- c. the preliminary plat will not impose undue burden upon existing public services and facilities; and
- d. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

8. Effect of Approval of Preliminary Plat

a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:

- (1) a final plat application is submitted within one year of the date of preliminary plat approval;
- (2) upon the request of the subdivider, the City Council grants an extension; or
- (3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.

b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

9. Extension of Preliminary Plat

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing.

PREVIOUS PLANNING ACTIONS ON THE PROPERTY

1. The current configuration of Parcels 5 and 7 were created as part of the revised Eagle Glen Preliminary Plat that was approved on October 10, 2011.

2. The current zoning of Parcels 5 and 7 was established on October 10, 2011.
3. The 5th amendment to the Eagle Glen Master Development Agreement, approved on October 10, 2011, limits the maximum density on Parcels 5 and 7 combined to four-hundred (400) units.
4. The 6th amendment to the Eagle Glen Master Development Agreement, approved on December 8, 2014, specifies water quality actions that must be taken by the developer of Parcels 5 and 7 at the time development occurs.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

The Good Neighbor meeting was held on October 12, 2016. Three neighbors attended the meeting. The applicant provided an overview of the request and displayed illustrations of the proposed rezoning and revised preliminary plat.

Neighbors asked questions about traffic impacts of the proposed development; required landscape buffers; density of the proposed development; and the type of apartments proposed.

Randal Leimer and Pete Oppermann were present to represent the applicant. Mr. Oppermann is the project Landscape Architect and shared comments on proposed buffers, landscaping, and potential building orientations.

No specific objections were raised by the residents.

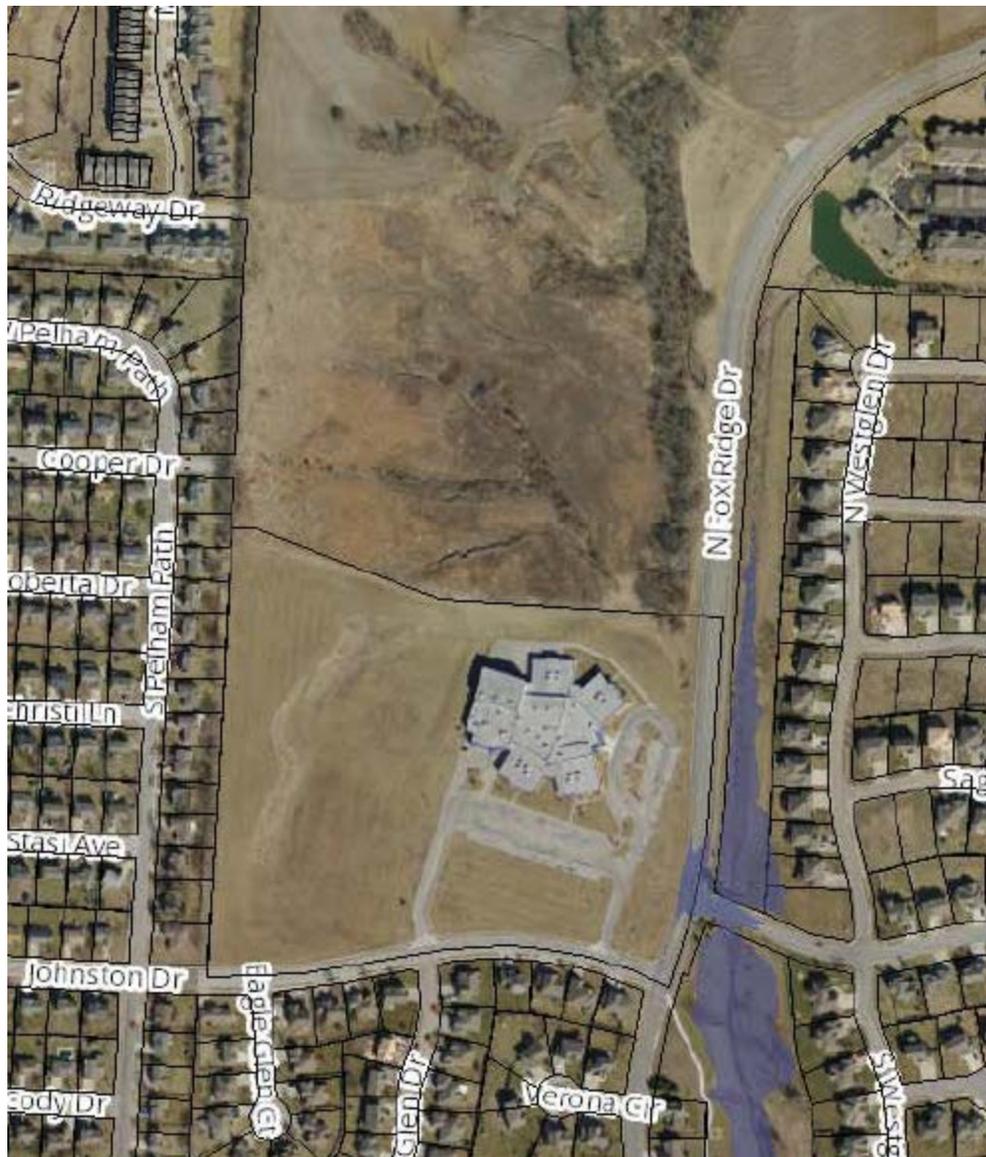
ENGINEERING DIVISION COMMENTS

See attached memorandum from the Engineering Division.

STAFF COMMENTS

1. The current Preliminary Plat, initially approved on October 10, 2011, is set to expire on December 31, 2016.
2. Prior to the development of the property a final plat application must be submitted to and approved by the City.
3. Any development upon the property will require site plan approval from the Planning and Zoning Commission.

4. The proposed preliminary plat will eliminate the extension of Cooper Drive from the Foxhaven subdivision east to connect with Fox Ridge Drive. The plat will also combine Parcels 5 and 7 into one lot. Principal access to the lot would be off of Fox Ridge Drive, with emergency fire access off of Ridgeway Drive at the northwest corner of the property.
5. There is no flood plain on the property. Flood plain area does exist on the east side of Fox Ridge Drive. There are two drainage ditches that converge on the property and exit in the southeast corner of the site and go under Fox Ridge Drive to the drainage ditch on the east side of the road.



6. According to Section 700.020B5 of the Raymore City Code the applicant, in order to facilitate the orderly continuation of the City's wastewater collection system, shall install wastewater mains to the furthest point of the property in

order to serve lands that are currently not served. Parcel 9 is not currently served by the City wastewater collection system. Infrastructure plans are required to be prepared when the final plat for Parcel 5 and/or Parcel 7 is submitted.

7. The applicant has committed to installing off-site improvements in the stream channel that is located along the east side of Fox Ridge Drive. The applicant has submitted plans that illustrate the location of rock check dams that will be installed in the stream channel in order to reduce the velocity of the water in the stream and reduce potential erosion of the stream channel. The check dams will be required to be installed as part of the erosion control measures when site grading begins.
8. A property owner can commence site grading and installation of public improvements once a preliminary plat is approved. The applicable construction plans must be approved by the Director of Public Works prior to commencement of any construction activity.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. **the preliminary plat will not adversely affect the appropriate use of neighboring property;**

The preliminary plat will not adversely affect the appropriate use of neighboring property. Adjacent land area is currently a mix of single-family residential, institutional (school), multi-family and undeveloped land. The land use of the proposed preliminary plat is multi-family residential.

2. **the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;**

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans.

3. **the preliminary plat will not impose undue burden upon existing public services and facilities; and**

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service. There is sufficient capacity in the sanitary sewer system to support full development of the property. The road network was designed to accommodate full development of the property. Potable water is supplied by the City of Raymore.

4. **the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.**

There is sufficient capacity in the water and sanitary sewer systems to support full development of the property. The road network was designed to accommodate full development of the property. Storm water detention facilities will be constructed to control storm water runoff from development on the property. Costs associated with extension of any water, sanitary sewer lines, or storm sewer lines will be borne by the property owner.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Public Hearing	November 1, 2016	November 14, 2016

STAFF RECOMMENDATION

Staff supports the removal of the connection of Cooper Drive. While additional connectivity can be beneficial, there are adequate existing road connections between Foxhaven Subdivision and Eagle Glen Subdivision.

Combining Parcels 5 and 7 will create a more cohesive development. Multi-family development has been approved for the parcels since the Eagle Glen Subdivision was approved in 1999 and before any single-family homes were constructed in Eagle Glen. The proposed preliminary plat does not extend the area where multi-family development was planned.

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #16024 Eagle Glen Parcels 5 and 7 Preliminary Plat to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works
CC: File
Date: October 27, 2016
Re: Eagle Glen Rezone parcel 5 and 7

The Engineering Department has reviewed the application for Eagle Glen Rezone of parcel 5 and 7 and offers the following comments.

The subject property is located on the north of the intersection of Fox Ridge Drive and Johnston Drive.

Transportation System

Access to the development will be via Fox Ridge Drive. No improvements will be needed to Foxridge Drive.

Saniitary Sewer:

The lot will be served by an existing 8 inch sanitary sewer that is located approximately 1240 feet north of the intersection of Fox Ridge Drive and Johnston Drive.

Water System:

The site will be served by the existing 12 inch waterline in Fox Ridge Drive.

Storm Water Quality:

Rain gardens or various bmp's including a stormwater treatment maintenance agreement will be provided to meet water quality standards and control runoff.

Summary

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



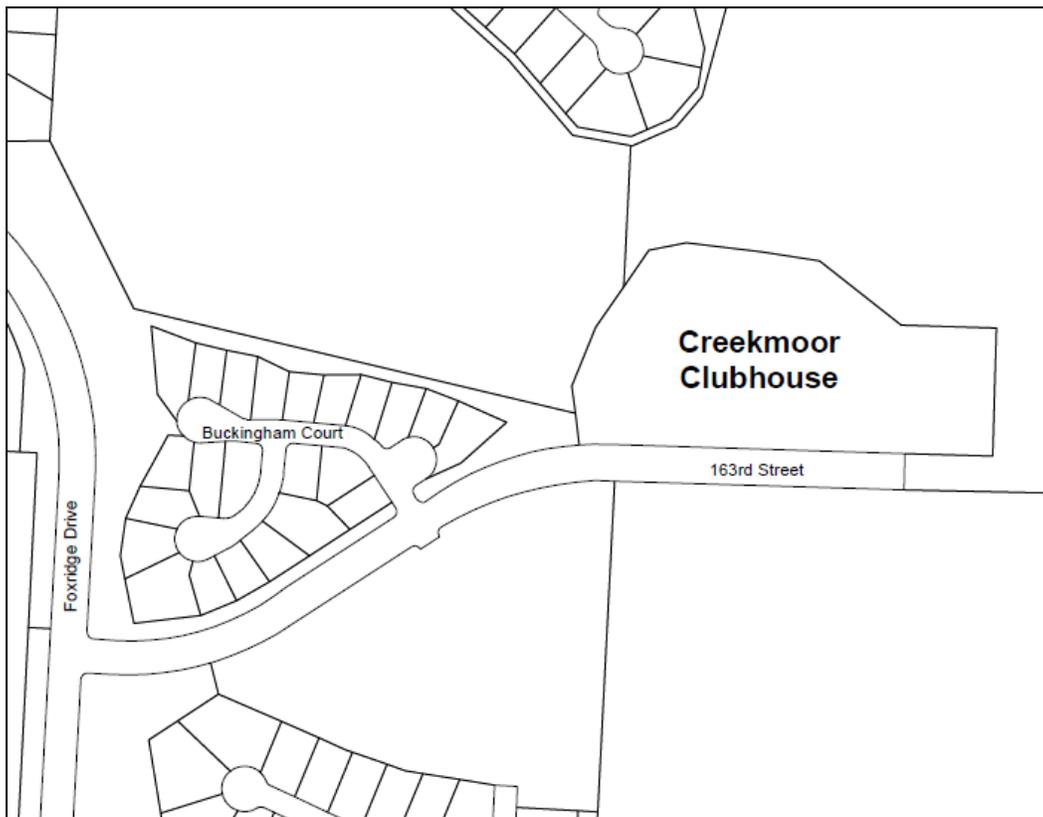
To: **Planning and Zoning Commission**
From: **City Staff**
Date: **November 1, 2016**
Re: **Case #16022 - Creekmoor Clubhouse Site Plan Amendment**

GENERAL INFORMATION

**Applicant/
Property Owner:** Creekmoor Property Owners Association
1112 E. 163rd Street
Raymore, MO 64083

Requested Action: Amendment to Site plan for Creekmoor Clubhouse

Property Location: North side of 163rd Street, east of Foxridge Drive



2016 Aerial Photograph:



Google Earth Image



Existing Zoning:

PUD "Planned Unit Development District"

Existing Surrounding Uses:

North: Creekmoor Golf Course

South: Undeveloped

East: Undeveloped

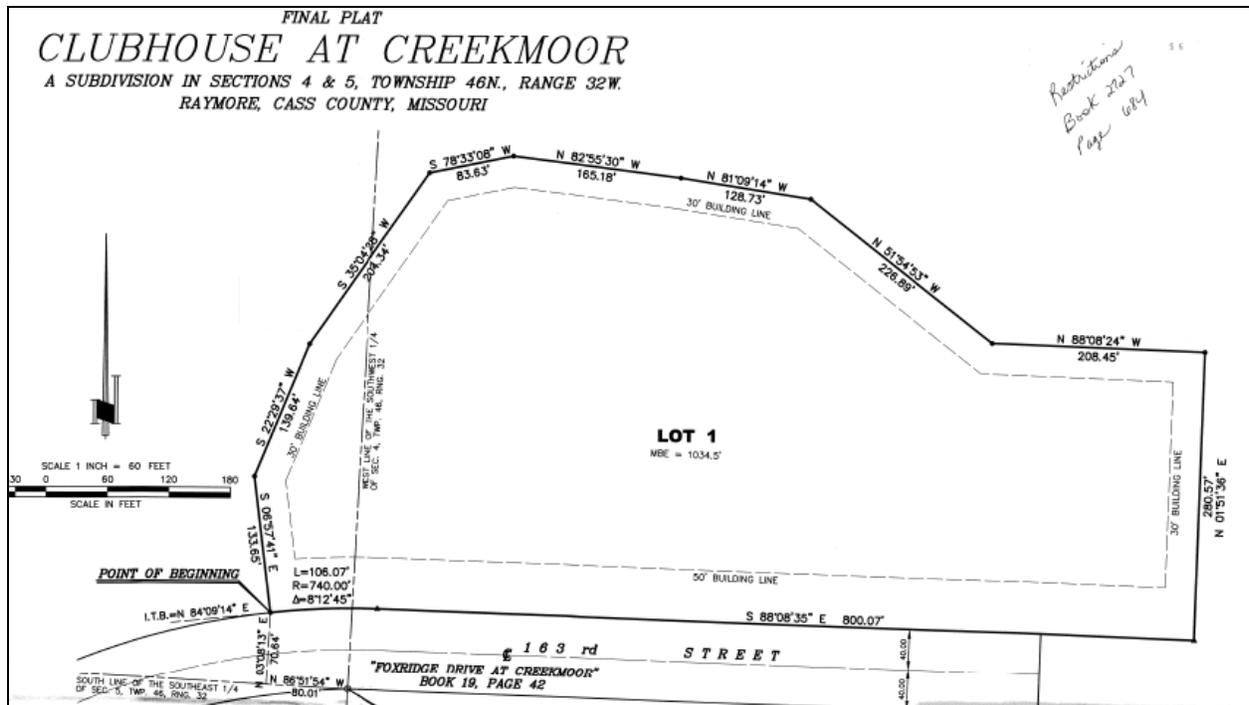
West: Single-Family Residential

Total Tract Size:

7.58 acres

Subdivision Plat:

Clubhouse at Creekmoor Final Plat



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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has 163rd Street classified as a Major Collector.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for an addition to the Creekmoor Clubbhouse. The building is currently 6,493 square feet in size. The proposed addition is 3,288 square feet, making the total square footage of the building at 9,781 square feet.

SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.

- b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
- a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The Preliminary Plan for the Creekmoor subdivision was approved on January 26, 2004.
2. The Creekmoor Clubhouse Final Plat was approved on October 10, 2005.
3. The initial site plan for the Creekmoor Clubhouse was approved on October 4, 2005.

ENGINEERING DIVISION COMMENTS

Please refer to the attached memorandum.

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

PUD	
Yards, Minimum (ft.)	
Front	50
rear	30
side	30
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

2. **Special Use Conditions:** There are no use-specific standards or conditions.
3. **Parking:** A private club requires parking at a ratio of 1 parking space per two-hundred (200) square feet of gross floor area. Under this ratio 49 parking spaces would be required. Participant sport and recreation activities requires a parking ratio of 1 parking space per 2,000 square feet of lot area. Under this ratio 165 parking spaces are required. However, the definition of participant sports and recreation facilities does not include private recreational facilities that are accessory to a residential development.

A total of 106 parking spaces have been provided, including five (5) accessible parking spaces. During special events at the facility additional parking is sometimes necessary. The applicant has indicated that a future expansion of the parking lot is being considered.

When the initial site plan was approved, the building was proposed at 11,189 square feet and the Commission determined that 106 parking spaces was adequate. The building was initially constructed at a much smaller size and even with the addition that is proposed the building is smaller than what was initially approved.

Staff has determined the minimum number of required parking spaces have been provided.

4. Landscaping

Twenty percent (20%) of the lot is required to be reserved for landscaped area. Over forty percent of the site is in landscaping. No additional landscaping is required as part of this site plan.

5. **Building Design:**

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or

similar materials approved by the Planning and Zoning Commission.

- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

6. **Pedestrian Access:**

Pedestrian Access to the building has been provided. A sidewalk to the entrance of the building is connected with the trail that is existing on the north side of 163rd Street.

7. **Signage:** No signage is being proposed as part of this site plan application.
8. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. The District indicated that there is limited access to the rear of the building for aerial and engine operations in the event of a fire. The District indicated that, pending review of the building construction plans by the District, a fire hydrant may need to be added to the rear of the building so there is adequate water in the event of a fire and they do not have to rely upon one fire hydrant which could restrict arriving apparatus in the event of a fire.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Storm water treatment will be required as part of this application. The City must approve a storm water quality plan prior to issuance of any building permit.
10. **Site Lighting:** Parking lot lighting will remain unchanged as part of this site plan.
11. **Trash Enclosure:** No changes to the trash enclosure are proposed as part of this plan.
12. **Screening of Mechanical Equipment:** If any electrical and mechanical equipment is added to the building it shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3½ feet shall be screened.
13. **Site Access**

Access to the site will be provided off of 163rd Street. No changes to site access are being proposed.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. **the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. **the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. **the proposed use is allowed in the district in which it is located;**

A clubhouse is a permitted use in the Planned Unit Development zoning district.

- d. **vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site will not change as part of this site plan application.

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from 163rd Street.

- f. **the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property , and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building in the middle of the lot does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. **open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are no unique natural resource features on the site that need to be preserved.

- h. **the plan avoids unnecessary or unreasonable alterations to existing topography , preserves existing healthy , mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are minor alterations to the existing topography of the lot that will be made for this project. There are no natural watercourses on the site.

- i. **provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use meets the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. There is no screening required as part of this project.

- k. **includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
November 1, 2016

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #16022 Creekmoor Clubhouse Addition Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. If more than one acre of land is disturbed, 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.
4. A storm water treatment plan shall be approved by the Public Works Director.

Prior to issuance of a Certificate of Occupancy:

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. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.
7. If the South Metropolitan Fire Protection District requires a fire hydrant to be located to the rear of the building, said hydrant must be installed and operational.

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.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works
CC: File
Date: October 3, 2016
Re: Creekmoor Clubhouse Expansion - Site Plan

The Engineering Department has reviewed the application for Creekmoor Clubhouse Plan and offers the following comments.

The subject property is located on the northeast quadrant of the intersection of Foxridge Drive and 163rd Street.

Transportation System

Access to the site will be via 163rd Street. No improvements will be needed to 163rd Street.

Saniitary Sewer:

The lot will be served by an existing 8 inch sanitary sewer that is located approximately 250 feet north of the intersection of 163rd Street and the driveway entrance to the clubhouse

Water System:

The site will be served by the existing 16 inch waterline in 163rd Street.

Storm Water Quality:

Rain gardens or various bmp's including a stormwater treatment maintenance agreement will be provided to meet water quality standards and control runoff.

Summary

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

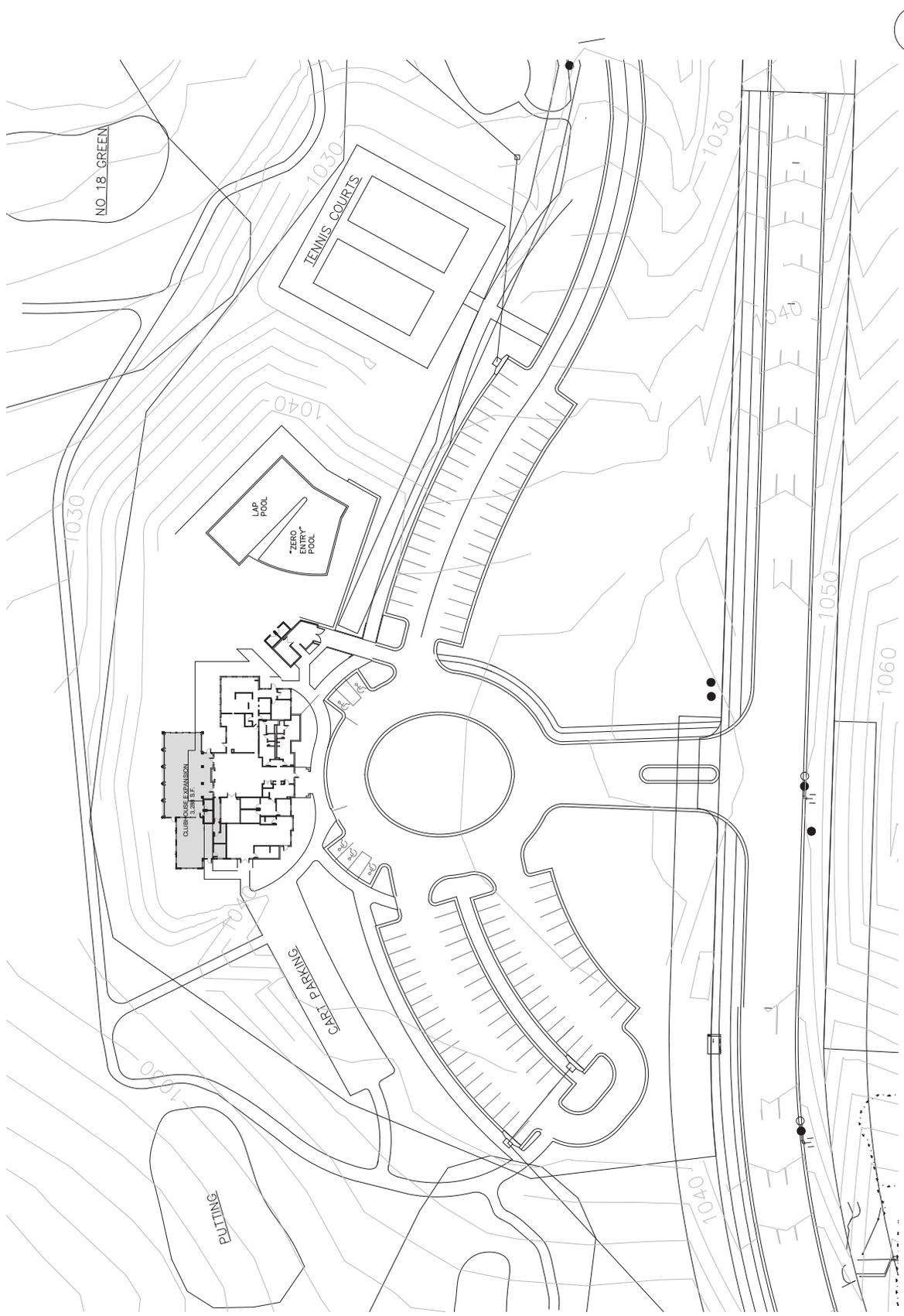
REVISIONS	
DATE:	DESCRIPTION:
DATE:	DESCRIPTION:
DATE:	DESCRIPTION:

FS&L Architects
 ARCHITECTS/PLANNERS
 1800 Commerce Bldg, Suite 401, Kansas City, MO 64108
 TEL: 816.452.1422

DRAWN BY:	GL	DATE:	09/27/2016
CHECKED BY:		DATE:	
APPROVED BY:		DATE:	
PROJECT NUMBER:			

**CREEKMOOR CLUBHOUSE
 REMODEL &
 EXPANSION**
 1112 E. 165th STREET
 RAYMOHE, MISSOURI 64083

A2.01
 COPYRIGHT © 2016 FS&L ARCHITECTS



1 CREEKMOOR SITE PLAN
 SCALE: 1" = 40'-0"

REVISIONS	
DATE:	DESCRIPTION:
DATE:	DESCRIPTION:
DATE:	DESCRIPTION:

F&S Architects
 ARCHITECTS/PLANNERS
 2000 W. MISSOURI BLVD. SUITE 100
 ST. LOUIS, MO 63103
 TEL: 314.433.1433

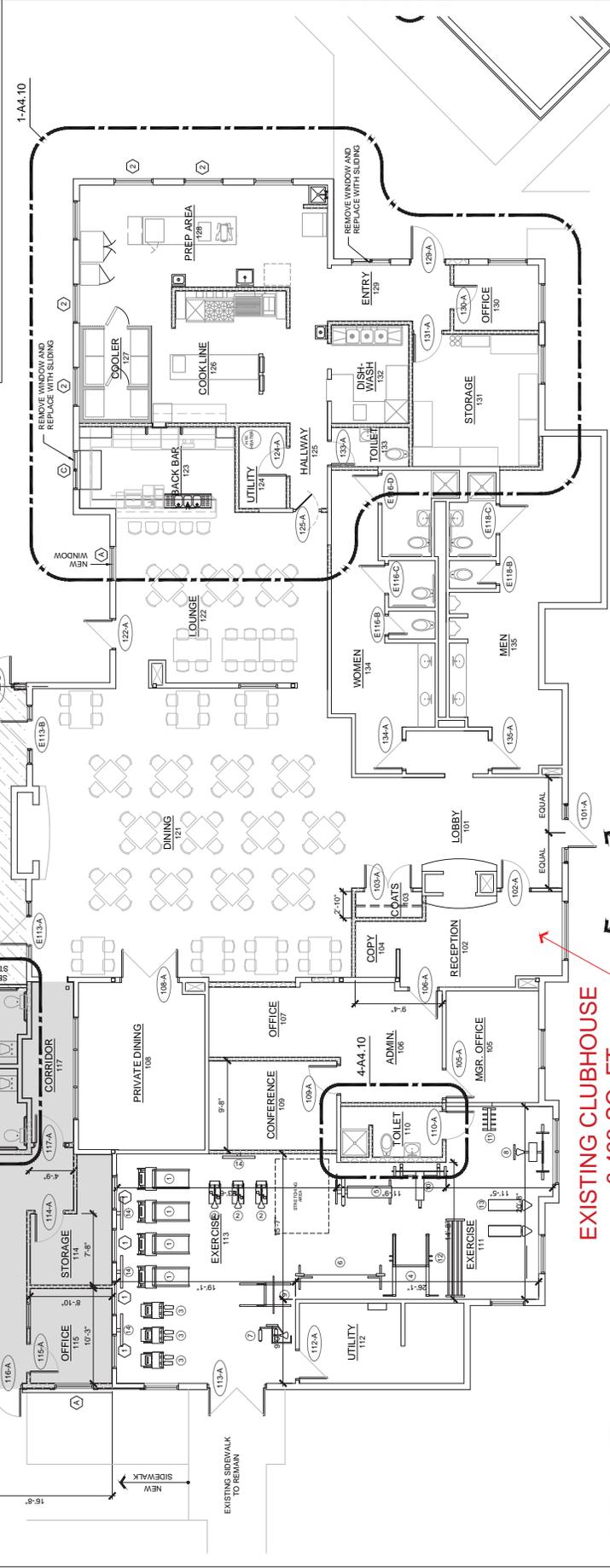
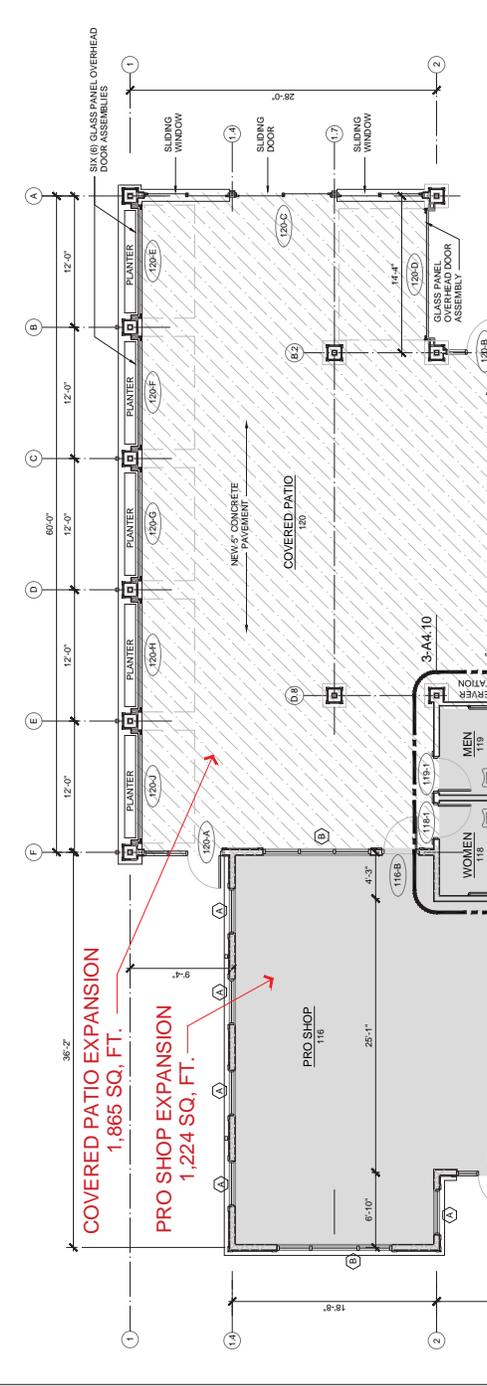
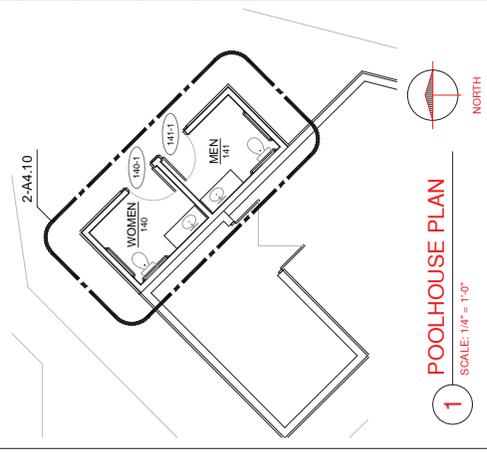
DATE: 09/27/2016
 DRAWN BY: GL
 CHECKED BY: JMC
 APPROVED BY: JMC
 PROJECT NUMBER:

**CREEKMOOR CLUBHOUSE
 REMODEL & EXPANSION**

1112 E. 163RD STREET
 RAYMORE, MISSOURI 64083

A4.01

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EXISTING CLUBHOUSE
 6,493 SQ. FT.

FLOOR PLAN NOTES:

- ADHERE MIRROR GLASS TO INSIDE FACE OF EXISTING WINDOWS
- REMOVE EXISTING GLASS PANEL AND REPLACE WITH OPAQUE GLASS PANEL

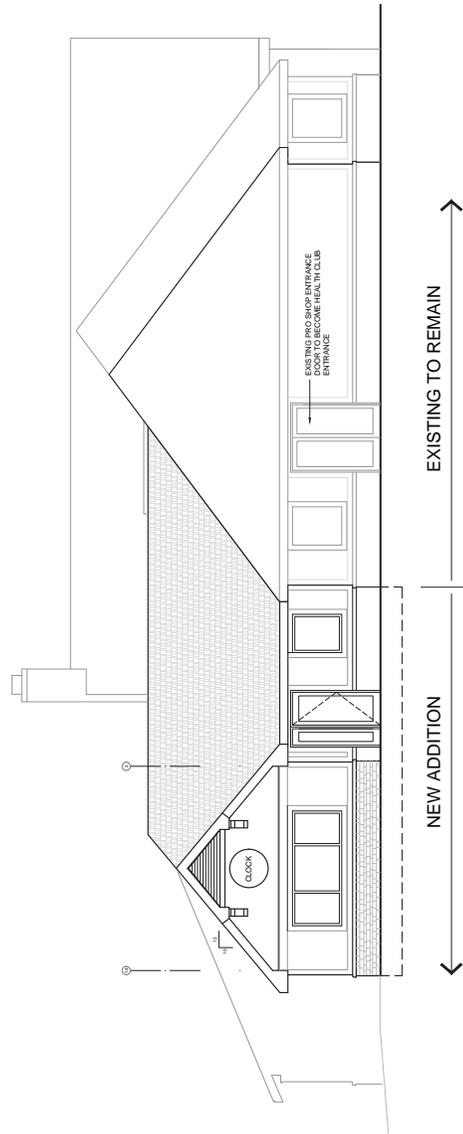
REVISIONS	
DATE:	DESCRIPTION:
DATE:	DESCRIPTION:
DATE:	DESCRIPTION:

FSSL Architects
 ARCHITECTS/PLANNERS
 400 Commerce St. #104-113
 St. Louis, MO 63102

OWNER:	GL	DATE:	09/27/2016
DRG. NO.:	016	DATE:	
APPROVED BY:		DATE:	
PROJECT NUMBER:			

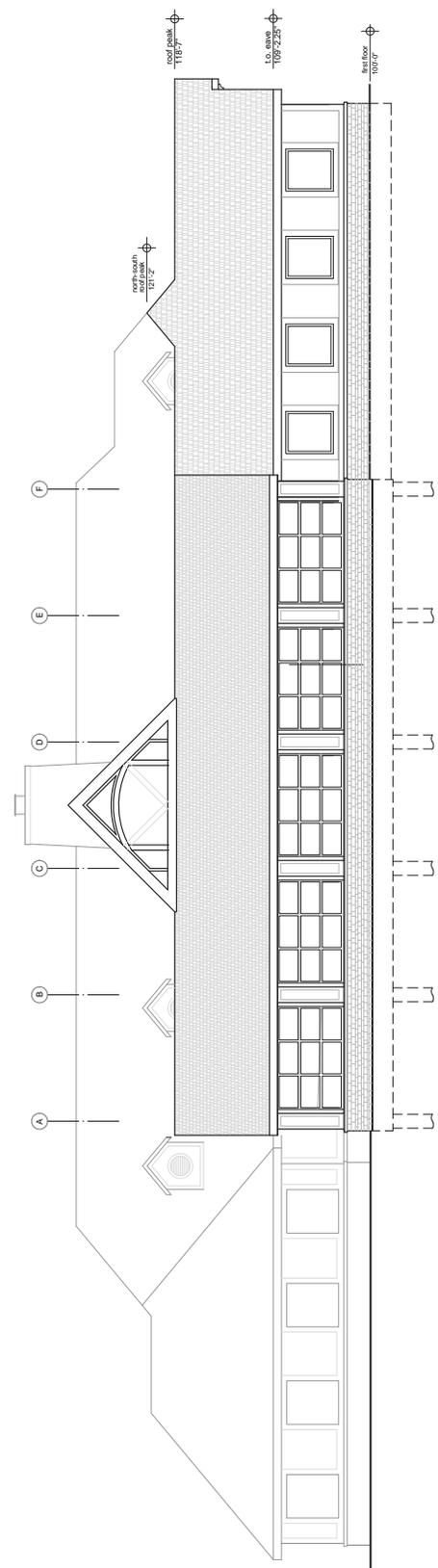
**CREEKMOOR CLUBHOUSE
 REMODEL & EXPANSION**
 1112 E. 163rd STREET
 RAYMORE, MISSOURI 64083

A5.01
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WEST ELEVATION
 SCALE: 3/16" = 1'-0"

PARTIAL WEST ELEVATION
 SCALE: 3/16" = 1'-0"



NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



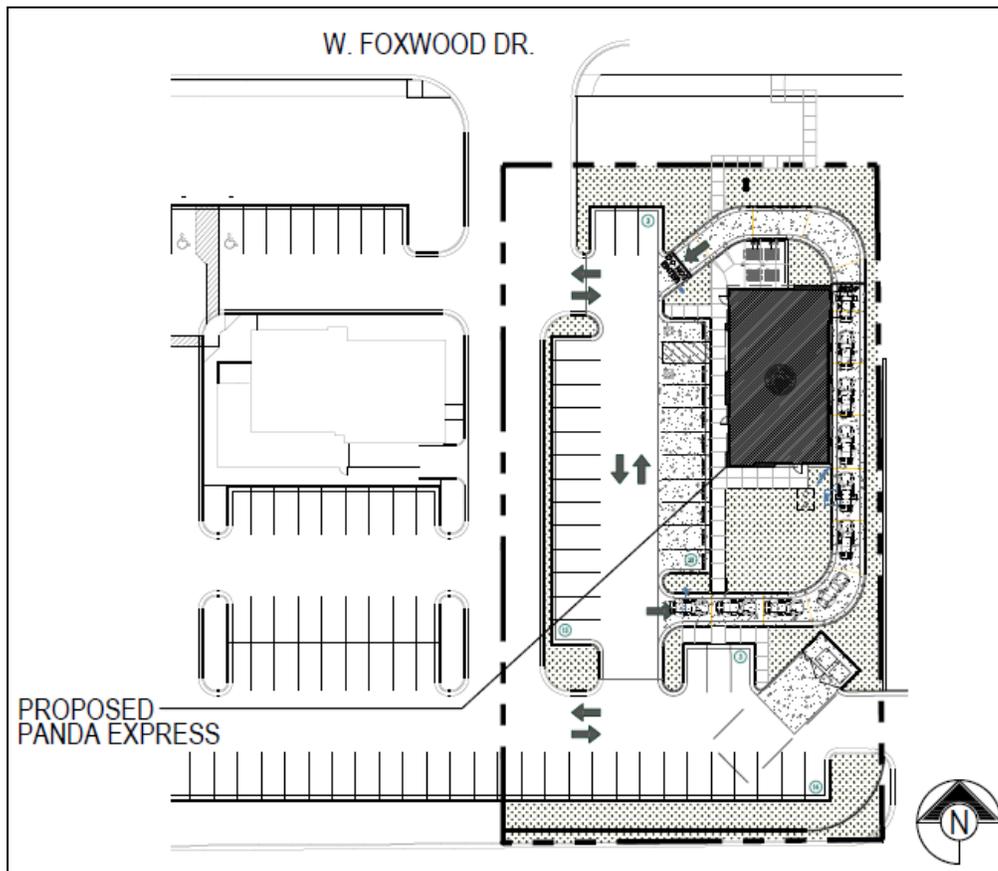
To: **Planning and Zoning Commission**
From: **City Staff**
Date: **November 1, 2016**
Re: **Case #16025 - Panda Express Site Plan**

GENERAL INFORMATION

**Applicant/
Property Owner:** Cadence Commercial Real Estate
10955 Lowell Avenue Suite 700
Overland Park, KS 66210

Requested Action: Site plan approval for Panda Express restaurant

Property Location: 1927 W. Foxwood Drive (Raymore Marketplace, directly west of Golden Corral)



2016 Aerial Photograph:



Existing Zoning: C-3 “Regional Commercial District”

Existing Surrounding Uses:
North: China Star restaurant
South: Sam’s Club fueling station
East: Golden Corral restaurant
West: Q’Doba restaurant

Total Tract Size: .84 acres (36,892 square feet)

Building Size: 2,587 square feet

Subdivision Plat: Lot 3, Dean Family Farm - 2nd Plat

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for commercial development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has Foxwood Drive classified as a Major Arterial and Dean Avenue classified as a Minor Arterial.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for a Panda Express Restaurant to be constructed upon Lot 3 of the Dean Family Farm 2nd Plat, located at the southeast corner of Dean Avenue and Foxwood Drive.

SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

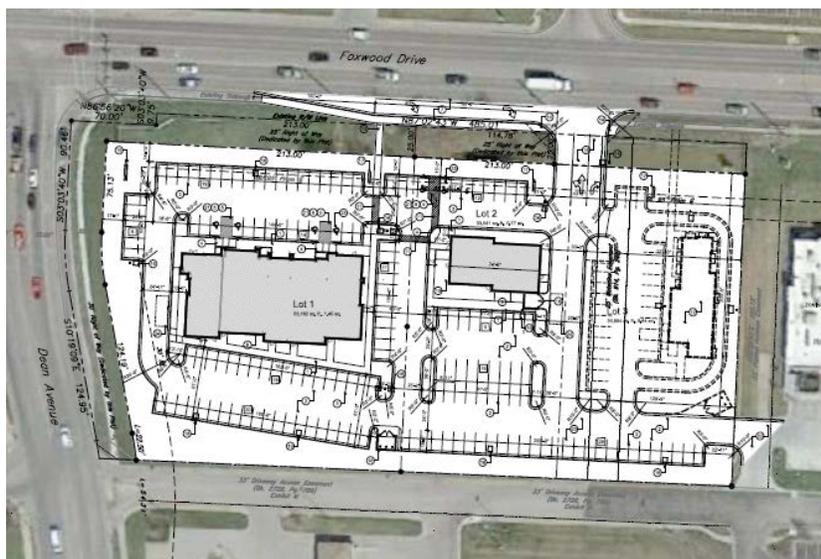
G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.

- b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
- a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The subject property was annexed into the City of Raymore on March 25, 1985. The zoning of the property at the time of annexation was "A" Agricultural District.
2. The zoning of the property was reclassified from "A" Agricultural District to "C-3" Regional Commercial District, on December 12, 2011.
3. The site plan for the Raymore Marketplace was approved by the Planning and Zoning Commission on June 7, 2016. This site plan did not include Lot 3 as part of the approval.



4. The Dean Family Farm Second Plat, a replat of the Dean Family Farm 1st Plat, is a 3-lot commercial subdivision that was recorded on September 21, 2016.
5. The Highway 58 & Dean Avenue Tax Increment Financing Plan for the property was approved by the City Council on March 14, 2016.

ENGINEERING DIVISION COMMENTS

Please refer to the attached memorandum.

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

C-3	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (ft.)	100
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	20
side	10
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50

2. **Special Use Conditions:** An eating and drinking establishment must comply with the requirements of UDC Section 420.030F which reads:

420.030 Use Specific Standards, Commercial Uses

F. Restaurant

1. The sale of alcoholic beverages will be permissible only as an adjunct, minor and incidental use to the primary use which is the sale and service of food.
2. Restaurants with drive-through facilities must meet the requirements of Section 420.030L.

420.030 Use Specific Standards - Commercial Uses

L. Drive-through Facilities

1. General

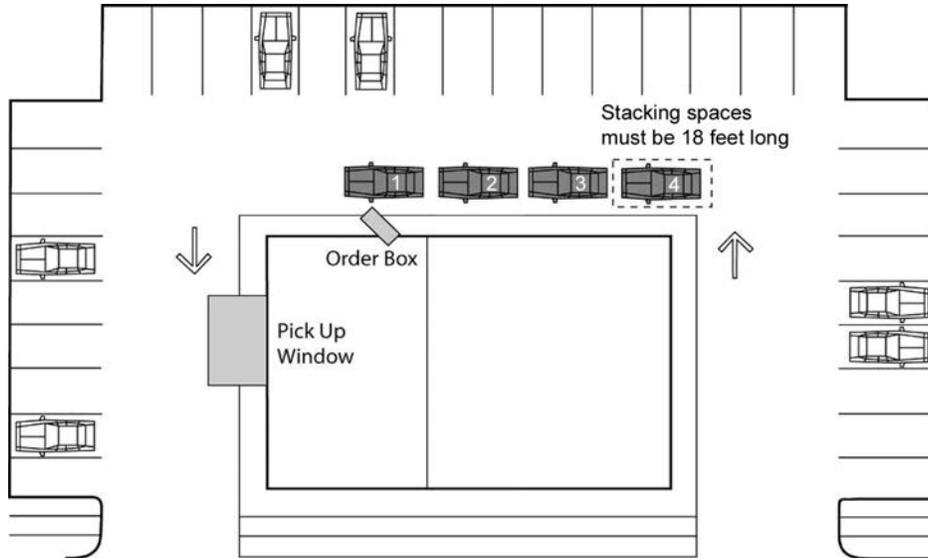
Drive-through facilities are permitted as indicated in the use table in Section 410.020.

2. Vehicle Stacking Areas

- a. Each drive-through facility must provide the minimum vehicle stacking spaces as follows:

The following requirements shall be followed in determining the minimum stacking length per lane:	
Use	Stacking Requirement
Financial Institution	
- teller lane	3
- ATM	3
Car Wash	
- automatic service	4
Restaurant	4 behind menu board
Pharmacy	2
Other uses	To be determined by the Director

- b. Vehicle stacking spaces include the space at the menu board, order box or service window.
- c. Each vehicle stacking space shall be 18 feet long by 9 feet wide.
- d. Each vehicle stacking lane shall be separate from any access aisle, loading space, or parking space.
- e. No vehicle stacking lane shall conflict with any vehicle entrance or exit, vehicle access way or pedestrian crosswalk.
- f. The Commission has the authority to allow a deviation to the stacking requirement based upon a study submitted by a traffic engineer which provides evidence to allow the reduction of these stacking requirements.



3. Adjacent to Residential Districts

- a. Drive-through facilities, including stacking areas, must be separated from residentially-zoned property by at least 40 feet.
- b. Speaker systems used in conjunction with drive-through facilities must be designed so that they are not audible at the property line abutting residentially-zoned property.

The Panda Express restaurant is required to provide stacking behind the menu board for four vehicles. The site plan identifies there are six vehicle spaces behind the menu board.

3. Parking: A restaurant must comply with the following parking standard:

Use	Minimum Parking Spaces Required
COMMERCIAL USES	
Eating and Drinking Establishment	1 per 4 seats or 1 per 50 square feet of customer service area, whichever is greater

Using the requirement of 1 parking space for every 4 seats, or 1 parking space for every 50 square feet of customer service area, whichever is greater, the following parking requirement calculations were made:

- indoor seating capacity of 62, a total of 16 parking spaces are required
- customer service area of 1,350 square feet, a total of 27 parking spaces are required

By utilizing the greater of the two parking calculations, a total of 27 parking spaces must be provided. The site plan indicates 29 parking spaces are provided, which include two accessible parking spaces. Since the restaurant is part of a shopping center area, there is the availability of shared parking spaces with the other tenants in the Raymore Marketplace development.

4. Landscaping

Twenty percent (20%) of the lot is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. A total of twenty-three percent (23.9%) of the site is provided with landscaping.

No screening is required. The adjacent land to the east, south and west is zoned C-3, the same classification as the subject property.

A total of 11 trees are required along Foxwood Drive and in the parking lot area. A total of 13 trees are provided.

The required trees and shrubs in the parking lot landscaped islands are provided.

Landscaping is provided around the proposed monument sign as required.

5. **Building Design:**

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

The following building elevations are proposed:





C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

6. **Pedestrian Access:**

Pedestrian Access to the building has been provided. Sidewalk currently exists along Foxwood Drive. A sidewalk is proposed to be installed that connects the Foxwood Drive sidewalk to the front entrance of the building.

7. **Signage:** A master signage plan was submitted with the application. Signage is not approved as part of the site plan but is shown for illustration purposes only. A sign permit is required prior to installation of any sign.

The proposed location and design of the monument sign is in compliance with the UDC.

8. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. A truck turning movement plan was submitted as required. A fire access lane is provided on the Golden Corral site between the Golden Corral building and the drive-thru lane for the proposed Panda Express building.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Stormwater will be collected on site and discharged to the collection system installed as part of the Raymore Marketplace development. Storm water is being detained in an underground system and is released to the storm water system on Dean Avenue.

10. **Site Lighting:** The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City. Parking lot lighting poles will be 22' tall with a 90 degree cutoff fixture.

11. **Trash Enclosure:** The exterior of the trash enclosure will be constructed of the same materials as the main building. The enclosure is located in the rear of the building. The enclosure gates will be made out of galvanized steel decking.

12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3½ feet shall be screened. The landscape plan does not show any screening around the equipment. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

13. **Site Access:** Access to the site will be provided off of Foxwood Drive. A secondary access drive is located to the south and connects with the Golden Corral parking lot.

- 14. **Excise Tax:** The subject property is included in the Highway 58 & Dean Avenue financial incentive district. Uses locating in this incentive district are subject to payment of the excise tax that will be charged to the building contractor at the time a building permit is issued.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. **the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. **the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. **the proposed use is allowed in the district in which it is located;**

A restaurant with a drive-thru lane is an allowable use in the C-3 zoning district.

- d. **vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of Foxwood Drive, with a secondary access point to the south of the building.

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from Foxwood Drive.

- f. **the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property , and**

minimizes potential adverse impacts on existing or planned municipal infrastructure and services;

The placement of the building on the lot does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. **open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are no unique natural resource features on the site that need to be preserved.

- h. **the plan avoids unnecessary or unreasonable alterations to existing topography , preserves existing healthy , mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are minor alterations to the existing topography of the lot that will be made for this project. There are no natural watercourses on the site. Trees that were previously on the site were removed as part of the demolition of the former Dean home that was on the property.

- i. **provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use meets the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. There is no screening required as part of this project.

- k. **includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
November 1, 2016

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #16025 Panda Express Site Plan subject to the following 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. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

7. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
8. 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.
9. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works
CC: File
Date: October 3, 2016
Re: Panda Express(Raymore Market Place)- Site Plan

The Engineering Department has reviewed the application for Panda Express Site Plan and offers the following comments.

The subject property is located on the southeast quadrant of the intersection of Dean Ave and Hwy 58.

Transportation System

Access to the site will be via 58 Highway. A deceleration lane on Hwy 58 eastbound will be provided for right turns into the site. Kentucky Road southbound will be striped to provide a right turn lane and a through/left turn lane. A secondary access point is being provided on the south side of the site.

Saniitary Sewer:

The lot will be served by an existing 8 inch sanitary sewer that is located in the driveway access easement.

Water System:

The site will be served by the existing 8 inch waterline in Foxwood Drive(HWy 58).

Storm Water Quality:

Storm water quality controls and stormwater maintenance agreement for this site are included in the Raymore Market Place development.

Summary

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



PANDA RESTAURANT GROUP INC.
 1883 Walnut Grove Ave.
 Roseville, CA 95747
 Telephone: 916.782.8888
 Facsimile: 916.782.2888

ARCHITECT:
Kickoverarchitect
 1883 LOVELL AVENUE, SUITE 100
 ROSEVILLE, CA 95747
 PH: 916.568.9391 • F: 916.563.1275

LANDSCAPE ARCHITECT:
FOXWOOD AND DEAN
 Foxwood and Dean
 1927 W. Foxwood Drive
 Raymors, MO 64883

LANDSCAPE PLAN
L1.0

PLANNING
 09.30.16

- LANDSCAPING NOTES**
- ALL COVERED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOG WITH A MINIMUM OF THREE CULTIVARS.
 - ALL LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 90% DENSITY AT OPTIMUM MOISTURE CONTENT. SMOOTH AND FREE FROM STONES, ROOTS OR OTHER DEBRIS.
 - THE ENTIRE SURFACE TO BE LANDSCAPED SHOULD BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS OR OTHER DEBRIS.
 - SOG SHALL BE MACHINE STRIPPED AT A UNIFORM SOG THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT SHALL BE TAKEN AT THE BASE OF CUTTING IN THE FIELD. PRECUT SOD SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOG DAMAGED BY HEAT AND DRY CONDITIONS AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
 - HANDLING OF SOG SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED SOG. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1 1/2 INCHES OR TOPSOIL AT A UNIFORM RATE.
 - MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOG. FERTILIZER SHALL BE 20-10-10 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N-P-K IN THAT ORDER.

- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY INSTALLED TURF. MAINTENANCE SHALL BE PERFORMED AT THE END OF THE MAINTENANCE PERIOD OF HEALTHY, WELL-ROOTED, EYE-COLORED, VARIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ROCK MULCH SAMPLE TO OWNER FOR APPROVAL.

- REVISIONS:**
- | NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 09.30.16 | ISSUE FOR PERMITS |

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	COLT.	COLT.
	3	Aster x 'Innocent' / Asteroid Fraxino Hybrid	5' B	25' COL
	3	Nessia siliquosa 'Tropica Tower' TM / Black Gum	5' B	25' COL
	3	Quercus x 'more' 'Regal Prince' / Royal Prince Oak	5' B	25' COL
SHRUBS				
	17	Abelia x 'grandiflora' 'Kaleidoscope' / Stripes Abelia	5' gpl	
	36	Eunymia alata 'Ozark TM' / Little Noses Dwarf Burning Bush	5' gpl	
	4	Ilex verticillata / Inkberry	5' gpl	
	2	Ilex verticillata 'More' / More Inkberry	5' gpl	
	25	Ilex verticillata 'More' / More Inkberry	5' gpl	
	1	Yucca filifera 'Black Canyon' / Blackish Spineleaf Yucca	5' gpl	
GRASSES				
	6,419 sq ft	Festuca ovina 'Vanderover Blend' / Admiring Blend of Tall Fescue	COLT.	
MULCH				
	22 cu yd	Biopoly River Bank	COLT.	

SIZE DATA

DESCRIPTION	REQUIRED	PROVIDED
TOTAL SITE AREA	38,892 SQ FT (0.89 ACRES)	29
PARKING SPACES	7,378 SQ FT (20%)	5
GREEN SPACE REQUIRED	8,876 SQ FT (23.9%)	35
GREEN SPACE PROVIDED		44

STREET TREES

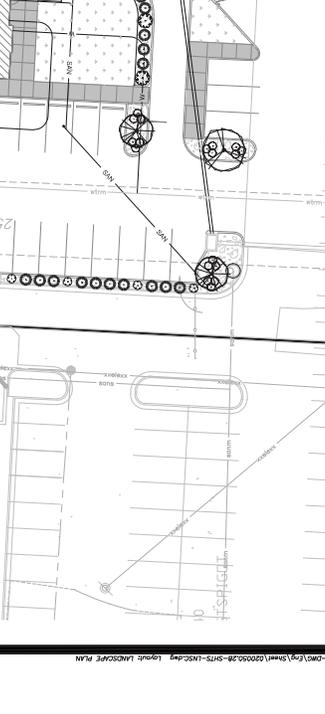
TREE	QTY
1 TREE / 50' LF	3

INTERIOR PARKING LANDSCAPING

ITEM	QTY
1 ISLAND / 10 SPACES	5
1 SHADE TREE / ISLAND	5
3 SHRUBS / ISLAND	35

PERIMETER PARKING LANDSCAPING

ITEM	QTY
1 TREE / 40' LF	1
BUFFER PLANTINGS	0
FOUNDATION PLANTINGS	43.2
PLANTINGS @ 2' OC	4.22
MONUMENT SIGN	6
PLANTINGS @ 2' OC	6



- LANDSCAPING NOTES**
- SATURATE SOG WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING THE FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES.
 - A MINIMUM OF ONE MALE HOLLY WILL BE PLANTED IN EACH BED OR AS EVERY THIRD PLANT DEPENDING ON BED SIZE.
 - ALL PLANTING BEDS WILL BE PREPARED WITH POLYPROPYLENE LANDSCAPE FABRIC BEFORE PLANT MATERIAL IS INSTALLED. ROCK MULCH TO BE PLACED OVER POLYPROPYLENE LANDSCAPE FABRIC AT A DEPTH OF 2"-4".
 - LANDSCAPE FABRIC SHOULD BE INSTALLED FLAT WITH ALL "FOLDS" EITHER PINNED DOWN WITH 4" LANDSCAPE PINS, OVERLAP ADJOINING AREAS BY 6" AND ALL SEAMS SHOULD BE USED TO PIN DOWN THE CORNERS BEFORE ROCK MULCH IS INSTALLED.
 - CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY INSTALLED TURF. MAINTENANCE SHALL BE PERFORMED AT THE END OF THE MAINTENANCE PERIOD OF HEALTHY, WELL-ROOTED, EYE-COLORED, VARIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
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1 TREE / 50' LF	3

INTERIOR PARKING LANDSCAPING

ITEM	QTY
1 ISLAND / 10 SPACES	5
1 SHADE TREE / ISLAND	5
3 SHRUBS / ISLAND	35

PERIMETER PARKING LANDSCAPING

ITEM	QTY
1 TREE / 40' LF	1
BUFFER PLANTINGS	0
FOUNDATION PLANTINGS	43.2
PLANTINGS @ 2' OC	4.22
MONUMENT SIGN	6
PLANTINGS @ 2' OC	6

LANDSCAPING NOTES

- SATURATE SOG WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING THE FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES.
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- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY INSTALLED TURF. MAINTENANCE SHALL BE PERFORMED AT THE END OF THE MAINTENANCE PERIOD OF HEALTHY, WELL-ROOTED, EYE-COLORED, VARIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
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REVISIONS:

NO.	DATE	DESCRIPTION
1	09.30.16	ISSUE FOR PERMITS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	COLT.	COLT.
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	3	Nessia siliquosa 'Tropica Tower' TM / Black Gum	5' B	25' COL
	3	Quercus x 'more' 'Regal Prince' / Royal Prince Oak	5' B	25' COL
SHRUBS				
	17	Abelia x 'grandiflora' 'Kaleidoscope' / Stripes Abelia	5' gpl	
	36	Eunymia alata 'Ozark TM' / Little Noses Dwarf Burning Bush	5' gpl	
	4	Ilex verticillata / Inkberry	5' gpl	
	2	Ilex verticillata 'More' / More Inkberry	5' gpl	
	25	Ilex verticillata 'More' / More Inkberry	5' gpl	
	1	Yucca filifera 'Black Canyon' / Blackish Spineleaf Yucca	5' gpl	
GRASSES				
	6,419 sq ft	Festuca ovina 'Vanderover Blend' / Admiring Blend of Tall Fescue	COLT.	
MULCH				
	22 cu yd	Biopoly River Bank	COLT.	

SIZE DATA

DESCRIPTION	REQUIRED	PROVIDED
TOTAL SITE AREA	38,892 SQ FT (0.89 ACRES)	29
PARKING SPACES	7,378 SQ FT (20%)	5
GREEN SPACE REQUIRED	8,876 SQ FT (23.9%)	35
GREEN SPACE PROVIDED		44

STREET TREES

TREE	QTY
1 TREE / 50' LF	3

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PANDA RESTAURANT GROUP INC.
1831 Walnut Grove Ave.
Rosemead, California
91770
Tel: 626.280.8888
Fax: 626.280.8888

All plans, designs, equipment and plans prepared or
approved by the architect are the property of the
architect and are not to be used for any other project.
The architect shall not be responsible for any
errors or omissions in the plans, designs or equipment
unless the architect is notified in writing by the client
within the written term of the contract.

REVISIONS

ISSUE DATE: 09.30.16
JOB PLANNING

DRAWN BY: VTL

PANDA PROJECT #: 5817-DH887
ARCH PROJECT #: 1604.007

ARCHITECT:



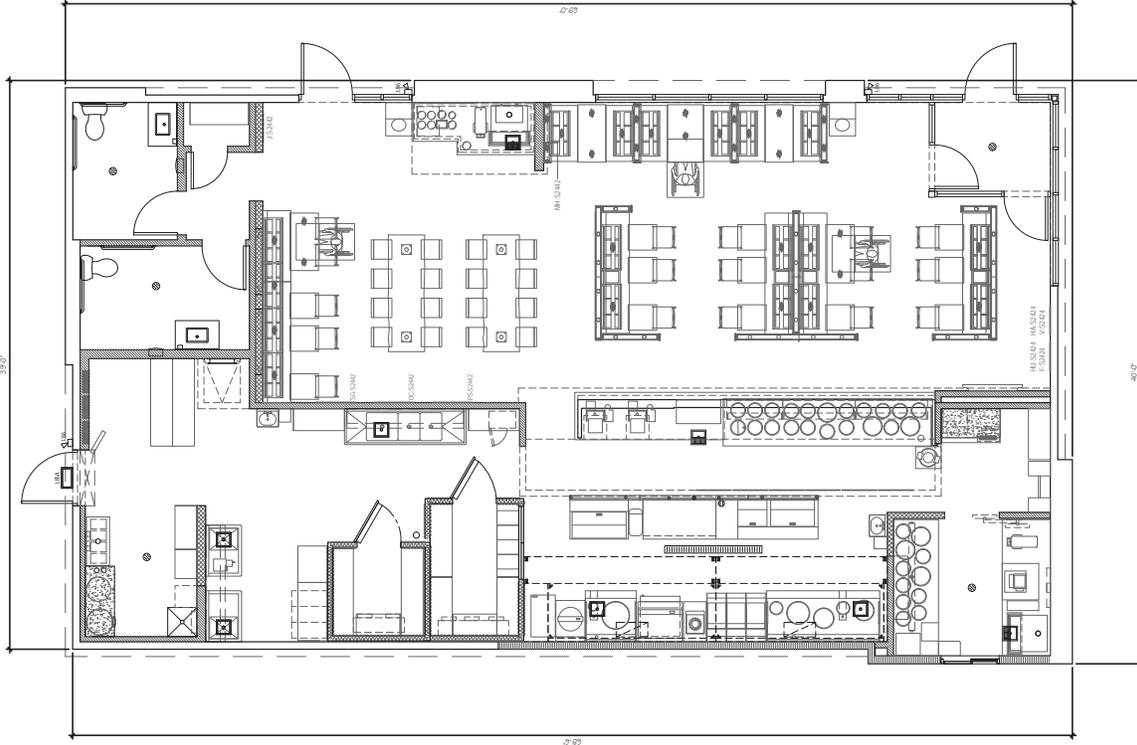
FOXWOOD AND DEAN
PANDA EXPRESS

10000
1927 W. Foxwood Drive
Raymore, MO 64083

PLANNING SUBMITTAL 09.30.16

A-100

FLOOR PLAN



FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



PANDA RESTAURANT GROUP INC.
1648 White Cove Ave.
Rosemead, California 91768
Telephone: 626.799.8888
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING	09.30.16

ISSUE DATE: 09.30.16
1st PLANNING

DRAWN BY: VTL

PANDA PROJECT #: SR-17-DW87
ARCH PROJECT #: 16044.007

ARCHITECT:



10000 LOWELL AVENUE, SUITE 700
ROSEMAD, CA 91768
PH: 916.949.8381 • F: 916.949.1275

FOXWOOD AND DEAN
PANDA EXPRESS

Foxwood and Dean
1927 W. Foxwood Drive
Raymore, MO 64083

A-201

COLOR ELEVATIONS



NORTH ELEVATION (3)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (12)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (2)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (1)
SCALE: 1/8" = 1'-0"



PANDA RESTAURANT GROUP INC.
 1853 Walnut Grove Ave.
 Rosemead, CA 91768
 Telephone: 626.799.8898
 Fax: 626.799.8898

Notes: 1. All work shall be in accordance with the latest edition of the International Building Code (IBC) as amended by the City of Los Angeles. 2. All work shall be in accordance with the latest edition of the International Electrical Code (IEC) as amended by the City of Los Angeles. 3. All work shall be in accordance with the latest edition of the International Fire Code (IFC) as amended by the City of Los Angeles. 4. All work shall be in accordance with the latest edition of the International Mechanical Code (IMC) as amended by the City of Los Angeles. 5. All work shall be in accordance with the latest edition of the International Plumbing Code (IPC) as amended by the City of Los Angeles. 6. All work shall be in accordance with the latest edition of the International Fuel Gas Code (IFGC) as amended by the City of Los Angeles. 7. All work shall be in accordance with the latest edition of the International Energy Conservation Code (IECC) as amended by the City of Los Angeles. 8. All work shall be in accordance with the latest edition of the International Building Code (IBC) as amended by the City of Los Angeles. 9. All work shall be in accordance with the latest edition of the International Electrical Code (IEC) as amended by the City of Los Angeles. 10. All work shall be in accordance with the latest edition of the International Fire Code (IFC) as amended by the City of Los Angeles. 11. All work shall be in accordance with the latest edition of the International Mechanical Code (IMC) as amended by the City of Los Angeles. 12. All work shall be in accordance with the latest edition of the International Plumbing Code (IPC) as amended by the City of Los Angeles. 13. All work shall be in accordance with the latest edition of the International Fuel Gas Code (IFGC) as amended by the City of Los Angeles. 14. All work shall be in accordance with the latest edition of the International Energy Conservation Code (IECC) as amended by the City of Los Angeles.

REVISIONS:

NO.	DATE	DESCRIPTION
01	09.30.16	ISSUE DATE

DRAWN BY: VTL

PANDA PROJECT #: 381704867

ARCHITECT PROJECT #: 16044.007

FOR REFERENCE ONLY

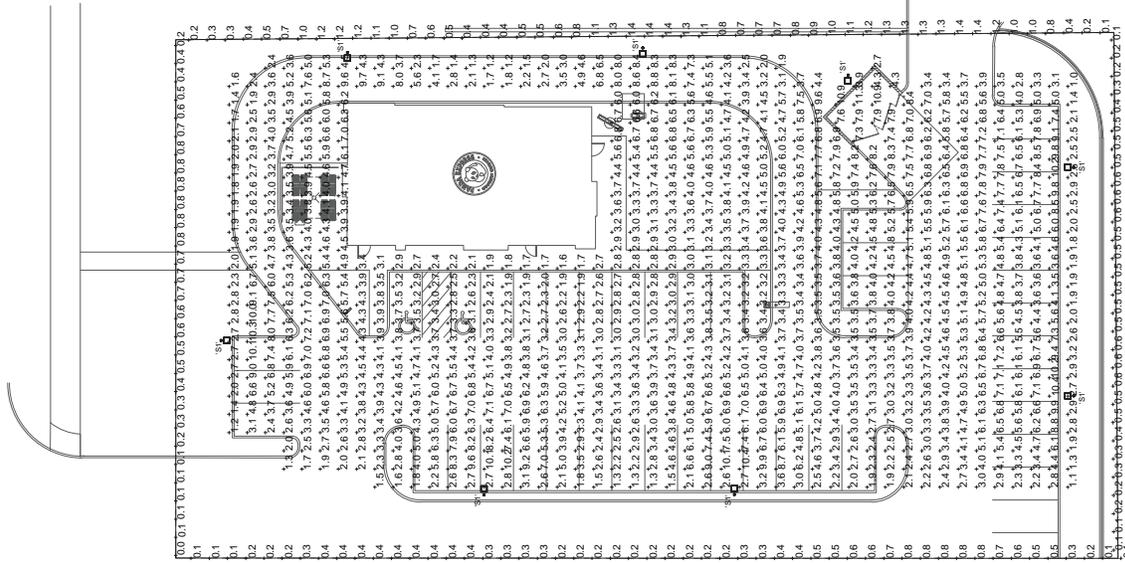
ARCHITECT:
Kickover architect
 10065 LOWELL AVENUE SUITE 700
 FORT WORTH, TEXAS 76134
 PH: 817.336.9911 FAX: 817.336.9975

PANDA EXPRESS
 FOWWOOD AND DEAN
 1927 W. FOWWOOD DRIVE
 RAYMOR, MO 64083

E-106

SITE PHOTOMETRIC PLAN

PLANNING SUBMITTAL 09.30.16



SITE PHOTOMETRIC PLAN 1

1/8" = 1'-0" E-106

NOTES:
 1) MOUNTING HEIGHT OF 22'-0"
 POLE HEIGHT: 20'-0"
 2) CALC. BASE IS TAKEN AT GROUND LEVEL
 3) CONTACT VILLA LIGHTING - EFF CLASS: 31-431-2000
 (villalighting@villalighting.com)

CALC. SUMMARY - PAVED SURFACE

CALC TYPE	UNITS	AVG	MAX	MIN	AVG (MIN)	MAX (MIN)
ILLUMINANCE	Fc	4.5	104	10	45.1	104.1

NOTE: AFTER HOURS DIMMED ILLUMINANCE LEVELS ARE APPROX. 1/2 OF THE ABOVE VALUES.

CALC. SUMMARY - PROPERTY LINE

CALC TYPE	UNITS	AVG	MAX	MIN	AVG (MIN)	MAX (MIN)
ILLUMINANCE	Fc	0.8	1.4	0.0	NA	NA

NOTE: AFTER HOURS DIMMED ILLUMINANCE LEVELS ARE APPROX. 1/2 OF THE ABOVE VALUES.

PANDA SITE LIGHTING DESIGN CRITERIA 2
 NO SCALE E-106

ALL SITE LIGHTING ARE PROVIDED AND INSTALLED BY GC.
 GC TO PURCHASE FIXTURE THRU PANDA APPROVED LIGHTING VENDOR.

LIGHTING FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	MODEL	LAMP	FIXTURE DESCRIPTION
101	VILLA LIGHTING	10000	LED	10000 8x16 Lumens Pole Lamp

SITE LIGHTING FIXTURE SCHEDULE 3

NO SCALE E-106

Community Development Monthly Report



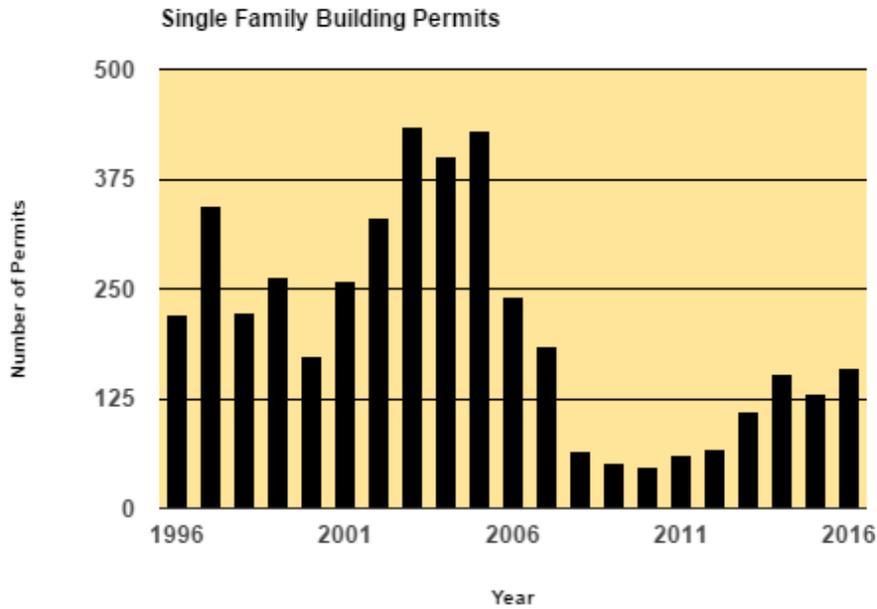
SEPTEMBER 2016

Building Permit Activity

Type of Permit	Sep 2016	2016 YTD	2015 YTD	2015 Total
Detached Single-Family Residential	9	147	73	139
Attached Single-Family Residential	0	14	0	6
Multi-Family Residential	0	0	6	0
Miscellaneous Residential (deck; roof)	40	380	285	363
Commercial - New, Additions, Alterations	2	18	18	23
Sign Permits	3	40	34	52
Inspections	Sep 2016	2016 YTD	2015 YTD	2015 Total
Total # of Inspections	576	4,653	3,522	4,919
Valuation	Sep 2016	2016 YTD	2015 YTD	2015 Total
Total Residential Permit Valuation	\$2,670,700	\$37,795,800	\$20,729,500	\$34,819,700
Total Commercial Permit Valuation	\$140,600	956,200	\$3,611,800	\$3,660,400

Additional Building Activity:

- Site work commenced for the Raymore Marketplace center at the southeast corner of Dean Avenue and 58 Highway



Code Enforcement Activity

Code Activity	Sept 2016	2016 YTD	2015 YTD	2015 Total
Code Enforcement Cases Opened	83	274	220	229
Notices Mailed				
-Tall Grass/Weeds	70	191	166	166
- Inoperable Vehicles	2	27	12	12
- Junk/Trash/Debris in Yard	7	21	21	24
- Object placed in right-of-way	3	3	2	2
- Parking of vehicles in front yard	0	7	1	1
- Exterior home maintenance	1	6	5	5
- Other (trash at curb early; signs; etc)	0	19	13	19
Properties mowed by City Contractor	14	48	58	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	1	0	0
Signs in right-of-way removed	20	140	156	190

Development Activity

Current Projects

- Assisting City staff on development of plans for the Municipal Circle meeting space building and for the proposed activity center at Recreation Park.
- Conditional Use Permit and Site Plan for Recreation Activity Center to locate in Recreation Park
- Evan-Brook 7th Preliminary and Final Plat
- Panda Express Site Plan
- Site plan for expansion of Creekmoor Clubhouse
- Rezoning and Preliminary Plat approval for Eagle Glen Parcels 5 and 7
- Timber Trails Open Space Plat

	As of Sept 30, 2016	As of Sept 30, 2015	As Sept 30, 2014
Homes currently under construction	235	185	97
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	692	800	862
Total number of dwelling units in City	7,896	7,735	7,559

Actions of Boards, Commission, and City Council

City Council

September 12, 2016

- Acceptance of public improvements in Edgewater at Creekmoor 5th Plat
- Approved on 1st reading the purchase of 108 W. Olive Street
- Approved on 2nd reading the permanent closure and removal of the access drive to 1918 W. Foxwood Drive (former Ryan's)

September 26, 2016

- Approved on 2nd reading the purchase of 108 W. Olive Street
- Approved on 1st reading the conditional use permit for the Recreation Activity Center
- Indicated desire to have City install sidewalk upon the 10 undeveloped lots that met the threshold requirement to have sidewalk installed by the property owner in 2016

Planning and Zoning Commission

September 6, 2016

- Recommended approval of the FY 2017-2021 Capital Improvement Program

September 20, 2016

- Recommended approval of the conditional use permit for the Recreation Activity Center building in Recreation Park

Upcoming Meetings – October & November

October 4, 2016 Planning and Zoning Commission

- No items currently scheduled

October 10, 2016 City Council

- 2nd reading - Recreation Activity Center conditional use permit
- Resolution - 2016 Sidewalk on undeveloped lots program

October 18, 2016 Planning and Zoning Commission

- Timber Trails Open Space Final Plat
- Evan Brook 7th Preliminary and Final Plat

October 24, 2016 City Council

- 1st reading - Timber Trails Open Space Final Plat
- Resolution - Evan Brook 7th Preliminary Plat
- 1st reading - Evan Brook 7th Final Plat

November 1, 2016 Planning and Zoning Commission

- Panda Express Site Plan
- Creekmoor Clubhouse Expansion Site Plan
- Eagle Glen Parcel 5 Rezoning
- Eagle Glen Parcel 5 and 7 Preliminary Plat

November 14, 2016 City Council

- 2nd reading - Timber Trails Open Space Final Plat
- 2nd reading - Evan Brook 7th Final Plat
- 1st reading - Eagle Glen Parcel 5 rezoning

November 15, 2016 Planning and Zoning Commission

- Recreation Activity Center site plan

November 15, 2016 Board of Adjustment

- Variance request to minimum lot width for lot behind 1328 E. Walnut Street
- Variance request to maximum building coverage for proposed home at 416 Lakeshore Drive

November 28, 2016 City Council

- 2nd reading - Eagle Glen Parcel 5 rezoning
- Resolution - Eagle Glen Parcel 5 and 7 Preliminary Plat

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 and Building Official Jon Woerner are participating on the City team on the Google Fiber installation project
- Director Jim Cadoret participated as a member of the Communities for All Ages Task Force working to complete the Assessment phase of the initiative. There are 5 residents and 3 City staff members serving on the task force. Work on the assessment phase is scheduled to be completed by November 1st.
- Director Jim Cadoret participated in the Communities
- The Department welcomed Christian Neal as the new Code Enforcement Officer
- Director Jim Cadoret and Public Works Director Mike Krass held a Good Neighbor meeting to discuss the proposed removal of the Elm Street water tower in Original Town and the installation of a telecommunications tower.
- Director Jim Cadoret held a Good Neighbor Meeting with the developer of the proposed Evan Brook 7th Plat. Over 30 neighbors attended the meeting.
- Public hearings were held on 10 undeveloped lots that met the threshold for requiring sidewalk to be installed by the property owner. City Council voted to have the City install sidewalk upon the 10 lots.

- Director Jim Cadoret provided development activity data to the Raymore Peculiar School District Attendance Boundary Committee that is working on new attendance boundaries for the district.
- Staff assisted with the closing on the City purchase of the property located at 108 W. Olive Street. Purchase of the property will allow for future expansion of T.B. Hanna Station park.
- Director Jim Cadoret attended the Communities for All Ages regional meeting of participating communities and provided an update on the status of the Assessment Phase work from the citizen task force.

GIS Activities

- Incorporated newly scanned drawings for quick/easy reference by staff
- Upgraded ArcGIS server, databases & development environment
- Update of web mapping applications and APIs
- Performed spatial adjustments to asset data from field inventories
- Provided addressing & street center line corrections to Marc for regional 911 operations
- Assisted with department business operations (snow removal plan, site context for development applications, etc)
- Addressing of new development, distribution and response to inquiry
- Expanded data offerings (received right of way permit information from GOOGLE, working with EROS & NARA to provide historical imagery references, public site utilities, etc)
- Responded to internal/external requests for maps & information (design services, agreements, negotiations, etc)
- Public requests for information