



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, November 15, 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 November 1, 2016 meeting
6. Old Business - None
7. New Business -
 - a. Case #16026 - Raymore Activity Center 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, NOVEMBER 1, 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 (arrived at 7:03 p.m.), CHARLES CRAIN AND MAYOR KRISTOFER TURNBOW. ABSENT WAS LEO ANDERSON. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - A. **Acceptance of minutes of October 18, 2016 meeting**

Motion by Mayor Turnbow, Second by Commissioner Crain to accept the October 18, 2016 minutes as presented.

Vote on Motion:

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

Motion passed 7-0-0.

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

Commissioner Bowie arrived at 7:03 p.m.

A. Election of Officers

Motion by Commissioner Fizer, Second by Mayor Turnbow to nominate William Faulkner as Chairman.

Commissioner Faulkner accepted the nomination. There were no other nominations presented.

Vote on Motion:

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

Commissioner Fizer Aye
Commissioner Meuschke Aye
Commissioner Sarsfield Aye
Mayor Turnbow Aye

Motion passed 8-0-0.

Motion by Chairman Faulkner, Second by Commissioner Crain to nominate Kelly Fizer as Vice-Chairman.

Commissioner Fizer accepted the nomination. There were no other nominations presented.

Vote on Motion:

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

Motion passed 8-0-0.

Motion by Commissioner Berendzen, Second by Commissioner Fizer to nominate Charles Crain as Secretary.

Commissioner Crain accepted the nomination. There were no other nominations presented.

Vote on Motion:

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

Motion passed 8-0-0.

B. Acceptance of 2017 Meeting Calendar

Jim Cadoret, Community Development Director, presented the 2017 Meeting Calendar. This calendar establishes the meeting dates for the Commission and filing deadlines for applications to be considered by the Commission.

Motion by Commissioner Bowie, Second by Commissioner Sarsfield to accept the 2017 Meeting Calendar.

Vote on Motion:

Chairman Faulkner Aye
Commissioner Anderson Absent

Commissioner Berendzen Aye
Commissioner Bowie Aye
Commissioner Crain Aye
Commissioner Fizer Aye
Commissioner Meuschke Aye
Commissioner Sarsfield Aye
Mayor Turnbow Aye

Motion passed 8-0-0.

C. Case #16023 – Reclassification of Zoning for Eagle Glen Parcel 5 (public hearing)

Randal Leimer, representing Great Plains Real Estate Developments L.L.C, presented the request to the Commission. Mr. Leimer indicated there has been difficulty with developing townhomes on Parcel 5. Mr. Leimer stated they are not asking for any changes to the zoning for Parcel 7.

Mr. Leimer stated the current zoning for Parcel 5 allows 4-plexes and townhomes. Cooper Drive currently separates Parcel 5 and Parcel 7. The proposal is to reclassify the zoning of Parcel 5 to match Parcel 7 and create one uniform parcel. This parcel would be limited to a maximum of 400 apartment units. Mr. Leimer stated that the notion to remove the connection of Cooper Drive has had a positive reaction from the neighbors.

Commissioner Bowie asked about the size of Cooper Drive.

Mr. Leimer stated that he is asking for Cooper Drive to be eliminated from the plans. It does not currently exist.

Commissioner Fizer asked if there would be any barrier between the proposed apartments and the school to the south.

Mr. Leimer stated yes, there would be screening with a combination of berms and trees. Mr. Leimer stated that if townhomes were to remain on Parcel 5 that the buildings would likely be closer to the school than any apartment building would be.

Commissioner Berendzen asked what the difficulties were in putting in townhomes on Parcel 5.

Mr. Leimer stated that the proposed townhomes on Parcel 5 have been an impediment to discussions on developing apartments on Parcel 7. Mr. Leimer stated that townhomes are not viewed as being marketable for Parcel 5.

Commissioner Bowie asked what the implications were of having townhomes close to the school versus having apartments there.

Mr. Leimer stated that townhome units historically have more children than apartment units.

Commissioner Crain asked what the changes are from owner occupied units versus transient occupants.

Mr. Leimer stated that the townhome units could be rentals just like the apartment units.

Mayor Turnbow asked about the elimination of Cooper Drive and the combination of two parcels into one unified parcel and what would be the ingress/egress options to the site.

Mr. Leimer stated that the entrances would be off of Fox Ridge Drive. There would be a fire access drive in the northwest corner of the site connecting with Ridgeway Drive in the Ridgeway Villas development.

Commissioner Crain asked if there would be any streets within the apartment community or if there would be only access drives and parking areas for tenants.

Mr. Leimer stated that all roads would be private.

Commissioner Bowie asked for clarification there would be no through street.

Mr. Leimer stated no through street into adjoining neighborhoods.

Commissioner Meuschke asked how many acres in the development.

Mr. Leimer stated combined there are about 25 acres.

Jim Cadoret presented the staff report.

The request before the Commission is for the reclassification of zoning of Eagle Glen Parcel 5 from R-3A "Multiple Family Residential District" to R-3B "Apartment Community Residential District". Mr. Cadoret stated a reclassification of zoning request requires a public hearing, which was advertised for this evening. Mr. Cadoret entered into the record the mailed notices to the adjoining property owners; notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report. Mr. Cadoret stated the staff report includes a summary of the requirements for rezoning.

Mr. Cadoret stated that the current zoning of Parcel 5 was established on October 10, 2011. At that time there was an amendment to the Master Development Agreement for Eagle Glen that limited the maximum combined density of Parcel 5 and Parcel 7 to 400 units.

Mr. Cadoret stated a "Good Neighbor" meeting was held on October 12, 2016 and three residents attended. The residents asked questions about traffic impacts from the development; required landscape buffers; density of the proposed development; and the type of apartments proposed.

Mr. Cadoret stated that under the current zoning the property could be developed with multiple family buildings like 4-plexes or townhome units that could have individually owned units, or one owner owner each building, or all buildings under one ownership. Under the proposed zoning the parcel would be under unified ownership by one entity.

Mr. Cadoret indicated that any development upon Parcel 5 would require a landscape buffer. Under the proposed rezoning and combination of Parcel 5 and 7 the buffer area available would be larger than under the current zoning, mainly due to the restrictions Cooper Drive places on Parcel 5 for buildable area. Mr. Cadoret stated staff has submitted proposed findings of fact for the Commission to consider and that staff recommended the Commission accept those proposed findings and forward case #16023, reclassification of zoning of Eagle Glen Parcel 5, to the City Council with a recommendation of approval.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:26 p.m.

There were no public comments.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:27 p.m.

Commissioner Crain stated that as he understands it density is not increasing as part of this request.

Chairman Faulker stated that the project is not less dense than what was previously approved but is less dense than what is allowed under the Unified Development Code.

Mr. Cadoret stated that is correct. The development agreement remains valid if the rezoning moves forward and the maximum density of 400 units for Parcel 5 and 7 combined remains in effect.

Jonathan Zerr, City Attorney, stated the Commission is looking at whether Parcel 5 is appropriate for R-3B zoning and are the permitted uses appropriate for the property.

Mayor Turnbow stated that removing the roadway provides more versatility in using the property. The rezoning and removal of Cooper Drive makes the property more attractive.

Chairman Faulkner stated he had mixed feelings about removing Cooper Drive extension. Connectivity is important, but doesn't think Foxhaven residents will miss the connection. Johnston Drive provides east/west connectivity.

Commissioner Meuschke asked whether the elimination of Cooper Drive was part of a traffic plan.

Mr. Cadoret stated it was not part of any specific traffic study. Cooper Drive was actually added as part of the amended preliminary plat in 2011.

Mr. Cadoret commented to the Commission that the removal of Cooper Drive is a separate issue from the rezoning request. Parcel 5 could be rezoned to R-3B and the preliminary plat amendment denied so the Cooper Drive extension remains.

Commissioner Meuschke asked if there is an inventory of apartment units.

Mr. Cadoret stated there is and could make the inventory available.

Commissioner Meuschke asked about storm water runoff from the site and if the development agreement addresses it.

Mr. Cadoret stated the agreement deals mostly with the treatment of the storm water after it leaves the site. Development upon the site would still need to detain and control the storm water runoff.

Commissioner Sarsfield asked about the construction of apartment buildings and whether 2, 3 or 4-story buildings were proposed and what materials the buildings would be made of. His concern is with the rest of the neighborhood and how the apartments would fit in.

Chairman Faulkner stated that would have to be deferred to site plan review.

Mr. Zerr agreed that the questions are more appropriate at site plan review and he referred the Commission back to the proposed findings of fact for a reclassification of zoning request.

Commissioner Fizer stated she lives off Fox Ridge Drive and that the Manor Homes apartment community always looks nice and keeping the area as one unified development is better than having multiple owners of townhome units.

Motion by Commissioner Fizer, Second by Commissioner Bowie to accept the staff proposed findings of fact and forward case #16023, Reclassification of Zoning for Eagle Glen Parcel 5, to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Absent

Commissioner Berendzen	Nay
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 7-1-0.

Chairman Faulkner asked if Commissioner Berendzen desired to take the opportunity to state the reasons for his opposition.

Commissioner Berendzen stated he thought it would be more appropriate to have single family homes there with home ownership to provide more stability. If it is more multi family it eliminates the option to have home ownership on the parcel.

D. Case #16024 - Eagle Glen Parcels 5 and 7 Preliminary Plat (public hearing)

Randal Leimer, representing Great Plains Real Estate Developments L.L.C, presented the request to the Commission. Mr. Leimer stated this is the second part of our request. The preliminary plat proposal eliminates the extension of Cooper Drive.

Mr. Cadoret provided the staff report to the Commission. This application would modify the Eagle Glen Preliminary Plat. In 2011 the applicant brought forward a reconfigured preliminary plat that included the connection of Cooper Drive to Fox Ridge Drive. Under the proposed preliminary plat, Cooper Drive is eliminated and Parcel 5 and 7 would be combined into one parcel.

Mr. Cadoret stated a preliminary plat request requires a public hearing, which was advertised for this evening. Mr. Cadoret entered into the record the mailed notices to the adjoining property owners; notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report. Mr. Cadoret stated the staff report includes a summary of the requirements for consideration of a preliminary plat.

Mr. Cadoret stated the current preliminary plat is set to expire on December 31, 2016. If this preliminary plat amendment is not approved the applicant would either need to file a final plat application or request an extension to the expiration date of the current preliminary plat by December 31st.

Mr. Cadoret stated that prior to any development on the property a final plat and site plan application must be approved.

Mr. Cadoret stated that the "Good Neighbor" meeting held on October 12, 2016 for the rezoning request also covered the preliminary plat. Mr. Cadoret stated that the residents who attended supported the removal of the Cooper Drive extension.

Mr. Cadoret stated that Fox Ridge Drive was constructed to handle full development of Parcel 5 and 7 for multiple-family development. The impact of 400 units on Fox Ridge Drive has already been factored in.

Mr. Cadoret stated that staff does support the removal of the extension of Cooper Drive. Staff feels there is adequate connectivity with Johnson Drive connecting Foxhaven and Eagle Glen. The combination of Parcel 5 and Parcel 7 would create a more cohesive development. Multi-family development has been approved for both parcels since 1999. The proposed amendment does not extend multi-family into an area where it wasn't previously allowed.

Mr. Cadoret stated staff has submitted proposed findings of fact for the Commission to consider and that staff recommended the Commission accept those proposed findings and forward case #16024, Eagle Glen Parcels 5 and 7 Preliminary Plat, to the City Council with a recommendation of approval.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:47 p.m.

There were no public comments.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:47 p.m.

Commissioner Bowie asked what the effects would be on a potential developer if Cooper Drive was open. Would it deter developers because they would have to make the street look nice, as opposed to a closed apartment development. Would it cause a developer to shy away from developing.

Mr. Cadoret stated that was the testimony provided by the applicant. When you have a roadway cross through the development you no longer have a unified development. You have a roadway as a divider separating pieces of the development. The roadway can be a barrier to the development. It is more inviting to have one unified development with no internal barriers.

Commissioner Bowie asked if it would cause the developer to enhance the site if both sides of the street would have to be enhanced.

Mr. Cadoret stated that the zoning of the R-3B requires common ownership, and thus common maintenance of the development. With Cooper Drive eliminated it would pull the buildings away from the school and there would be more land area available for screening and buffers.

Commissioner Bowie asked if the buffer requirements remain the same if Cooper Drive were present or not.

Mr. Cadoret stated there are several options available to meet the buffer requirements. If Cooper Drive is present, the land area is limited between the road and the school property. There is limited area for a buffer and a privacy fence may be the likely buffer. If Cooper Drive is eliminated there would be more area for a berm and landscaping.

Commissioner Sarsfield asked about Cooper Drive being a straight connection between the two subdivisions. Did anyone consider moving the road to the edge of Parcel 5 along the school property.

Mayor Turnbow pointed out there is a house along Pelham Path that would be in the way.

Chairman Faulkner stated that an advantage of connectivity is a second fire access is provided. Ridgeway Drive would provide that to the north. Mr. Faulkner stated that the existing preliminary plat with Cooper Drive increases traffic through Foxhaven and provides a path for non-neighborhood traffic through Parcel 5 and 7.

Mr. Cadoret stated in 2011 there was opposition from residents of Eagle Glen 5th plat due to headlight glare from traffic on Cooper Drive shining into the rear of homes. Perhaps residents were silent on this application because they were happy to see the removal of Cooper Drive. Additionally, Cooper Drive would be a steep roadway from Pelham Path down to Fox Ridge Drive.

Commissioner Bowie asked about the distance between Cooper Drive and the school property.

Pete Oppermann, landscape architect for the project, indicated approximately 120 feet.

Commissioner Bowie asked about the possibility of not having enough room for proper screening.

Mr. Cadoret stated that keeping Cooper Drive in the limited property depth south of Cooper Drive does limit the options for screening. There likely would not be enough room for berms and landscaping. A six foot privacy fence would be the likely screening. The buffer area would be compromised by keeping Cooper Drive in.

Chairman Faulkner commented that his observations indicated there is some slope between the school and the property. With the school to the south there are no homeowners directly to the south of Parcel 5 and 7. If the school were a residential neighborhood he would have different concerns about the development.

Mayor Turnbow commented about the CPTED (Crime Prevention Through Environmental Design) program that he was familiar with. By the removal of the roadway, ingress and egress to the apartment community would be controlled off Fox Ridge Drive and has allowed for crime prevention capabilities that allow and minimize cut-through traffic. The developer cannot do a gated entrance if there is a public street.

Motion by Mayor Turnbow, Second by Commissioner Fizer to 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.

Chairman Faulkner stated that the motion does not include a condition regarding the fire access road easement to Ridgeway Drive. Chairman Faulkner indicated the fire access is noted on the preliminary plat and he asked Mr. Zerr if that was sufficient.

Mr. Zerr stated it is noted on the Preliminary Plat drawing submitted as part of the application. It does not need to be added as a condition.

Vote on Motion:

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

Motion passed 8-0-0.

The Commission took a short recess.

E. Case #16022 - Creekmoor Clubhouse Addition Site Plan

Jeff Kyle, representing the Creekmoor Property Owners Association, presented the request. Mr. Kyle stated they are in the process of renovating the clubhouse area to enclose the patio area and renovate the interior of the building. The project adds additional restrooms and makes the amenities nicer for the community.

Mr. Cadoret presented the staff report. The current building is just under 6,500 square feet and the proposed addition is under 3,300 square feet. The addition is to the north of the existing clubhouse. The initial site plan was approved in 2005. Mr. Leans submitted an engineering memorandum.

Mr. Cadoret stated the number of parking spaces provided is compliant with the Unified Development Code. There are a few times when a special event is held when additional parking may be needed but

for most days and events the existing parking is adequate. Mr. Cadoret stated that the site plan and parking approved by the Planning Commission in 2005 was for a facility that was larger than what is proposed this evening. There is land area available for expansion of the parking lot in the future. All landscaping and building design standard requirements have been met.

Mr. Cadoret stated staff has submitted proposed findings of fact for the Commission to consider and that staff recommended the Commission accept those proposed findings and approve case #16022, Creekmoor Clubhouse Addition Site Plan, subject to the 10 conditions outlined in the staff report.

Commissioner Bowie asked about the parking that is provided and whether it has been determined that the parking requirement is met.

Mr. Cadoret stated that the code is not specific on the number of parking spaces required for a clubhouse in a homeowners association. Based on the initial site plan approved by the Planning Commission, the Commission made the decision that the number of spaces provided at the time was adequate, and that was for a larger building than what will exist if this application is approved.

Motion by Commissioner Berendzen, Second by Commissioner Crain to accept the staff proposed findings of fact and approve case #16022, Creekmoor Clubhouse Addition Site Plan, subject to the 10 conditions listed in the staff report.

Vote on Motion:

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

Motion passed 8-0-0.

E. Case #16025 - Panda Express Site Plan

Vu Le, with Klover Architects representing property owner Cadence Commercial Real Estate, presented the request. Mr. Le stated the Panda Express restaurant would be located at 1927 W. Foxwood Drive. With the current C-3 zoning the restaurant is an appropriate use. Access to the site is off Foxwood Drive with a second access from the Golden Corral parking lot. This is lot 3 of the Raymore Marketplace shopping center.

Mr. Le stated the site plan has pedestrian access connection to Foxwood Drive. This is a 2,600 square foot drive-through restaurant with outdoor dining patio area.

Mr. Cadoret presented the staff report. When the Raymore Marketplace site plan came forward Lot 3 was not included in that site plan. The secondary access was included, but the layout of Lot 3 was not. Mr. Cadoret stated the report includes details of all of the requirements for site plan approval.

Mr. Cadoret stated the parking and landscaping requirements have been met. The special conditions relative to a drive-through restaurant have been met. The building design standard requirements have been met as well. Storm water control is handled through the Raymore Marketplace system. Mr. Leans submitted a memorandum on the provision of facilities to the site.

Mr. Cadoret stated that staff has submitted proposed findings of fact for the application and recommend the Commission accept those proposed findings and approve case #16025, Panda Express Site Plan, subject to the 9 conditions as outlined in the staff report.

Commissioner Bowie asked about the entrance to the site from Foxwood Drive.

Mr. Cadoret stated the main entrance is to the northwest of the site. The access lines up with Kentucky Road to the north. There would be a right-turn lane in for eastbound traffic on 58 Highway and a left/straight lane and a right-turn lane only leaving the site.

Commissioner Bowie asked if there is an escape from the drive-through lane.

Mr. Le stated no, due to the limits of the site. The drive through is on the east side of the building and is one lane wide only.

Chairman Faulkner stated the situation is similar to the drive-through lane at the Taco Bell.

Commissioner Berendzen stated he does not like the restricted drive-through lane, but stated the applicant is following the codes that the City provides.

Chairman Faulkner stated the Commission has discussed the concern before, but it is often difficult to accomodate more than one drive-through lane.

Commissioner Sarsfield stated a concern about the land area south of the restaurant.

Chairman Faulkner clarified that there is limited area south of the restaurant and the drive-through lane goes through there.

Commissioner Bowie asked if the restaurant had inside seating.

Mr. Le stated yes, there is seating both indoors and an outdoor patio area.

Chairman Faulkner asked about the intent to signalize the Kentucky Road intersection at the entrance to the Raymore Marketplace.

Mr. Cadoret stated the staff discussed the possibility, but the proximity of the intersection with the current signals at Dean and 58 Highway and at the Raymore Galleria shopping center make it unfeasable.

Motion by Commissioner Berendzen, Second by Commissioner Crain to accept the staff proposed findings of fact and approve case #16025, Panda Express Site Plan, subject to the 9 conditions listed in the staff report.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

Jonathan Zerr gave the City Council report.

9. Staff Report

A. Planning Pipeline

Mr. Cadoret stated the Commission will meet on November 15th to consider the site plan for the Recreation Activity Center. The Board of Adjustment will have a meeting at 6:00 p.m. on November 15th to consider two applications.

Mr. Cadoret stated the assessment report for the Communities for All Ages initiative has been submitted. The next step will be to commence work on a master plan.

B. Engineering Report

Mr. Ieans stated work on Highway 58 is almost done. There is work to finish near McDonalds and Mazuma Credit Union.

Mr. Ieans stated Google Fiber continues to work throughout the City.

10. Public Comment

Jay Holman, 1915 Harold Drive, thanked the Commission for its continued service to the community. Mr. Holman commented that traffic safety on 58 Highway is important to him and he will continue to monitor traffic movements along the roadway.

Derek Moorhead, 103 Johnston Parkway, thanked the Commission for its continued work. Mr. Moorhead suggested a future joint Planning Commission and City Council meeting to discuss matters of importance to both groups.

11. Commission Member Comment

Commissioner Fizer: No comment

Commissioner Berendzen: Congratulated those re-elected as officers for the Commission. He also was glad to see the Panda Express site plan.

Commissioner Crain: Stated the work on 58 Highway looks great. He thought citizens should be made aware that there are alternative routes to get east/west through the community.

Commissioner Meuschke: No comment

Commissioner Sarsfield: Thanked staff for the work on 58 Highway and congratulated the Commission members re-elected as officers.

Commissioner Bowie: Stated he is looking forward to a joint meeting of the Commission and the City Council.

Mayor Turnbow: Congratulated the Commission members re-elected as officers and stated he is acutely aware of the traffic safety issues on 58 Highway.

Chairman Faulkner: Thanked staff for its efforts.

12. Adjournment

Motion by Commissioner Bowie, Second by Commissioner Berendzen to adjourn the November 1, 2016 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The November 1, 2016 meeting adjourned at 9:04 p.m.

Respectfully submitted,

Jim Cadoret



To: **Planning and Zoning Commission**
From: **City Staff**
Date: **November 15, 2016**
Re: **Case #16026 - Raymore Activity Center Site Plan**

GENERAL INFORMATION

Applicant/
Property Owner: City of Raymore
Requested Action: Site Plan Approval for the Raymore Activity Center in Recreation Park
Property Location: Northwest corner of Recreation Park along entrance drive

2016 Aerial Photograph:



Property Photographs:



View from Park House parking lot looking south at project location



View from project location looking north at homes in Shadowood

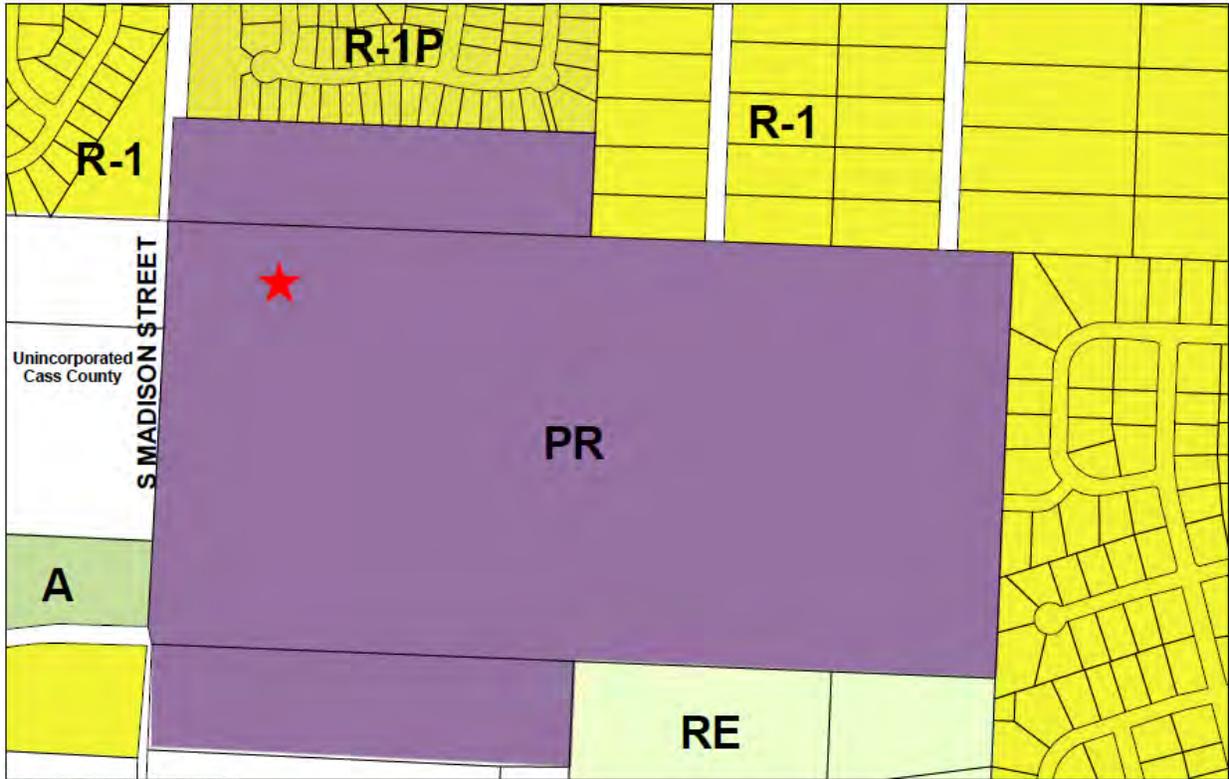


View from project location looking east



View from project location looking west

Existing Zoning: **PR:** Parks, Recreation and Public Use District



Existing Surrounding Uses: **North:** Single Family Residential
South: Public Works Facility
East: Single Family Residential
West: Church

Total Tract Size: 90.0 acres (Park House and Recreation Park)

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

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

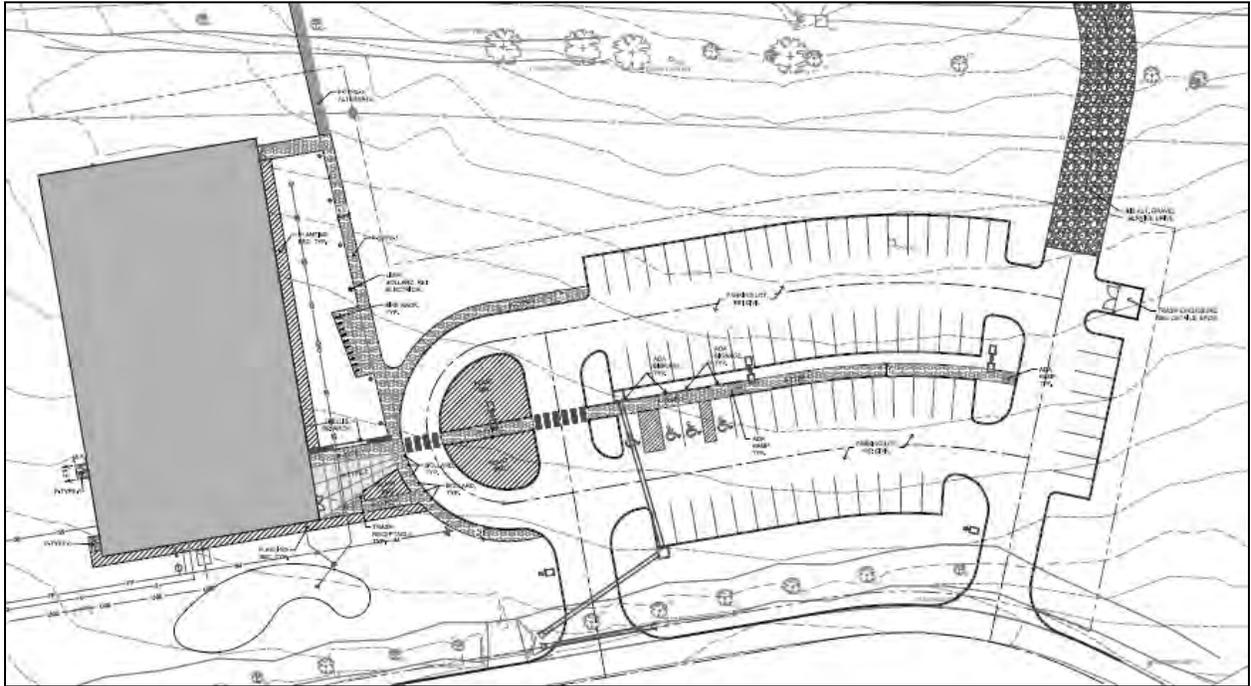
Advertisement: City Ordinance does not require advertisement for Site Plans.

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 the Raymore Activity Center to be located within Recreation Park.



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. Recreation Park was established in the 1980's.
2. Phase 2 of Shadowood Subdivision, approved in December of 2002, established the single-family lots that are adjacent to the Park House property to the north.

3. The Parks, Recreation and Public Use (PR) zoning district designation was established as part of the City initiated zoning amendments on September 28, 2009.
4. A conditional use permit for the Public Works maintenance facility was approved on May 10, 2004.
5. A conditional use permit for the government building (activity center) to be located in the park was approved on October 10, 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:

PR	
Minimum Lot Area	
per lot	-----
per dwelling unit	n/a
Minimum Lot Width (ft.)	70
Minimum Lot Depth (ft.)	n/a
Yards, Minimum (ft.)	
Front	10
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 recreation activity center must comply with the following parking standard:

Use	Minimum Parking Spaces Required
PUBLIC AND CIVIC USES	
Parks and Recreation	To be determined by the Community Development Director

The building will contain 16,318 square feet of area in the gymnasium and the support staff area. A total of 76 parking spaces are proposed, creating a parking

ratio of 1 parking space per 214 square feet of gross floor area. Private indoor spectator sport facilities have a parking requirement of 1 space per 800 square feet of gross floor area. Private indoor participant facilities have a parking requirement of 1 space per 200 square feet of gross floor area.

The site plan provides 76 parking spaces on site with room for expansion. Since the building is located within the Recreation Park, other parking areas in the park are available for use during larger events at the facility.

4. **Landscaping:** Twenty percent (20%) of the park will be required to be reserved for landscaped area. There is considerable open space area to the north, west and south of the building. Approximately 45% of the area where the activity center is to be placed will be left in open space.
5. **Building Design:** The proposed building is in compliance with the building design standards contained in Section 440.010 of the Unified Development Code. Building materials will consist of masonry block with EIFS above the masonry block. Clearstory windows will be utilized on the north and south walls. Metal and glass walls will frame the entrance to the building.
6. **Pedestrian Access:** Pedestrian Access to the building will be provided with sidewalk connection to the trail to the north. The existing trail provides connection with the sidewalk along South Madison Street and the trail network in Recreation Park.
7. **Storm Water Management:** Storm water will be collected on site and discharged to the existing lake south of the proposed facility which serves as the detention basin for the area. Storm water treatment facilities will be installed.
8. **Site Lighting:** The parking lot lighting will be required to be in compliance with the outdoor lighting performance standards of the City.
9. **Trash Enclosure:** The exterior of the trash enclosure will be constructed of the same materials as the main building. The location of the enclosure is in compliance with the requirements of the UDC..
10. **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 3 ½ feet shall be screened. The landscape plan will be submitted as part of site plan review.
11. **Site Access:** Vehicular access to the site will be provided off of the entrance drive to Recreation Park. There will be two access points to accommodate safe and adequate vehicular flow through the parking lot.

12. **Building Use:** The principal use of the building will be for recreation activity space. A lobby, reception area, small office, break room for employees, prep kitchen area, restrooms and storage area will be provided on the south end of the building in the support space area.

A three-lane track will be placed around the multi-use gym. Telescoping bleacher seats for 200 spectators will be provided for use during events.

13. **Signage:** A wall sign is illustrated on the building elevations. No monument sign is currently planned as part of the project.

14. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. Two means of access are provided to the building. A fire hydrant will be required within 150 feet of the Fire Department Connection.

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.

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 conditional use permit was approved for a government building (activity center) to be located on the property.

- 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 the park entrance drive.

- 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 and trail connections are provided to allow pedestrians to access the site from all directions.

- 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 northwest corner of the park 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 15, 2016

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #16026 Raymore Activity Center 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. One of the accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
 6. 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.
 7. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

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

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works
CC: File
Date: October 17, 2016
Re: Activity Center at Raymore Park - Site Plan

The Engineering Department has reviewed the application for Activity Center at Raymore Park Plan and offers the following comments.

The subject property is located on the north of the intersection of South Madison Street and Recreational Park Drive.

Transportation System

Access to the site will be via Recreational Park Drive. No improvements will be needed to Activity Center at Raymore Park Drive.

Saniitary Sewer:

The lot will be served by an existing 6 inch sanitary sewer that is located approximately 300 feet north of the intersection of South Madison Street and Recreational Park Drive.

Water System:

The site will be served by the existing 12 inch waterline in South Madion 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.



sf architecture

Issue Date: 10.14.16

SITE PLAN REVIEW

PROJECT TEAM



EXTERIOR PERSPECTIVE OF ENTRANCE PLAZA FROM THE SOUTHEAST



EXTERIOR PERSPECTIVE OF GYMNASIUM FROM THE NORTHWEST

DRAWING INDEX

- C001 COVER
- SP100 SITE PLAN
- SP200 SITE DETAILS
- C100 CIVIL SITE PLAN
- C101 GRADING AND UTILITY PLAN
- C102 EROSION CONTROL PLAN
- L100 OVERALL LANDSCAPE PLAN
- L101 LANDSCAPE PLAN
- A111 FLOOR PLAN
- A112 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- E100 FLOOR PLAN, LEVEL, & MAN
- E101 ELECTRICAL SCHEDULES AND DETAILS
- E102 SITE LIGHTING PHOTOMETRICS

ARCHITECT OF RECORD:

SIES ARCHITECTURE
 1101 S. MADISON STREET
 KANSAS CITY, MISSOURI 64108
 O: 816.474.1397
 F: 816.421.6624

CIVIL:

OLISSON ASSOCIATES
 7301 W. 133RD ST., SUITE 200
 OVERLAND PARK, KS 66213
 O: 913.381.1170
 F: 913.381.1174

LANDSCAPE ARCHITECT:

CONFLUENCE
 417 DE LAWARE STREET
 KANSAS CITY, MO 64105
 O: 816.531.7227
 F: 816.531.7229

STRUCTURAL:

BOB D. CAMPBELL
 4338 BELLEVIEW AVENUE
 KANSAS CITY, MO 64111
 O: 816.531.4144
 F: 816.531.8572

M/E/P/E ENGINEER:

HENDERSON ENGINEERS
 8545 LENEAXA DRIVE, SUITE 300
 LENEXA, KS 66214
 O: 913.742.5000
 F: 913.742.5001

OWNER:

CITY OF RAYMORE
 100 MUNICIPAL CIRCLE
 RAYMORE, MO 64083
 O: 816.331.0488
 F: 816.331.8724

SITE PLAN REVIEW

Issue Date: 10.14.16 | 15930

RAYMORE ACTIVITY CENTER
 1101 S. Madison Street
 Raymore, MO 64083

RAYMORE ACTIVITY CENTER

FOR: City of Raymore



1

2

3

4

5

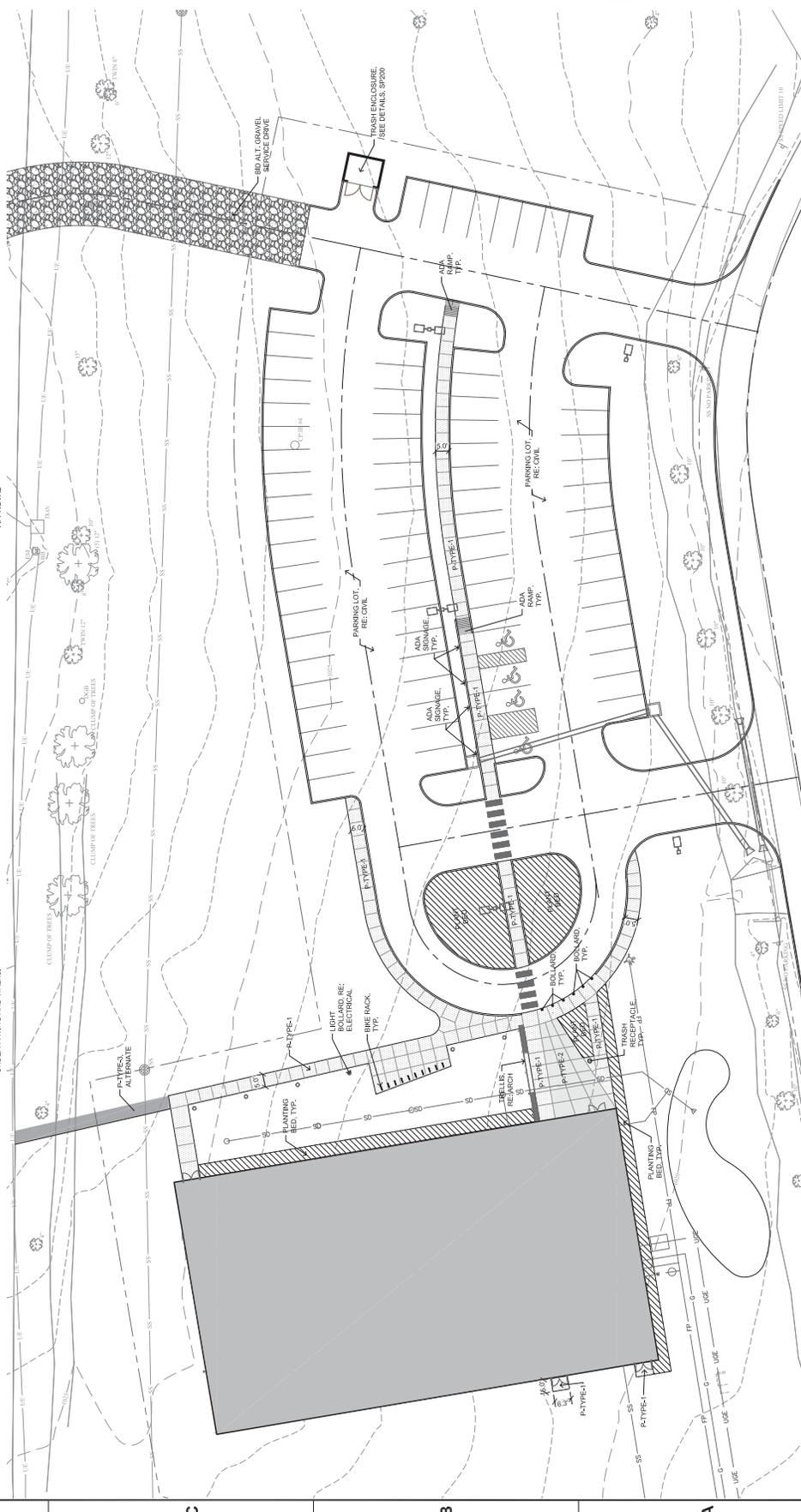
LAYOUT NOTES:

1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES AND STRUCTURES CAUSED BY CONTRACTORS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES AND STRUCTURES.
2. ALL CURBS RAMPS TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL BE CONSIDERED AS VIOLENTLY VIOLATING ANY APPROPRIATE SAFETY REGULATIONS.
4. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.

6. CONTRACTOR TO PROVIDE MAKEUP FOR ALL FINISH SURFACES FOR REVIEW AND APPROVAL. MOCKUPS TO BE 6X6 MINIMUM BROWN FINISH UNLESS OTHERWISE NOTED.
7. PLACE EXPANSION JOINTS AT VERTICAL ELEMENTS (BUILDINGS, CURBS, WALLS, ETC.) AND AT CHANGES IN GRADE AND DIRECTION.
8. SITE FURNISHINGS
 - BOLLARDS:** CORDIA, WITHOUT LIGHT COMPONENT
 - COMPANY:** FORMS + SURFACES
 - PHONE:** 800.451.0410
 - WEBSITE:** WWW.FORMS-SURFACES.COM
 - COLOR:** POWDER COATED, COLOR TO BE DETERMINED
 - INSTALL:** INSTALL PER MANUFACTURERS RECOMMENDATIONS
 - SUBMITTALS:** PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.

9. PAVEMENT TYPES
 - P-TYPE-1: 4" FCC
 - P-TYPE-2: 4" FCC WITH INTEGRAL COLOR
 - P-TYPE-3: 5" ASPHALT PAVING (ALTERNATE)
- TRASH RECEPTACLE: CORDIA RECEPTACLE
 - QUANTITY: TEN (10)
 - COMPANY: FORMS + SURFACES
 - PHONE: 800.451.0410
 - WEBSITE: WWW.FORMS-SURFACES.COM
 - COLOR: POWDER COATED, COLOR TO BE DETERMINED
 - INSTALL: SURFACE MOUNTED, INSTALL PER MANUFACTURERS RECOMMENDATIONS
 - SUBMITTALS: PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.

sts architecture
 2100 GREENSBORO PIKE, SUITE 310 KANAWHA CITY, WEST VIRGINIA 26030
 800.451.0410



01 SITE PLAN

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

RAYMORE ACTIVITY CENTER

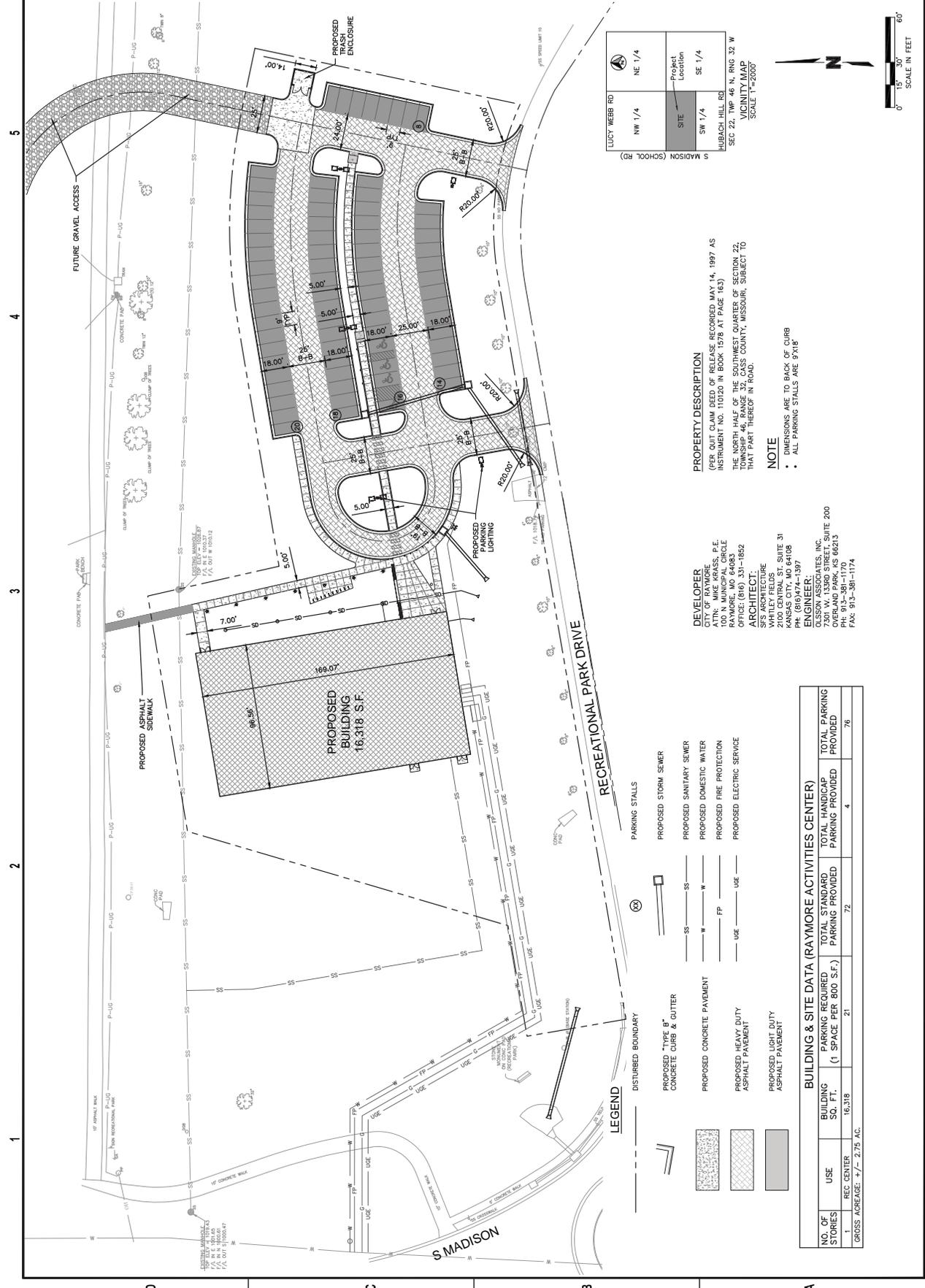
City of Raymore
 1101 S. Madison Street
 Raymore, MO 64083

SP100

SITE PLAN

ISSUE DATE: OCTOBER 14, 2011
 ISSUE DATE: OCTOBER 14, 2011
 © 2011 STS ARCHITECTURE





LUCY WEBB RD	NE 1/4	Tract Location	SE 1/4
	NW 1/4	SITE	SW 1/4

SEC 22, TWP 48 N, RNG 32 W
 VICINITY MAP
 SCALE 1"=2000'



PROPERTY DESCRIPTION
 (PER QUIT CLAIM DEED OF RELEASE RECORDED MAY 14, 1997 AS INSTRUMENT NO. 110120 IN BOOK 1578 AT PAGE 183) THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 32 WEST, MISSOURI, SUBJECT TO THAT PART THEREOF IN FLOOD.

NOTE
 • DIMENSIONS ARE TO BACK OF CURB
 • ALL PARKING STALLS ARE 9'X18'

DEVELOPER
 OLSOON ASSOCIATES, INC.
 ATTN: MIKE KRASS, P.E.
 100 N MUNICIPAL CIRCLE
 OXFORD, MO 65057
 PH: (616) 541-1882

ARCHITECT:
 SFS ARCHITECTURE
 WHILEY FIELDS
 2000 CENTRAL ST. SUITE 31
 KANSAS CITY, MO 64108
 PH: (816) 744-1387

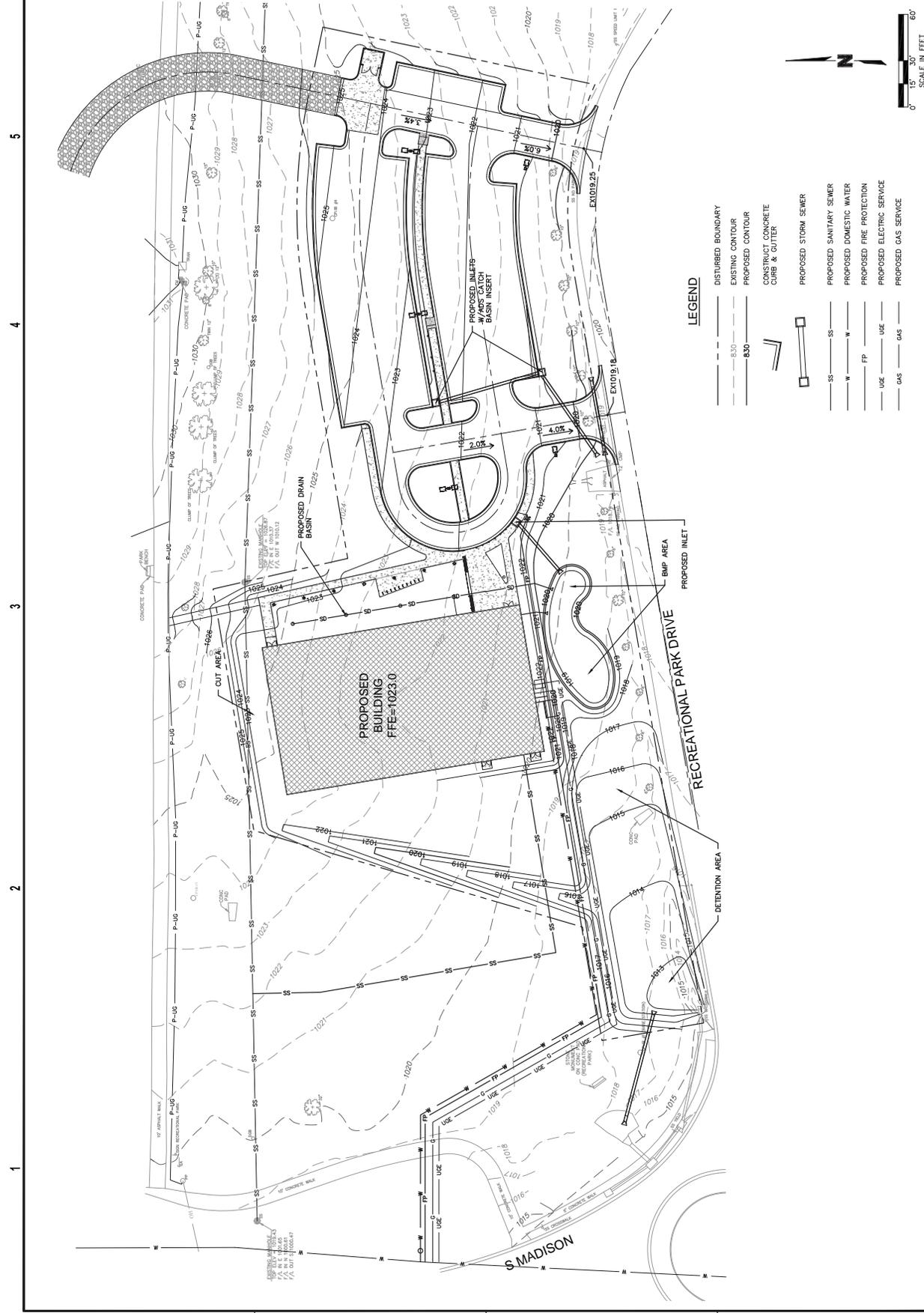
ENGINEER:
 OLSOON ASSOCIATES, INC.
 7301 W. 133RD STREET, SUITE 200
 OVERLAND PARK, MO 66213
 PH: 913-381-1170
 FAX: 913-381-1174

LEGEND

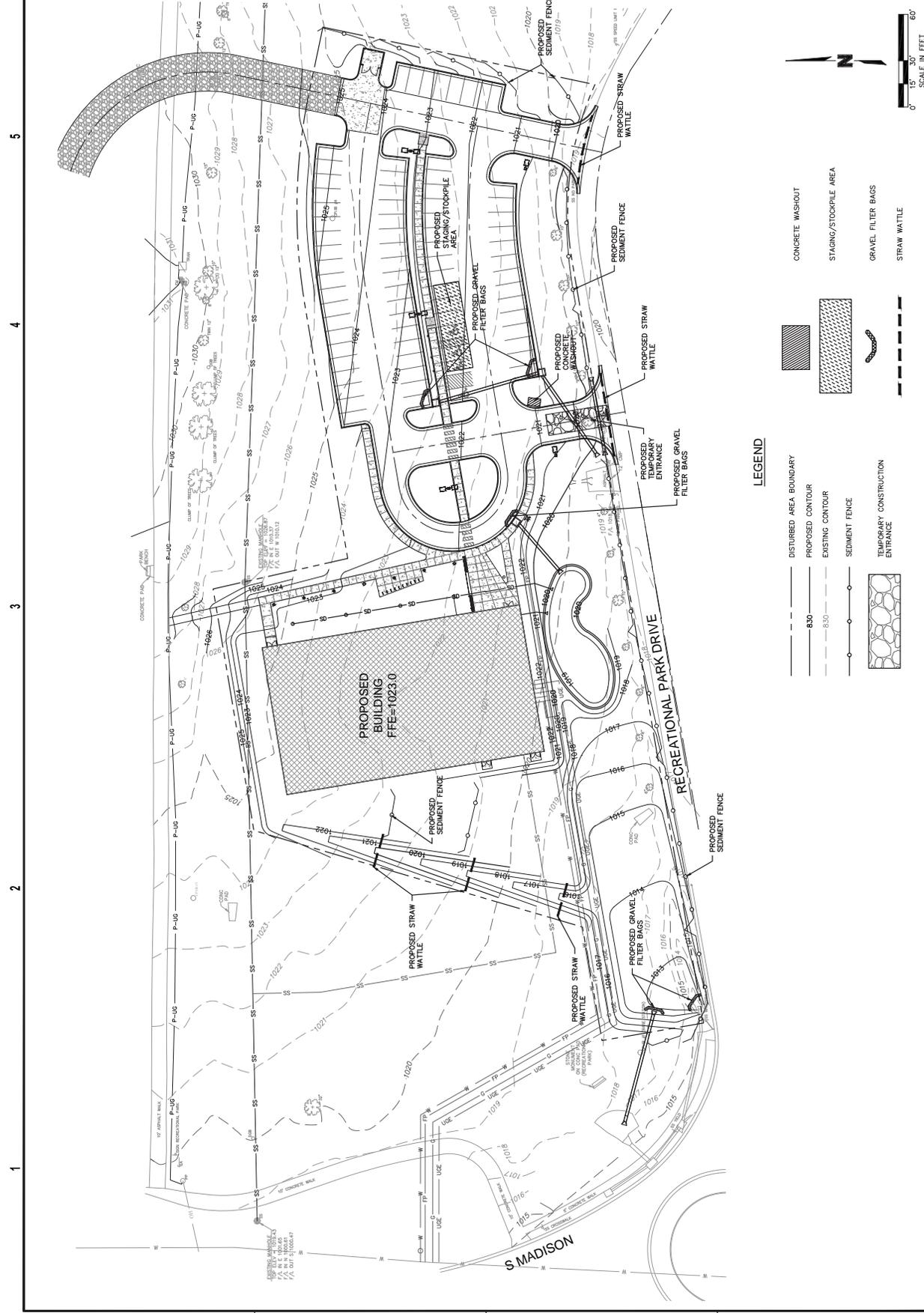
	DISTURBED BOUNDARY
	PROPOSED "TYPE B" CONCRETE CURB & GUTTER
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE PROTECTION
	PROPOSED ELECTRIC SERVICE

BUILDING & SITE DATA (RAYMORE ACTIVITIES CENTER)

NO. OF STORES	USE	BUILDING SQ. FT.	PARKING REQUIRED (1 SPACE PER 800 S.F.)	TOTAL STANDBY PARKING PROVIDED	TOTAL HANDICAP PARKING PROVIDED	TOTAL PARKING PROVIDED
1	REC CENTER	16,318	21	72	4	76
GROSS ACREAGE = 47--2.75 AC.						



1 2 3 4 5



NOT FOR CONSTRUCTION



RAYMORE ACTIVITY CENTER

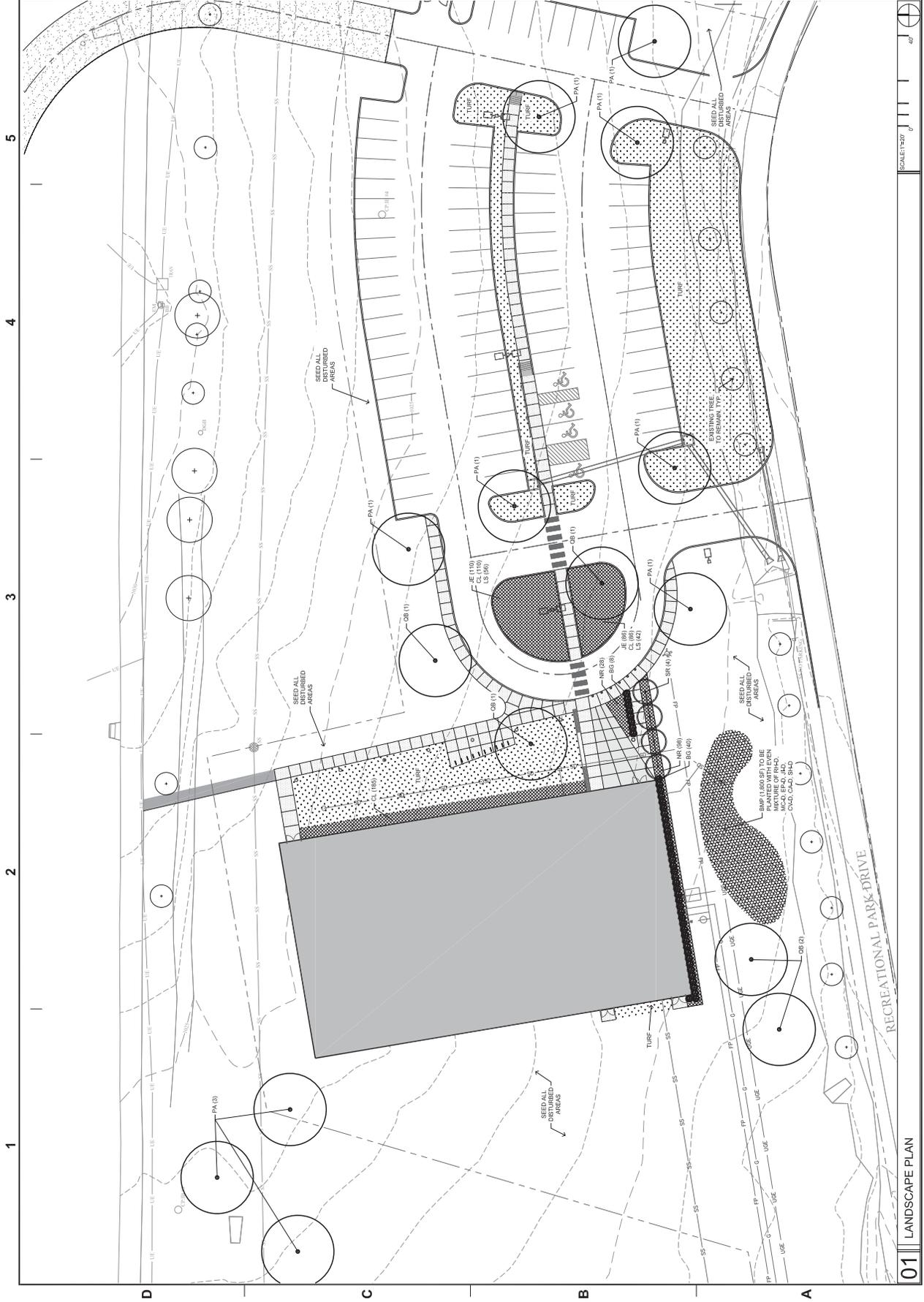
City of Raymore
 1101 S. Madison Street
 Raymore, MO 64083

WORK DATE: 03/20/2016

SSS PROJECTING: 03/20/16
ISSUED FOR PERMIT PLAN REVIEW
ISSUE DATE: OCTOBER 14, 2016
© 2016 SFS ARCHITECTURE

LANDSCAPE PLAN

L101



SCALE: 1"=50'

01 LANDSCAPE PLAN



RAYMORE ACTIVITY CENTER

City of Raymore
 1101 S. Madison Street
 Raymore, MO 64083

WORK DATE: 03/20/2020

SP PROJECT NO. 5570
SSB FOR SITE PLAN REVIEW
SSB DATE: 03/10/2020 11:48
© 2018 STS ARCHITECTURE

A111

FLOOR PLAN

GENERAL NOTES - FLOOR PLAN

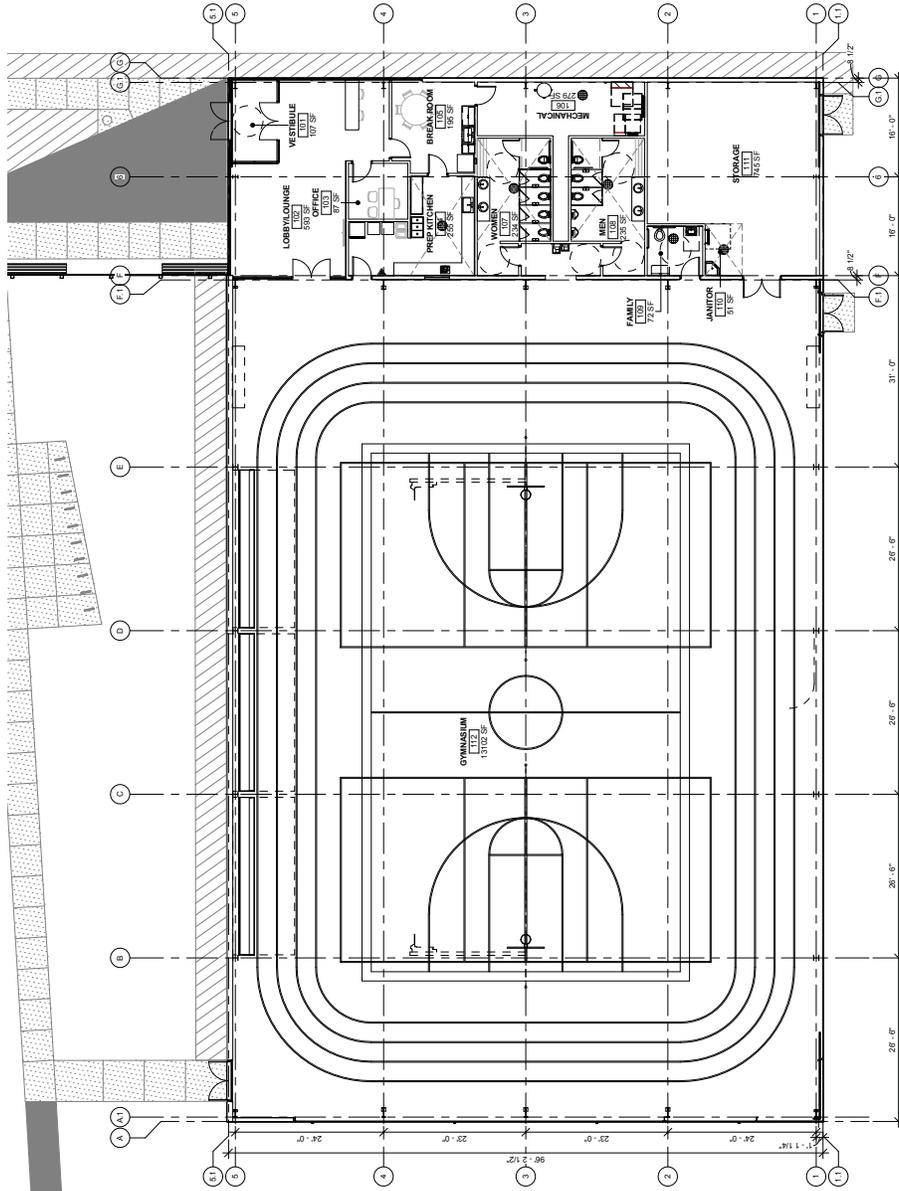
- DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. VERIFY ALL DIMENSIONS PRIOR TO START OF WORK. IN THE EVENT OF DISCREPANCY, NOTIFY THE ARCHITECT OF ANY AREAS OF DISCREPANCY BETWEEN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND ALL NECESSARY INSURANCE FROM THE ARCHITECT WITH THAT CONTRACTOR'S WORK. CALLER TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND INSURANCE FROM THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ARISING FROM THE CONTRACT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO PERFORMING LAYOUT WORK REQUIRED FOR INSTALLATION OF NEW WORK.
- VERIFY EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO START OF WORK. ALL SLEEVES, OPENINGS, ETC. FOR CONDUIT, PIPES, DUCTS, ETC. SHALL BE PRE-INSTALLED PRIOR TO START OF WORK. PARTITIONS ARE TO BE FIRE RATED IN ACCORDANCE WITH FIRE RATED REQUIREMENTS. APPLICABLE CODES AND FIRE MARSHALS' REQUIREMENTS.
- PROVIDE A MINIMUM OF 3/4" FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUD FRAMED PARTITIONS FOR SECURE AND PROPER ATTACHMENT OF PARTITIONS. PROVIDE 1/2" MINIMUM GROUND ANCHORS FOR ALL PARTITIONS. VISUAL DISPLAY SURFACES, SIGNAGE, AND FURNISHINGS WHERE APPLICABLE SHALL BE INSTALLED ON THE FINISHED SIDE OF THE PARTITION. MATERIALS SHALL BE IDENTIFIED ON ALL PARTITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO START OF WORK. ALL DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF THE WORK SHALL BE NOTICED AND REPORTED TO THE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL EXPRESSLY UNDERSTAND THAT THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATION OR CONCLUSIONS DRAWN BY THE CONTRACTOR.
- WHERE CONDUIT, PIPES, DUCTS, ETC. ARE INDICATED TO BE INSTALLED THROUGH WALLS, CEILING, FLOOR, OR PARTITIONS, THEY SHALL BE INSTALLED NEATLY CHASED, CONDUITS, ETC. INSTALLED, AND WALLS PATCHED TO MATCH EXISTING FINISHES. ALL EXISTING ITEMS TO REMAIN AND REPAIR SHALL BE PROTECTED AND PRESERVED. ALL EXISTING ITEMS TO BE REMOVED AND/OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FROM THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FROM THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FROM THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FROM THE ARCHITECT.
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FLOOR PLAN SYMBOLS

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- ROOM NAME AND NUMBER
- CENTER LINE
- MATCH LINE
- DOOR INDICATION TAG
- PARTITION TYPE
- WINDOW TYPES
- PLAN KEYNOTES
- SPOT ELEVATION
- DRAWING REVISION
- NEW GRID IDENTIFIER
- EXISTING GRID IDENTIFIER

PROJECT DETAILS	
LOT AREA: 2.75 ACRES	
AREA CONTAINING LANDSCAPE: 1.28 ACRES	
PERCENTAGE OF LOT AREA CONTAINING LANDSCAPE: 4.68%	
BUILDING AREA: 163,318 SF	
MAXIMUM NUMBER OF EMPLOYEES: 100	
REGULAR BUSINESS HOURS: 8:00 AM TO 5:00 PM, MONDAY TO FRIDAY	
SUMMER CAMP: JUNE/AUGUST - 15 TO 20 DATES	
MAXIMUM OCCUPANCY: 600	
MAXIMUM SEATING CAPACITY: 500 IN GYMNASIUM	
NUMBER OF PARKING SPACES: 0 EXISTING 75 REQUIRED	

1 2 3 4 5



1. FLOOR PLAN - LEVEL 1
 1/4" = 10'-0"



RAYMORE ACTIVITY CENTER

City of Raymore
 1101 S. Madison Street
 Raymore, MO 64083

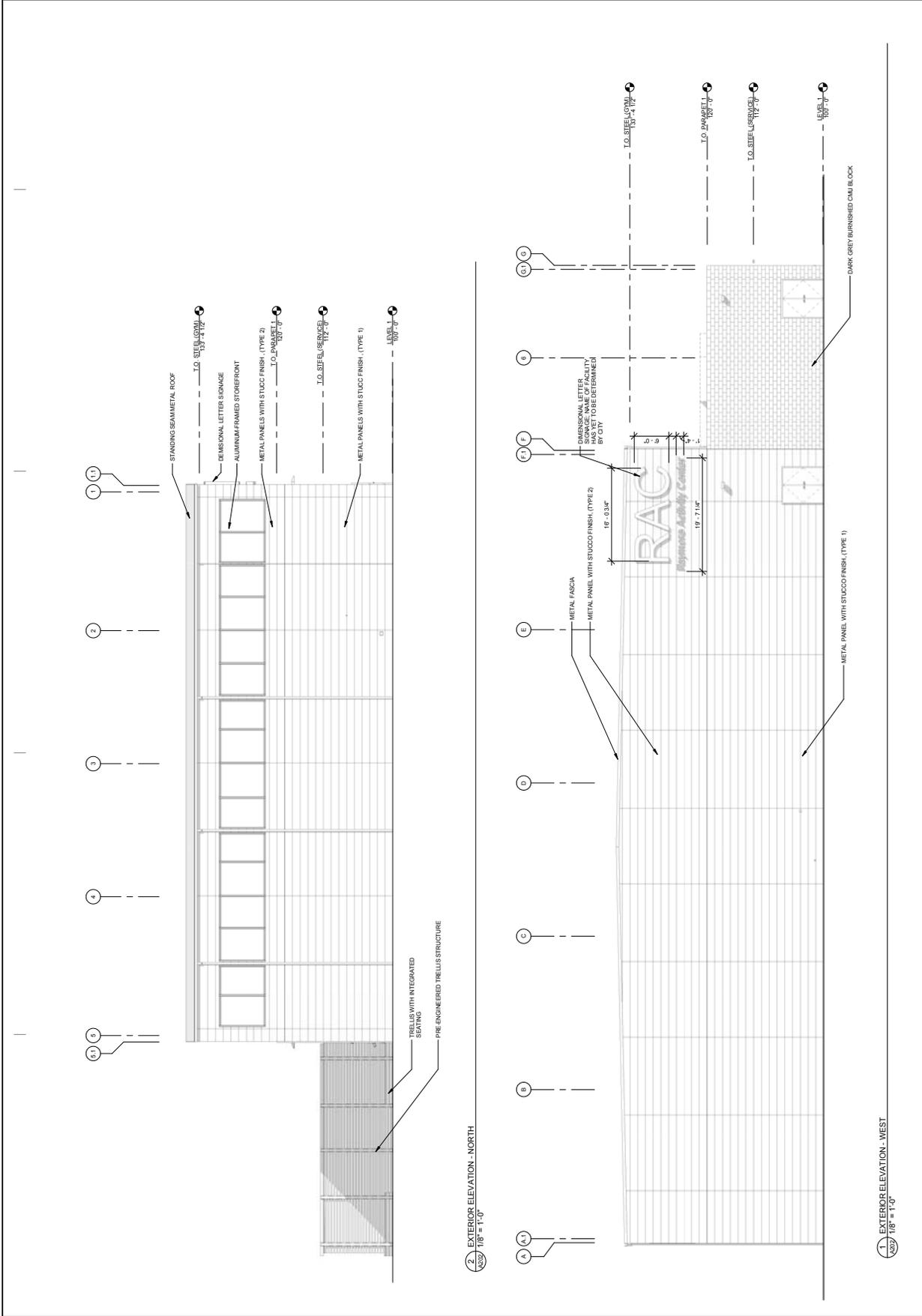
WORK DATE: 11/28/2019

SFS PROJECT NO. 1590
 SFS FOR SITE PLAN REVIEW
 SHEET DATE: 11/28/2019
 © 2019 SFS ARCHITECTURE

EXTERIOR
 ELEVATIONS

A202

1 2 3 4 5



2. EXTERIOR ELEVATION - NORTH
 1/8" = 1'-0"

1. EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"

Community Development Monthly Report



OCTOBER 2016

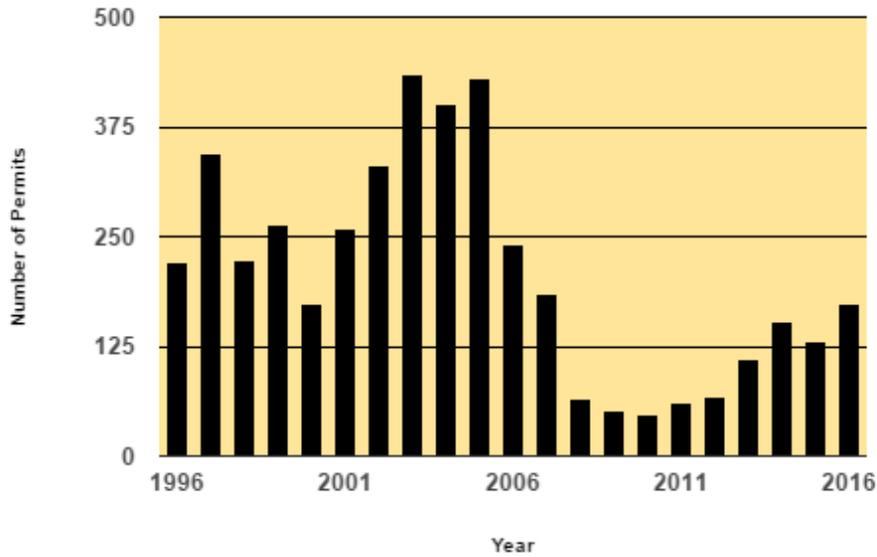
Building Permit Activity

Type of Permit	Oct 2016	2016 YTD	2015 YTD	2015 Total
Detached Single-Family Residential	13	160	96	139
Attached Single-Family Residential	0	14	6	6
Multi-Family Residential	0	0	6	0
Miscellaneous Residential (deck; roof)	28	408	318	363
Commercial - New, Additions, Alterations	0	18	20	23
Sign Permits	6	46	36	52
Inspections	Oct 2016	2016 YTD	2015 YTD	2015 Total
Total # of Inspections	627	5,280	4,025	4,919
Valuation	Oct 2016	2016 YTD	2015 YTD	2015 Total
Total Residential Permit Valuation	\$2,849,600	\$40,645,400	\$26,336,300	\$34,819,700
Total Commercial Permit Valuation	\$140,600	\$956,200	\$3,629,400	\$3,660,400

Additional Building Activity:

- Site work continues for the Raymore Marketplace center at the southeast corner of Dean Avenue and 58 Highway. Building permits have been issued for the retail building and Qdoba restaurant.
- Building construction plans have been reviewed for the Panda Express restaurant and the addition to the Creekmoor Clubhouse
- Building construction plans have been reviewed for the Municipal Center building

Single Family Building Permits



Code Enforcement Activity

Code Activity	Oct 2016	2016 YTD	2015 YTD	2015 Total
Code Enforcement Cases Opened	61	335	223	229
Notices Mailed				
-Tall Grass/Weeds	28	219	166	166
- Inoperable Vehicles	2	29	12	12
- Junk/Trash/Debris in Yard	7	28	22	24
- Object placed in right-of-way	1	4	2	2
- Parking of vehicles in front yard	14	21	1	1
- Exterior home maintenance	9	15	5	5
- Other (trash at curb early; signs; etc)	0	19	15	19
Properties mowed by City Contractor	15	63	59	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	0	0
Signs in right-of-way removed	58	198	172	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.
- Site Plan for Recreation Activity Center to locate in Recreation Park
- Evan-Brook 7th Preliminary and Final Plat
- Rezoning and Preliminary Plat approval for Eagle Glen Parcels 5 and 7
- Timber Trails Open Space Plat
- Variance request at 416 S. Lakeshore
- Variance request at 1328 E. Walnut

	As of Oct 31, 2016	As of Oct 31, 2015	As Oct 31, 2014
Homes currently under construction	230	202	101
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	655	781	853
Total number of dwelling units in City	7,922	7,742	7,564

Actions of Boards, Commission, and City Council

City Council

October 10, 2016

- Approved on 2nd reading the conditional use permit for the Recreation Activity Center
- Confirmed the installation by the City of sidewalk on 10 undeveloped lots

October 24, 2016

- Reappointed Jerry Faulkner and John Berendzen to the Planning and Zoning Commission
- Reappointed David Woste and Michael Vinck to the Board of Adjustment
- Postponed the public hearing for the Evan Brook 7th Preliminary Plat to the November 14, 2016 meeting
- Approved on 1st reading the Timber Trails Open Space Final Plat

Planning and Zoning Commission

October 18, 2016

- Recommended approval of the Timber Trails Open Space Final Plat

- Recommended approval of the Evan Brook 7th Preliminary Plat
- Recommended approval of the Evan Brook 7th Final Plat

Upcoming Meetings – November & December

November 14, 2016 City Council

- 2nd reading - Timber Trails Open Space Final Plat
- Resolution - Evan Brook 7th Preliminary Plat (public hearing)
- 1st 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 - Evan Brook 7th Final Plat
- 2nd reading - Eagle Glen Parcel 5 rezoning
- Resolution - Eagle Glen Parcel 5 and 7 Preliminary Plat

December 6, 2016 Planning and Zoning Commission

- No items currently scheduled

December 12, 2016 City Council

- No development items currently scheduled

December 20, 2016 Planning and Zoning Commission

- No items currently scheduled

December 26, 2016 City Council

- Holiday

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. The assessment report was submitted to MARC on October 31, 2016.
- Director Jim Cadoret attended the Economic and Business Case for Age-Friendly Communities seminar sponsored by the Communities for All Ages Professional Network.
- Director Jim Cadoret attended the Complete Streets Implementation seminar sponsored by the Academy for Sustainable Communities
- Director Jim Cadoret participated in town hall meetings sponsored by Cass County non-profit organizations to discuss benefits and concerns associated with affordable housing developments. Staff discussed the recently opened Ridgeway Villas development.
- GIS Coordinator Heather Eisenbarth and Director Jim Cadoret participated in a demonstration by Pictometry on the use of imagery for property assessment purposes. The Cass County Assessor hosted the demonstration to allow for discussion on potential uses of the imagery.
- Staff held a Good Neighbor meeting for the proposed rezoning and preliminary plat for Parcels 5 and 7 in Eagle Glen Subdivision.
- Director Jim Cadoret attended the American Planning Association Missouri Chapter Statewide Planning Conference in Springfield.

GIS Activities

- Update of geospatial layers relating to City Council & Planning Commission actions

- Creation of various (map) illustrations to support operations and planning activitiesImprovement of information & various web mapping applications
- Review of flight acquisition metadata for final delivery
- Update of stored SQL database procedures, script references and operating tools as required
- Evaluation software/services by request
- Maintenance of internal and public web mapping platforms
- Integrated record drawings of approved facilities
- Draft of NPDES (operational) data for consideration
- Existing surface profile of MO58