



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 3, 2017 - 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 15, 2016 meeting
6. Old Business - None
7. New Business -
 - a. Case #16029 - 24th Amendment to Unified Development Code (*public hearing*)
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 15, 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, LEO ANDERSON, CHARLES CRAIN AND MAYOR KRISTOFER TURNBOW. 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 November 1, 2016 meeting**

Motion by Commissioner Sarsfield, Second by Commissioner Bowie to accept the November 1, 2016 minutes as presented.

Vote on Motion:

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

Motion passed 8-0-1.

6. **Old Business** – None
7. **New Business**
 - A. **Case #16026 - Raymore Activity Center Site Plan**

Meredith Hauck, Assistant City Manager for the City of Raymore, presented the request to the Commission. Ms. Hauck provided an overview of the project. The building is principally a gymnasium with support space for the facility. Ms. Hauck reviewed the design of the building, exterior materials to be utilized, and interior space layout. The orientation of the parking lot changed from when the Commission reviewed the Conditional Use Permit, but the number of spaces has not changed. There will be a future access drive to the park maintenance building located to the north.

Commissioner Bowie asked if any future expansion would be up or out.

Ms. Hauck stated any expansion would be out, towards Madison Street.

Commissioner Bowie asked about the orientation of the entrance to the facility.

Ms. Hauck stated we wanted the orientation to be towards the main activity areas of the park. We knew the main park entrance would be the entrance to this facility and that parking should be towards the general park area. We also wanted to leave room for future building expansion.

Jim Cadoret, Community Development Director, provided the staff report. Mr. Cadoret indicated that the request is for site plan approval for the Raymore Activity Center. The property is zoned PR, Parks Recreation and Public Use District. The building must comply with all applicable standards. A Conditional Use Permit was approved for the use on October 10, 2016.

Mr. Cadoret stated there is not an actual required parking ratio for the property, but with the building size of 16,000 square feet, there are 76 parking spaces provided at a parking ratio of 1 space per 214 square feet of gross floor area. There is area for expansion of the parking lot in the future.

Mr. Cadoret stated landscaping, building design, parking lot lighting, dumpster location, pedestrian access and storm water control all comply with the UDC requirements.

Mr. Cadoret indicated the South Metropolitan Fire Protection District has reviewed the site plan. Mr. Cadoret indicated staff has submitted proposed findings of fact for the Commission to consider and recommends approval of the 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.

Commissioner Bowie asked about the trash enclosure location.

Mr. Cadoret indicated the trash enclosure is on the east side of the parking lot area. There were staff discussions on alternate locations but had to keep in mind future building and parking lot expansions.

Mr. Anderson asked about the timeline for getting most of the conditions finalized and/or approved.

Mr. Cadoret stated the City is in the process of final building design now, with permitting at the end of the year. Building construction to start in spring 2017 and completion by end of 2017.

Motion by Commissioner Anderson, Second by Commissioner Berendzen to accept the staff proposed findings of fact and approve case #16026, Raymore Activity Center Site Plan, subject to the 10 conditions noted in the staff report.

Vote on Motion:

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

Motion passed 9-0-0.

8. City Council Report

Jonathan Zerr gave the City Council report.

9. Staff Report

A. Planning Pipeline

Mr. Cadoret stated the Board of Adjustment met earlier this evening on two variance applications that the Board approved.

Mr. Cadoret stated there are no applications set to be considered by the Commission at its December 6th or December 20th meeting. Mr. Cadoret stated the December 6th meeting may be a good time for Mr. Zerr to provide training to the Commission. The Commission agreed and thought the timing was good for training at the December 6th meeting and to cancel the December 20th meeting.

Commissioner Bowie asked that the training session include discussion on architectural drawings.

Mr. Cadoret indicated that a Commissioner had inquired about establishing raymore.com email addresses for the Commission members. Mr. Cadoret stated the Park Board members use the raymore.com email. It would not be mandatory at this time to use the raymore email address, but it is suggested and encouraged by the City IT department. Chairman Faulkner wanted time for the Commission to think about the offer and to let the Commission make the final determination.

Mr. Cadoret stated the annual planning conference is May 6-9, 2017 in New York City. Mr. Cadoret indicated the City will pay for one Commissioner to participate in the conference. If a Commission has an interest in attending to please let City staff know.

B. Engineering Report

Mr. leans provided an update on the status of public works projects:

- decorative lights in Original Town on Elm Street have been completed.
- The 2016 sidewalk program the crews are making good progress.
- The Highway 58 overlay project is completed.
- All of the trails have been crack-sealed.
- The median beautification project on Huntsman is slowly proceeding.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Bowie: No comment

Commissioner Meushke: No comment.

Commissioner Berendzen: No comment.

Commissioner Anderson: Indicated he had to miss a few meetings and it was good to be back in town.

Commissioner Fizer: No comment.

Commissioner Crain: Stated he was proud to attend the veterans breakfast at Hy-Vee.

Commissioner Sarsfield: Provided a positive note on the cable installation work going on.

Mayor Turnbow: Indicated the City had a ground breaking for the Centerview Project on municipal circle.

Chairman Faulkner: Thanked Ms. Hauck for the presentation on the Activity Center and thanked staff for its efforts.

12. Adjournment

Motion by Commissioner Anderson, Second by Commisioner Bowie to adjourn the November 15, 2016 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 9-0-0.

The November 15, 2016 meeting adjourned at 7:37 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: January 3, 2017
Re: **Case #16029: 24th Amendment to the UDC – Misc. from 2016 Annual Review**

GENERAL INFORMATION

Applicant: City of Raymore

Requested Action: 24th Amendment to the Unified Development Code – Miscellaneous items from 2016 Annual Review of UDC

Advertisement: December 15, 2016 Journal Newspaper

Public Hearing: January 3, 2017 Planning and Zoning Commission

Items of Record:

- Exhibit 1. Growth Management Plan
- Exhibit 2. Unified Development Code
- Exhibit 3. Notice of Publication
- Exhibit 4. Staff Report

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

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

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.
2. whether the proposed text amendment corrects an error or inconsistency in the code;

3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

STAFF COMMENTS

1. The 24th Amendment to the Unified Development Code (UDC) is the result of discussions held by the Planning and Zoning Commission after completing its 2016 annual review of the UDC. At its June 21, 2016 meeting the Commission discussed the results of research completed by City staff on several topics and directed staff to submit the revisions proposed in the 24th amendment.
2. The 24th amendment to the UDC consists of eight (8) separate revisions proposed to the UDC. The amendments are listed in the proposed ordinance as follows:

Section 1: Proposal is to include language clarifying that no building or structure is allowed to be constructed or placed in a utility easement area.

Section 2: Proposal eliminates code language regarding payment of fees for street lighting. Under City ownership of the street lights the responsibilities of a subdivider for street light installation in a new subdivision phase have changed.

Section 3: Proposal clarifies that for those corner lots that do not currently have a ADA curb ramp installed that the ramp must be installed at the time sidewalk is installed on the lot.

Section 4: Proposal modifies the notification process for erosion control enforcement. The amount of time given to correct a violation has been reduced and the method of how the responsible party for correction of the violation is notified has been clarified.

Section 5. Proposal indicates that the Community Development Director has authority to make a final decision on a replat, with the ability to appeal a decision to the Planning and Zoning Commission.

Section 6. Proposal establishes the procedures to be followed for a replat of lots with an existing subdivision.

- Section 7. The terms “unnecessary hardship” and “replat” are defined. Unnecessary hardship is a term utilized in the findings of fact required to be met as part of a variance application and needs to be defined.
- Section 8. Proposal modifies code language regarding maximum penalties for code violations to be in compliance with Senate Bill 572.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

- 1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;**

Each of the proposed amendments are consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

- 2. whether the proposed text amendment corrects an error or inconsistency in the code;**

The proposed language in Section 2 of the ordinance does correct an inconsistency in the code. The remaining seven sections of the ordinance do not correct an error or inconsistency.

- 3. the areas which are most likely to be directly affected by such change and in what way they will be affected;**

The changes would affect properties throughout the City.

- 4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and**

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The amendments are proposed to clarify language in the code.

- 5. whether the proposed text amendment is in the best interests of the City as a whole.**

The proposed amendments are intended to better clarify language in the code which would be in the best interests of the City as a whole.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	January 3, 2017	January 23, 2017	February 13, 2017

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16029, 24th amendment to the UDC, to the City Council with a recommendation of approval.

BILL XXXX

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE OF THE RAYMORE CITY CODE.”

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 24th amendment to the Unified Development Code on January 3, 2017, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and,

WHEREAS, the Planning and Zoning Commission heard public testimony at the public hearing and has submitted its recommendation of xxxxxxxx to the Governing Body of the City of Raymore, Missouri; and,

WHEREAS, the Governing Body, City Council of Raymore, Missouri, held a public hearing on the proposed 24th amendment to the Unified Development Code on January 23, 2017 after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing; and

WHEREAS, the City Council of the City of Raymore, Missouri has determined the amendments proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 445.030H of the Unified Development Code is hereby amended by the addition of the following language:

Section 445.030 Subdivision Design and Improvements

H. Easements

4. Restriction of Use

- a. No building or structure shall be constructed, installed or placed in an easement area.**
- b. See Section 440.030A2 regarding fence location in an easement.**

Section 2. Section 445.030J of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.030 Subdivision Design and Layout

J. Street Lighting

1. The subdivider shall be responsible for installation of all required street lights associated with any new subdivision at the time public improvements are installed. Street lights shall be required as follows;
 - a. On any collector or arterial street immediately adjacent to the subdivision wherein street lights are not currently installed; and
 - b. On any street within the subdivision in accordance with a street light plan designed by an engineer registered in the State of Missouri, submitted by the subdivider, and approved by the Director of Public Works.
2. Street lights required to be installed on adjacent collector or arterial streets shall be installed in accordance with a street light plan already approved by the City or a plan designed by an engineer registered in the State of Missouri, submitted by the subdivider, and approved by the Director of Public Works.
3. The subdivider shall take the necessary steps to secure placement of required street lights. Street lights shall be installed and be operational prior to acceptance of any public improvement in the subdivision.
4. ~~The subdivider shall be responsible to pay all costs for installation and all operational costs incurred by the City for the required street lights as approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the City Clerks Office.~~
5. ~~The City may determine it is in the best interests of the health, safety and welfare of the citizens of Raymore to install street lights upon existing collector and arterial streets in advance of development of subdivisions immediately adjacent to the collector~~

or arterial streets. The City, per Ordinance of the City Council, may pay in advance for the installation and operation of the street lights that would normally be required to be installed by the subdivider at the time of subdivision construction. If the City so acts, then at the time a new subdivision application is submitted the subdivider, as part of the development agreement for the new subdivision, shall be charged the street light fee for a five (5) year time period as approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the City Clerks Office for each street light that would have been required to be installed on the adjacent collector or arterial streets at the time the subdivision was approved. This fee would be reimbursement to the City for advanced installation of the required street lights.

Section 3. Section 445.030k1 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 445.030 Subdivision Design and Improvements

K. Sidewalks

1. Requirement

a. Residential developments

- (1) Sidewalks shall be installed on both sides of all public streets except upon lots greater than 3 acres in size, or in the case of a residential subdivision, when the average lot size is greater than 3 acres.
- (2) Sidewalks shall be installed in the right-of-way, 1 foot from the property line adjacent to the street, along the street frontage of all lots.
- (3) Sidewalks along private streets shall be determined as part of preliminary plat review.
- (4) Corner lots that do not contain an ADA curb ramp shall have the ramp installed at the time sidewalk is installed upon the lot.

b. Commercial, Industrial and all other developments

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

- (2) Sidewalks shall be installed in the right-of-way, 1 foot from the property line adjacent to the street, along the street frontage of all lots.
- (3) Sidewalks shall be provided along one side of access drives and shall connect to sidewalks along all public streets adjacent to the development.
- (4) Corner lots that do not contain an ADA curb ramp shall have the ramp installed at the time sidewalk is installed upon the lot.

Section 4. Section 455.020A2 of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 455.020 Erosion Control Enforcement

A. Erosion and Sediment Control

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

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

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

- a. issue a stop work order for the site;
- b. suspend land disturbance permit(s);
- c. remedy the deficiencies and bill the contractor, permittee or

owner for the actual and administrative costs. If the contractor, permittee or owner fails to reimburse the City for correcting the deficiencies within 30 days, the City of Raymore will draw upon any and all financial securities to cover the actual and administrative costs; and/or

d. refer the case to the City Attorney for prosecution.

Section 5. Section 470.010A of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

A. Summary of Procedures

The following table provides a summary of the review and approval procedures of this chapter. In the event of conflict between this summary table and the detailed procedures contained elsewhere in this chapter, the detailed provisions govern.

	Community Development Director and Engineering Staff	Board of Adjustment	Planning & Zoning Commission	City Council	Board of Appeals
Zoning Map Amendments (rezoning)	R		[R]	[D]	
Text Amendments	R		[R]	[D]	
Conditional Uses	R		[R]	[D]	
Uses subject to special conditions	D				
Planned Unit Development (PUD)	R		[R]	[D]	
Zoning Variances	R	[D]			
Appeals of UDC Administrative Decisions		D			
Minor Subdivision Plat	R		R	D	
Preliminary Subdivision Plat	R		[R]	[D]	
Final Subdivision Plat	R		R	D	
Replat	D		A		
Zoning Certificate	D	A			
Sign Permit	D	A			

Site Plan Review	D or R		A or D	A	
Vacation of Streets	R		[R]	[D]	
Interpretations	D	A			A (Chapter 455 or 460)
Administrative Adjustments	D	A			
Natural Resource Protection Variance	R				D
Flood Plain Management Variance	R				D
Inflatable Sign Permits	R		D	A	

R = Recommendation D = Decision A = Appellate Authority [] Public Hearing Required

Section 6. Section 470.250 is hereby added as follows:

Section 470.250 Replat

A. Applicability

1. This section sets forth the required review and approval procedures for a replat. A replat may include adjustment of lot lines; addition of land area to a lot; lot consolidation; or the reconfiguration of lot lines in a recorded plat.
2. No public or private street shall be created or included in a replat. No easement of access, for the purpose of providing principal access to a lot, shall be created in a replat.
3. No new or additional lots shall be created as part of a replat. A reduction in the number of lots is allowed as part of a replat.

B. Application

1. An application for a replat may be obtained from the Community Development Director. Contents required on the replat drawing are identified in the application packet.
2. No preliminary plat or final plat application is required.
3. The replat must be in a format acceptable to the Cass County Recorder for recording purposes.

C. Procedure

1. The application and replat drawing shall be submitted to the Community Development Director for review.
2. No Planning and Zoning Commission or City Council review are required for a replat.
3. If the application and replat drawing are complete and in compliance with the standards and requirements of the Unified Development Code the Community Development Director may approve the replat and sign the replat drawing for recording purposes.
4. A recorded copy of the replat drawing shall be returned to the Community Development Director.

Section 7. Section 485.010 of the Unified Development Code is hereby amended by the addition of the following definition:

Term	Definition
Replat	A legal survey document that is recorded when changes need to be made to a portion or all of a recorded plat.
Unnecessary Hardship	An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land.

Section 8. Section 480.030I of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

Section 480.030 Remedies and Enforcement Powers

I. Penalties

A person, firm or corporation who violates any provision of the Unified Development Code will be guilty of a misdemeanor and upon conviction will be fined ~~not less than \$100.00 and not more than \$500.00~~ \$200.00, and/or by imprisonment for up to 90 days in the County Jail, at the discretion of the Court. Each day of violation constitutes a separate offense.

Section 9. This Ordinance shall be known as the twenty-fourth amendment to the Unified Development Code.

Section 10. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

Section 11. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 23RD DAY OF JANUARY, 2017.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 13TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

- Councilmember Abdelgawad
- Councilmember Barber
- Councilmember Burke, III
- Councilmember Holman
- Councilmember Hubach
- Councilmember Kellogg
- Councilmember Moorhead
- Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Community Development Monthly Report



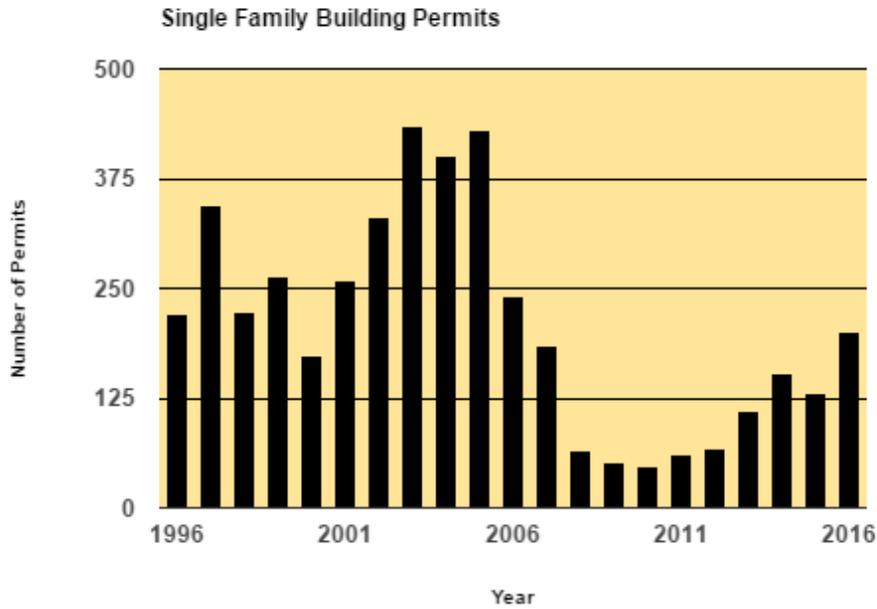
NOVEMBER 2016

Building Permit Activity

Type of Permit	Nov 2016	2016 YTD	2015 YTD	2015 Total
Detached Single-Family Residential	27	187	122	139
Attached Single-Family Residential	0	14	6	6
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	37	445	337	363
Commercial - New, Additions, Alterations	5	23	22	23
Sign Permits	3	49	46	52
Inspections	Nov 2016	2016 YTD	2015 YTD	2015 Total
Total # of Inspections	565	5,845	4,443	4,919
Valuation	Nov 2016	2016 YTD	2015 YTD	2015 Total
Total Residential Permit Valuation	\$6,442,100	\$47,087,500	\$30,770,000	\$34,819,700
Total Commercial Permit Valuation	\$3,264,600	\$4,220,800	\$3,642,400	\$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 Qdobe restaurant.
- Building construction plans have been reviewed for the Panda Express restaurant and the addition to the Creekmoor Clubhouse
- Building construction has commenced on Centerview building on Municipal Circle
- Interior renovation plans are under review for Wal-Mart



Code Enforcement Activity

Code Activity	Nov 2016	2016 YTD	2015 YTD	2015 Total
Code Enforcement Cases Opened	50	385	226	229
<i>Notices Mailed</i>				
- Tall Grass/Weeds	7	226	166	166
- Inoperable Vehicles	7	36	12	12
- Junk/Trash/Debris in Yard	17	45	23	24
- Object placed in right-of-way	2	6	2	2
- Parking of vehicles in front yard	16	37	1	1
- Exterior home maintenance	1	16	5	5
- Other (trash at curb early; signs; etc)	0	19	17	19
Properties mowed by City Contractor	3	66	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	85	283	176	190
Violations abated by Code Officer	7	7	-	-

Development Activity

Current Projects

- Assisting City staff on development of plans for the proposed activity center at Recreation Park.
- Variance and easement vacation application for Edgewater at Creekmoor Lot 37

	As of Nov 30, 2016	As of Nov 30, 2015	As Nov 30, 2014
Homes currently under construction	239	217	101
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	629	761	885
Total number of dwelling units in City	7,940	7,747	7,568

Actions of Boards, Commission, and City Council

City Council

November 14, 2016

- Approved on 2nd reading the Timber Trails Open Space Final Plat
- Approved the Evan-Brook 7th Preliminary Plat
- Approved the Evan-Brook 7th Final Plat on 1st reading
- Approved the reclassification of zoning of Eagle Glen Parcel 5 on 1st reading

November 28, 2016

- Approved on 2nd reading the Evan-Brook 7th Final Plat
- Denied on 2nd reading the reclassification of zoning of Eagle Glen Parcel 5

Planning and Zoning Commission

November 1, 2016

- Elected Jerry Faulkner as Chair; Kelly Fizer as Vice-Chair; and Bernie Crain as Secretary
- Established the 2017 Meeting Calendar

- Recommended approval of the reclassification of zoning of Eagle Glen Parcel 5
- Recommended approval of the revised preliminary plat for Eagle Glen Parcels 5 and 7
- Approved the Creekmoor Clubhouse addition site plan
- Approved the site plan for Panda Express

November 15, 2016

- Approved the site plan for the Raymore Activity Center at Recreation Park

Upcoming Meetings – December & January

December 12, 2016 City Council

- Resolution - Extension of expiration date of Eagle Glen Parcels 5 and 7 preliminary plat

December 20, 2016 Planning and Zoning Commission

- Meeting cancelled

December 26, 2016 City Council

- No development items currently scheduled

January 3, 2017 Planning and Zoning Commission

- 24th amendment to the UDC - misc items (public hearing)

January 9, 2017 City Council

- No development items currently scheduled

January 17, 2017 Planning and Zoning Commission

- No items currently scheduled

January 23, 2017 City Council

- 1st reading - 24th amendment to UDC (public hearing)

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
- Building Official Jon Woerner completed review of the building construction plans for the addition to the Creekmoor Clubhouse
- Director Jim Cadoret, Economic Development Director Matt Tapp, and GIS Coordinator Heather Eisenbarth attended an Academy for Sustainable Communities seminar on using demographic and economic data in planning
- GIS Coordinator Heather Eisenbarth held a GIS Day event showcasing the capabilities of the City's Geographic Information system to City employees
- Building Official Jon Woerner reviewed building construction plans for interior renovation work proposed at Wal-Mart

GIS Activities

- Management of geospatial layers
- Response to public inquiry and spatial data requests
- Cataloging of resources in advance of server replacement
- GIS Day 2016 demonstration of web mapping app
- Partial delivery of 2016 flight
- Cartographic mapping assistance to RayPec
- Maintenance of internal and public web mapping platforms
- Exercises using Census web tools & datasets
- Review of mapping systems & coordination
- Support for staff operations