

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTIONS 455.040, 460.010, AND 460.120 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 14th amendment on October 2, 2012, 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 approval 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 amendment on October 8, 2012 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 CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 455.040C3 of the Unified Development Code is hereby amended as follows:

Chapter 455: Natural Resource Protection

Section 455.040 Stream Buffer Protection

C. Design Standards for Stream Buffers

3. In no case shall the buffer be less than the flood plain limits as shown on the Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) for Cass County, Missouri Panels 29037C0028F, 29037C0029F, 29037C0034F, 29037C0035F, 29037C0036F, 29037C0037F, 29037C0038F, 29037C0039F, 29037C0041F, 29037C0042F, 29037C0043F and

29037C0044F dated January 2, 2013, as amended, and any future revisions thereto.

Section 2. Section 460.010B3a of the Unified Development Code is hereby amended as follows:

Chapter 460: Flood Protection

Section 460.010 Introductory Provisions

B. Findings of Fact

3. Methods Used to Analyze Flood Hazards

- a. Selection of a base flood that is based upon engineering calculations which permit a consideration of flood factors such as its expected frequency of occurrence, the area inundated and the depth of inundation. The base flood selected for this chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this chapter. It is the general order of a flood which could be expected to have a one percent change of occurrence in any one year as delineated on the Federal Insurance Administrator's Flood Insurance Study and illustrative materials for Cass County, Missouri dated January 2, 2013, as amended, and any future revisions thereto.

Section 3. Section 460.010D of the Unified Development Code is hereby amended as follows:

Section 460.010 Introductory Provisions

D. Applicability

This chapter applies to all lands within the jurisdiction of the City of Raymore identified as unnumbered A zones and AE zones on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM) for Cass County, Missouri panels 29037C0028F, 29037C0029F, 29037C0034F, 29037C0035F, 29037C0036F, 29037C0037F, 29037C0038F, 29037C0039F, 29037C0041F, 29037C0042F, 29037C0043F, and 29037C0044F, dated January 2, 2013, as amended, and any future revisions thereto. In all areas covered by this chapter, no development is permitted except through the issuance of a floodplain development permit granted by the City of Raymore or its duly designated

representative under such safeguards and restrictions as the City of Raymore or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Section 460.010C.

Section 4. Section 460.120B3 of the Unified Development Code is hereby amended as follows:

Section 460.120 Stream Buffer Requirements

B. Design Standards for Buffers

3. In no case shall the buffer be less than the flood plain limits as shown on the Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) for Cass County, Missouri Panels 29037C0028F, 29037C0029F, 29037C0034F, 29037C0035F, 29037C0036F, 29037C0037F, 29037C0038F, 29037C0039F, 29037C0041F, 29037C0042F, 29037C0043F and 29037C0044F dated January 2, 2013, as amended, and any future revisions thereto.

Section 5: Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

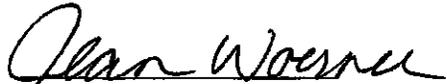
Section 6: Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 8TH DAY OF OCTOBER 2012.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF OCTOBER 2012 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad	Aye
Councilmember Adams	Aye
Councilmember Cox	Aye
Councilmember Hall	Aye
Councilmember Kellogg	Aye
Councilmember Seeley	Aye
Councilmember Stevens	Aye
Councilmember Wescoat	Aye

ATTEST:


Jean Woerner, City Clerk

APPROVE:


Peter Kerckhoff, Mayor

10/23/12

Date of Signature