

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 18, 2020 - 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. Approval of Minutes from February 4, 2020 meeting
6. Unfinished Business - none
7. New Business
 - a. Case #19007 - Sunset Plaza PUD Rezoning - *(public hearing)*
 - b. Case #19008 - Sunset Plaza Final Plat
 - c. Amendment to Commission Rules of Procedure
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 Development Services 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, FEBRUARY 4, 2020**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, ERIC BOWIE, MATTHEW WIGGINS AND MAYOR KRIS TURNBOW. ABSENT WAS CALVIN ACKLIN. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, 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. **Approval of the minutes of the December 17, 2019 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to approve the minutes as corrected.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Absent
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

Motion passed 7-0-0.

6. **Unfinished Business - None**
7. **New Business -**

A. Update to Planning and Zoning Commission Bylaws

Development Services Director Jim Cadoret provided the staff report.

Mr. Cadoret indicated the rules of procedure were last amended in 2015. Staff determined the timing appropriate to review the rules.

Mr. Cadoret stated that the rules need to reflect the new Development Services Department name, replacing any reference to Community Development Department.

Mr. Cadoret stated the driving factor to update the rules was the need to have similar language with the City Council and Park Board rules regarding meeting absences. The specific amendment is in Article VI, Section 9.

Mr. Cadoret stated staff recommended language is:

Section 9. When a Commission member is absent for three (3) consecutive meetings, or for twenty-five percent (25%) or more of the total meetings held, in a twelve (12) month period without justification, excuse, or good cause, the member shall automatically forfeit his/her position on the Commission. Commission may make a recommendation to the Mayor requesting that consideration be given to consider the position vacant and take necessary action to replace the unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty.

Mr. Zerr provided the following alternate language for the Commission to consider:

No Commission member shall fail to attend three consecutive regular meetings of the Commission or more than 25% of the Commission regular meetings or work sessions during any 12 month period without being excused by the Commission.

Mr. Zerr commented that the alternate language addresses a scenario where a Commission member has an extended illness and misses several meetings but the Commission desires for the Commissioner to remain a member.

Mr. Zerr indicated the Commission could determine what qualifies as an excused absence.

Mr. Cadoret reviewed the final change proposed by staff being a change in the order of business on the agenda to match past meeting practices.

Chairman Faulkner stated he researched bylaws over the past 10 years and the early bylaws did not reflect the pledge of allegiance. He indicated the current bylaws included the pledge before roll call and that is what he has been following.

Commissioner Wiggins indicated that the Commission has a set meeting calendar, but there are some years when as many as 25% of the meetings are cancelled. He expressed concern on the rules reflecting "total meetings held" language. He thought it should be 25% of the scheduled meetings.

Commissioner Wiggins stated he did not want a Commissioner to be disqualified simply because the Commission has cancelled a number of meetings any given year.

Mr. Zerr commented that he likes the 25% rule and it is up to the Commission to decide if the language utilized is meetings held or meetings scheduled.

Commissioner Urquilla thought it could say 25% of the regularly scheduled meetings. There are typically 24 meetings a calendar year.

Chairman Faulkner asked if the 12 month period being referenced is a calendar year.

Mr. Cadoret stated the language is not referencing calendar year. It says "within a 12 month period".

Chairman Faulkner commented that the need for a provision on absences in the rules is based on the importance of ensuring there is a quorum at Commission meetings to conduct business.

Mr. Wiggins commented that the proposed language from Mr. Zerr included the term "excused" absences which can complicate the matter.

Commission members expressed interest in including language on absences.

Commissioner Bowie stated since the Commission does not have work sessions that the language should only reference regular meetings of the Commission.

Mr. Zerr stated the Commission could make reference to the schedule of meetings that the Commission approves each year.

Chairman Faulkner inquired about Section 6 of Article VI that indicates a request for a personal appearance must be submitted in writing. He asked if an email constitutes compliance with the in writing requirement.

Mr. Zerr indicated an email request is acceptable.

Referencing Section 9 of Article VI, Commissioner Wiggins asked if misconduct or neglect of duty is defined anywhere.

Mr. Cadoret stated the terms are not defined, but removal of a Commission member can only occur with the consent of the Council.

Mr. Zerr indicated removal of a member would be done by the same process as when a resident is appointed to the Commission.

Mayor Turnbow stated that removal of a member is typically done at the end of the term of a board or commission member, not during a term.

Chairman Faulkner, referencing order of business at meetings, indicated that he prefers keeping the rules as they are written and to correct future agendas to reflect the order identified in the rules.

Commissioner Bowie asked if the bylaws have any reference to security for the meetings.

Mr. Cadoret stated security is not a section included in the bylaws, but there is a standing invitation from the Police Department to provide security when requested.

Mr. Zerr provided the following language for Commission consideration:

“A Commissioner shall be deemed to be neglecting their duty if they fail to attend three (3) consecutive regular meetings of the Commission or more than twenty-five percent (25%) of the Commission’s regular scheduled meeting dates as established by Article VI, Section 1 of these Rules of Procedure during any twelve (12) month period without being excused. The Commission may make a recommendation to the Mayor requesting the removal and replacement of a Commission member that is negligent in their duties for their remaining unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty”.

Mr. Zerr stated action is not necessary yet and a motion to continue the matter would be appropriate.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to continue the acceptance of updates to the bylaws to the next Commission meeting to allow staff time to incorporate changes as suggested by the Commission.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Absent
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye

Mayor Turnbow Aye

Motion passed 7-0-0.

8. City Council Report

Jonathan Zerr provided a review of the December 23, 2019, January 13, 2020 and January 27, 2020 Council meetings.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission.

Mr. Cadoret invited a Commission member to attend the National Planning Conference that is scheduled in Houston, Texas from April 25-28.

Mr. Cadoret provided a Public Works update on the status of the construction of Westgate Drive. He also indicated Greg Rokus resigned as Assistant Public Works Director and has taken the position of Public Works Director for Belton.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Petermann mentioned some initial utility work commencing near the proposed Hy-Vee Fast and Fresh store.

Commissioner Bowie requested an updated UDC book.

Mayor Turnbow discussed a potential City initiated TIF district for the Willowind, Orscheln and HyVee development areas.

Commission members welcomed City Planner Katie Jardieu and thanked Mr. Rokos for his years of service to the Commission.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Bowie, to adjourn the February 4, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Absent
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

Motion passed 7-0-0.

The February 4, 2020 meeting adjourned at 8:11 p.m.

Respectfully submitted,

Jim Cadoret

To: Planning and Zoning Commission
From: City Staff
Date: February 18, 2020
Re: **Case #19007: Sunset Plaza PUD Rezoning/Preliminary Dev. Plan.**

GENERAL INFORMATION

**Applicant/
Property Owner:** SPC, LLC
33i
Lake Lotawana, MO 64086

Requested Action: Reclassification of zoning from “C-1” Neighborhood Commercial and “C-2” General Commercial to “PUD” Planned Unit Development

Property Location: Generally located on Conway Street, between Sunset Lane and N. Park Drive



Site Photographs:



View looking north along Sunset Land from the intersection of Sunset and W. Pine.



View looking north from W. Pine Street along the eastern property line. Existing two-family dwellings to the east.



View looking south along Conway Street toward the existing two-family dwellings along W. Pine Street.



View looking north along Conway Street at the South Metro Fire Station near the project's north property line.



View looking west along Conway towards Sunset Lane.



View looking west toward Sunset Land from the intersection of W. Pine St. and Conway St.

Existing Zoning: "C-1" Neighborhood Commercial District
 "C-2" General Commercial District
Proposed Zoning: "PUD" Planned Unit Development



Existing Surrounding Uses:

North:	Commercial
South:	Two-Family Residential
East:	Two-Family Residential
West:	Commercial/Public Use

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies N. Sunset Lane and W. Pine Street as Minor Collector Roadways. Conway Street is classified as a local road.

Legal Description: ALL OF LOTS 99, 100, 101, 108, 109, AND 110 OF TOWN CENTER 4TH PLAT, RAYMORE, CASS COUNTY, MISSOURI, TOGETHER WITH THAT PART OF LOT 106 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 106, SAID TOWN CENTER 4TH PLAT, THENCE NORTHERLY N02°57'16"E; ON THE EAST LINE OF SAID LOT 106, BEING A COMMON LOT LINE WITH SAID LOT 109 , 132.93 FEET

MEASURED, 137.93 FEET PLAT TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE SOUTHWESTERLY S47°43'31"W; 81.52 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SUNSET LANE, AS DEDICATED IN SAID TOWN CENTER 4TH PLAT; THENCE S42°16'29"E ON SAID RIGHT OF WAY LINE; 17.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT ON SAID RIGHT OF WAY LINE (SAID CURVE HAVING A RADIUS OF 230.00 FEET; A CHORD BEARING S32°38'50"E, A CHORD DISTANCE OF 76.88 FEET) AN ARC LENGTH OF 77.23 FEET TO THE POINT OF BEGINNING. CONTAINS 5.044 ACRES MORE OR LESS.

Advertisement: January 30, 2020 edition of **The Journal**

Public Hearing: February 18, 2020 Planning Commission meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Proposed Development Plan
Exhibit 8. Resident comments

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 5.05 acres of land from the current "C-1" Neighborhood Commercial District and "C-2" General Commercial District classification to a "PUD" Planned Unit Development District classification. A request for PUD zoning includes submittal of a proposed preliminary development plan for a residential development.

REZONING REQUIREMENTS

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

Section 470.020 (B) states:

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

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

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

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

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- Lots 99, 100 and 110 along W. Pine Street were rezoned from "C-2" Neighborhood Shopping Center District and "R-2" Two Family Residential District to the current "C-1" Neighborhood Commercial District on August 28, 2000.
- Lots 101, 108 and 109 were rezoned from "R-2" Two Family Residential District to the current "C-2" Neighborhood Commercial District on August 28, 2000.
- The Town Center 4th Plat, which created the subject properties, was approved by the City on May 14th 2001.
- A Building Permit for the commercial building located directly north of the subject properties (613 W. Conway) was issued on May 22, 2014.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor Informational meeting was held on May 22, 2019. Three residents attended the meeting in addition to City staff and the project applicant. A summary of the meeting is provided below:

What will be the price point of the units?

All units will be rented. Rent will range from \$1,200 to \$1,900 per unit.

Will vehicles parked in the driveway create a line-of-sight problem for vehicles traveling on Sunset Lane?

All units that face Sunset Lane have 2 parking spaces in the garage (1 space behind another), with an extended length driveway for additional vehicles and guest parking.

What are the size of the units?

All units will contain 3 bedrooms. 28 units will have 2/car garages and 39 units will have 1 car garages.

What type of screening will be installed along the east property line?

A type "A" screen will be installed that will consist of tall evergreen trees. The developer did not want to install a fence that would create a "wall" effect. There are several existing duplex properties to the east that already have a privacy fence.

The use of a natural tree buffer is more costly to install but will provide a nicer and more natural buffer.

Will pets be allowed in the units?

Pets under 40 pounds are allowed. There is a \$500 charge plus a \$50/month fee that is used for weekly pet waste disposal.

**Is the public infrastructure adequate to support the development?
(Concern expressed on traffic signal at Sunset and 58 Highway; can schools handle the extra children; is multi-family appropriate behind Centerview; is this the right location for multi-family)**

Timing of traffic signal can be adjusted if traffic volume increases on Sunset Lane.

When advised of the proposed development the School District responded that the area in question is in the Raymore Elementary boundary where there is room for student growth (in relation to building capacity).

Trees and natural screening exist between Centerview and the proposed development. There are already several duplex buildings much closer to Centerview than the proposed development.

The location is ideal for multi-family development. The site is bounded by two collector roadways. There is commercial zoning to the north and to the west. There are existing two-family dwellings to the south and to the east. Development of multi-family on the property is a natural transition between the existing two-family dwellings and commercial land.

The Planning and Zoning Commission, at its June 18, 2019 meeting, was unable to conduct business due to a lack of quorum. Commissioners present at the meeting voted 4-0 to continue Case #19007 Conway Place PUD Rezoning and Preliminary Development Plan to the July 2, 2019 meeting of the Planning and Zoning Commission.

Following the meeting, the applicants held an additional good neighbor meeting to address questions and concerns from residents in the audience. 17 residents stayed for the meeting. Below is a summary of the discussion:

Is there any possibility of restricting the development as a senior living community?

There are no proposed age restrictions for the development. The layout of the site, proposed unit types, and floor plans do not typically lend themselves to senior residents. The topography of the site will require steps at the entrance into the

units. Additionally, the proposed units are two-story units, thus requiring stairways on the interior as well.

Will there be basements or tornado/storm shelters for residents?

Some of the proposed units will have basements, and some will be slab-on-grade foundations. There will not be any dedicated storm shelters built as part of this project.

City Code does not require storm shelters or basements in any residential structure. Additionally, City Hall is designated as a public storm shelter, and would be available for any resident within the City in the event of a tornado or severe storm.

What will be the impact on the intersection of Sunset Lane and 58 Highway, specifically the timing of the traffic signal?

The potential traffic impacts on the surrounding intersections were evaluated as part of the requested rezoning. The City maintains control of the signal at 58 Highway and Sunset, and has the ability to adjust the timing if necessary.

ENGINEERING DIVISION COMMENTS

The Engineering Division of the Public Works Department has reviewed the application and indicated that it does comply with the design standards of the City of Raymore and recommends approval of the application. Please see the attached memorandum for specific comments.

STAFF COMMENTS

1. Attached single family dwellings, commonly referred to as townhomes, are only permitted under the "R-3" Medium Density Residential District, and the "R-3A" Multiple Family Residential District. Under the R-3 and R-3A zoning district there are use standards, contained in Section 420.010 of the Unified Development Code (UDC), specific to single-family attached dwelling units.
2. A Planned Unit Development District (PUD), is a special purpose zoning district intended to encourage the unified design of residential development. The district provides flexibility in the design of buildings, yards, courts, and circulation in exchange for the provision of platted common open space, amenities and design excellence. The district can be approved to accommodate the development of attached single family townhomes. The standards of Section 420.010 do not apply in a PUD.

3. The existing and proposed development standards applicable to the property are as follows:

C-2 (Existing)		PUD (Proposed)	
Minimum Lot Area		Minimum Lot Area	
per lot	-	per lot	10,000 sq.ft.
per dwelling unit	2,000 sq.ft.	per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	100	Minimum Lot Width (feet)	90
Minimum Lot Depth (feet)	100	Minimum Lot Depth (feet)	100
Yards, Minimum (feet)		Yards, Minimum (feet)	
front	30	front	30
rear	20	rear	19
side	10	side (interior)	8
side, abutting residential district	20	side (exterior)	15
Maximum Building Height (feet)	80	Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40	Maximum Building Coverage (%)	40

4. The creation of a Planned Unit Development allows for greater flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and enhanced design. The following components of the proposed development are being included as part of the PUD request:

- **Variety in Building Elevations** - The developer has provided (3) distinct floor plans, each with a distinct building facade. The variety in building types will help mitigate the appearance of monotony within the development.
- **Private Drive** - The PUD is necessary for the private drive for two reasons. **(1)** the lots that front the private drive do not have frontage along a public street, as required by the R-3 and R-3A zoning districts, and; **(2)** the PUD provides the necessary mechanisms for the control and maintenance of the private drive, and other open space areas by the developer.
- **Reduced Front and Side Yard Setbacks** - The PUD designation provides flexibility in the placement of buildings on the site. The reductions being requested pertain to the front-yard setbacks on corner lots, as well as the side-yard setbacks between buildings, as outlined below.

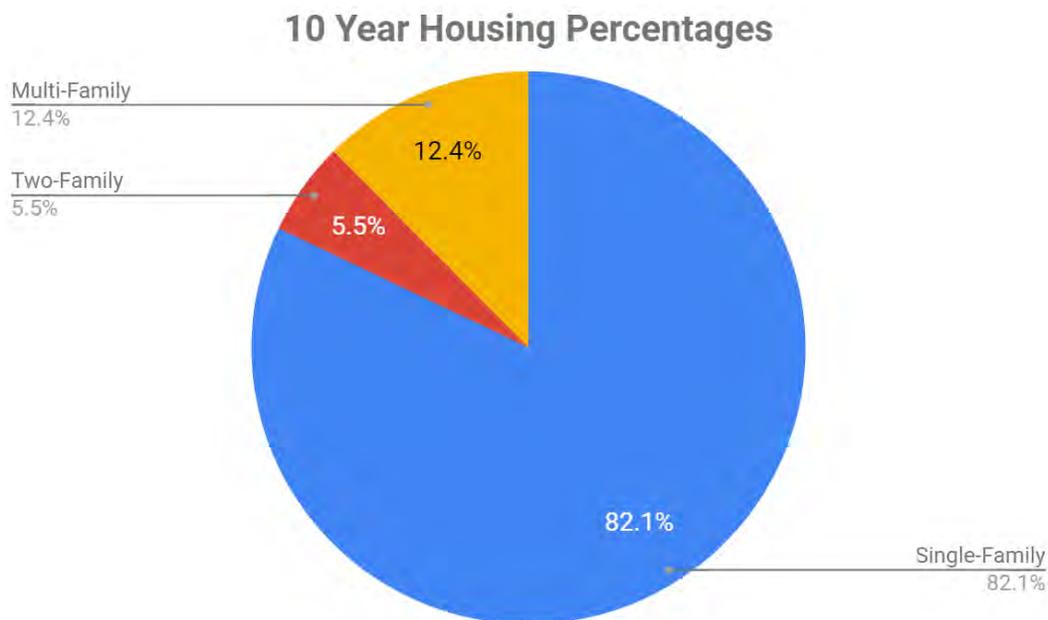
	PUD (Proposed)	R-3A
Minimum Lot Area		
per lot	10,000 sq.ft.	12,000 sq.ft.
per dwelling unit	2,000 sq.ft.	2,000 sq.ft.
Minimum Lot Width (feet)	90	90
Minimum Lot Depth (feet)	100	120
Yards, Minimum (feet)		
front	30	30
rear	19	30
side (interior)	8	10
side (exterior)	15	30
Maximum Building Height (feet)	50	50
Maximum Building Coverage (%)	40	40

- The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Single Family Dwelling, Attached	2 per dwelling unit

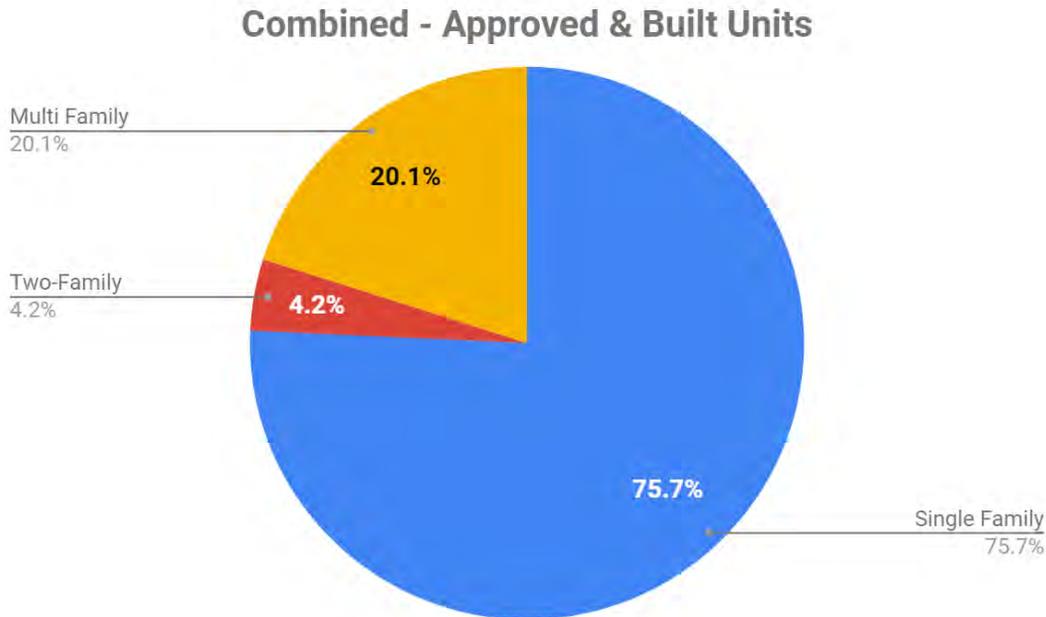
Based on the 67 proposed units, a total of 134 spaces are required. Through the provision of elongated driveways, and a mix of 1 and 2-car garages, a total of 268 parking spaces are provided.

- A Type-A screen will be provided along the northern and eastern property lines abutting the adjacent commercial and residential properties, as shown on the Landscaping Plan. This alleviates the requirement for the owners of the adjacent commercial lots to provide screening when those properties develop. The screening along the eastern property line will provide a visual break between the proposed units, and the existing homes to the east.
- A development agreement has been prepared for the proposed rezoning and development plan that outlines the expectations from the applicant, property owner and City regarding the project.
- For the past 10 years construction of residential dwelling units has predominantly consisted of single-family detached homes, as summarized below:
 - **Single Family Dwellings** - 82.1%
 - **Two Family Dwellings** - 5.5%
 - **Multi Family Dwellings** - 12.4%



9. The overall residential land use ratio for the City, combining all of the existing dwelling units in the City with the total number of units currently approved but not yet constructed, is summarized below.

Even with the recently approved multi-family developments, the percentage of single-family housing remains at nearly 76%. The housing stock in Raymore is clearly dominated by single-family detached residential homes.



The 20.1% multi-family summary includes multi-family units within the following developments: Foxwood Springs; Manor Homes of Eagle Glen Apartments; and the proposed developments of The Lofts at Foxridge apartment community and the Venue of The Good Ranch townhome community

The 75.7% single-family summary includes all existing detached single-family homes and those undeveloped lots upon which a permit can be immediately issued.

With affordability of housing a continued topic of concern, variability in housing types is the most economical way to achieve affordability. Maintaining a balance of options for homeowners is important to continuing to build a city that is available to all.

10. The rezoning request was shared with the Raymore-Peculiar School District. The District indicated that the subject property falls within the Raymore Elementary attendance boundary, which has capacity for additional students.

11. The rezoning request and development plan were shared with the South Metropolitan Fire Protection District. The District requested the addition of the fire access lane, connecting the private drive (Anne Court) to Conway Street, which was added to the development. Additionally, the District shared concerns regarding on-street parking near intersections and near the fire access lane, which were addressed by the applicant.
12. Public Works staff conducted a traffic impact analysis to evaluate the impacts that the proposed zoning amendment would have on adjacent roads and intersections, in comparison to the existing zoning classification.

Under the current zoning classifications (C-1 and C-2), the site could be developed into roughly 63,426 square feet of commercial space. Staff looked at three different scenarios on how the site could be developed, as shown below, and used the *ITE Trip Generation Manual* to generate estimated trip generation rates.

	Scenario 1 (25% Retail; 75% Office)	Scenario 2 (100 % Office)	Scenario 3 (67 Townhome Units)
Total Trips	1,775	1,980	466
Total Peak Hour Trips	177	198	46

Upon review of traffic at Sunset Lane and M-58 highway, the signal for northbound traffic at Sunset Lane provides a protected left turn that is followed by an unprotected left turn. The goal of traffic flow is to move cars as best as possible along M-58 highway in groups, while balancing side street delays. While in many cases the current signal timing appeared adequate, the protected left turn signal time was lengthened by five (5) seconds to further allow cars to enter M-58 highway.

13. On June 18th, 2019, a public hearing was scheduled before the Planning & Zoning Commission. No quorum was met for the meeting and the Commission rescheduled the hearing for July 2, 2019. Subsequent to the meeting the applicant placed the review of the project on hold.
14. Due to a request from the applicant to delay the review of the rezoning request, staff renotified adjacent property owners and republished the legal notice for the scheduled February 18, 2020 public hearing. Notices were mailed to 26 adjacent property owners. Public notice signs were also placed on the property. Staff received no calls or emails regarding the proposal.
15. When the rezoning application was initially reviewed in 2019, letters in support and in opposition to the application were filed with staff. These letters have been included as part of the application packet.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in dealing with a PUD request. Under 470.050 (F) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City;

There are inconsistencies between the preliminary development plan and the Growth Management Plan (GMP), specifically the land use component. The GMP identifies this area as appropriate for commercial development. However, this specific location presents challenges in being developed as a commercial property, including the "second tier" location on 58 Highway.

The preliminary development plan is consistent with Strategic Plan Goal 3.2.4: Provide quality, diverse housing options that meet the needs of our current and future community.

The City has a shortage of land available to provide housing options other than single family detached homes. Increasing the inventory of land appropriately zoned for this type of development would allow for increased diversity of housing options for community residents.

2. the preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose;

The proposed preliminary development plan is consistent with the standards for a Planned Unit Development. The purpose of the proposed PUD and development plan is to provide flexibility in the design, location, orientation and phasing of the proposed development in order to meet the needs of the developer, applicant, and future tenants of the building.

3. the nature and extent of common open space in the PUD;

Common open space has been provided as part of the development. The stormwater detention basin and the landscaping buffers provide open space areas within the development.

4. the reliability of the proposals for maintenance and conservation of common open space;

The PUD designation will require the developer/property owner to create an HOA that will assume the maintenance of all common areas, detention basins, and private streets. Additionally, a stormwater maintenance agreement will be required for the stormwater detention areas, which will involve requirements for perpetual maintenance.

5. The adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the

plan;

The proposed preliminary development plan does provide common open space. The plan proposes roughly 0.49 acres of open space, roughly 9% of the entire land area of the development. Additionally, a 1 acre common space area also exists for the detention facility that serves the subject lots, as well as the surrounding properties.

6. whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment;

The preliminary development plan does make adequate provisions for public services, adequate control over vehicular traffic and parking, and furthers the amenities of light and air, recreation and visual enjoyment. The proposed plan identifies areas where parking will be prohibited to ensure safe circulation of vehicular traffic along major roadways, and to ensure adequate access is provided for emergency services.

The proposed private road will be maintained by the developer, thus services typically provided by the City (maintenance, snow removal etc...) will not apply.

Staff reviewed the traffic impact that this development would have on surrounding streets and intersections. The trip generation for townhome development was significantly less than the trip generation that would occur if the property were to be developed commercially under the current zoning classification. The existing roadways and intersections were designed to handle traffic generated by commercial development, thus they are suitable to the proposed rezoning and development.

7. whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area;

The proposed development plan will not have an adverse effect on the adjacent properties. Commercial development exists to the north of the site, and the south and east property lines are all bordered by attached single family dwellings (duplexes).

Screening is being proposed to reduce the visual impact on properties that are adjacent to the development.

The Public Works Director has assessed the public utilities for the area and determined there is adequate availability to serve the project.

The stormwater detention pond across Sunset Lane to the west will be improved to assist in retaining water runoff for the area during rainstorms. The area will also be mowed and maintained by the HOA. Improvements to the detention basin will provide for water quality enhancements and allow for further detention of stormwater in rain events.

8. whether potential adverse impacts have been mitigated to the maximum practical extent;

The potential adverse impacts on surrounding properties have been mitigated to the maximum practical extent. Landscape buffers have been added throughout the proposed development to mitigate the visual impact of adjacent properties, and to satisfy landscaping/screening requirements that are not required for adjacent properties under the current zoning designation (C-2), but would be required under the proposed zoning amendment. Additional parking spaces and elongated driveways and garages are being proposed as part of the development to mitigate on-street parking that is typically generated by this type of development.

9. whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the use of (non-PUD) conventional Unified Development Code;

The proposed preliminary development plan represents a unique development proposal that could not have been accomplished through the use of conventional Unified Development Code.

Attached single family dwellings (townhomes) are permitted in the R-3 and R-3A zoning districts. However, with the proposed private drive, and the minor reduction in setbacks, the proposed units would not comply with the development standards of those districts. The requested PUD allows for greater flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and enhanced design, all of which are being provided in this development. Additionally, the PUD allows for proper maintenance of common areas, detention basins, and the private drive.

10. the sufficiency of the terms and conditions proposed to protect the interests of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

The applicant is requesting approval of the entire development, but will be constructing the development in three concurrent phases in order to accommodate the construction of the necessary utility extensions, and the proposed private drive. The terms and conditions proposed to protect the interests of the public have been deemed to be sufficient.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	June 18, 2019	-----	-----
Public Hearing	February 18, 2020	February 24, 2020	March 9, 2020

STAFF RECOMMENDATION

City Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval, subject to the following conditions:

1. The Type "A" screen and landscape buffer, as illustrated on the landscape plan dated 5/21/2019, shall be installed along the north property line prior to the issuance of a Certificate of Occupancy for Lots 8, 11 and/or 12.
2. The Type "A" screen and landscape buffer, as illustrated on the landscape plan dated 5/21/2019, shall be installed along the eastern property line prior to the issuance of a Certificate of Occupancy for Lots 12 and/or 13.
3. Improvements to the stormwater detention basin located on Tract A of the Town Center 4th Plat shall be completed prior to the issuance of any Certificates of Occupancy for a structure in Sunset Plaza.
4. The building elevations and architectural design elements included in the Sunset Plaza P.U.D. Phases 1, 2 & 3 presentation document, dated February 2020 and submitted to the Planning and Zoning Commission, shall be followed. Architectural drawings submitted at the time a building permit is requested shall be consistent with the presentation document. Any requested modifications shall be approved by staff.
5. A Homeowner's Association shall be established to provide perpetual maintenance of the stormwater pond improvements, private roadways, and type "A" screen and landscape buffer. The HOA shall also provide for enforcement of no parking on the east and north side of the private drive, and no parking at any time in the fire access lane. The HOA shall also restrict parking in front of the units on Sunset Lane, Conway Place, and the private drives on the day trash is collected by the City.

To: Planning and Zoning Commission

From: Department of Public Works

Date: January 28, 2020

RE: Conway Place PUD

The Public Works and Engineering Department has reviewed the application for Conway Place PUD, and offers the following comments:

Project Location: The development is located in the southeast corner of Route 58 and Sunset Drive, north of Conway Street.

Impacts on Transportation System(s): Access to the project will be off of Sunset and Route 58. The project is a redevelopment of an existing commercial plat and therefore was not required to complete a traffic study. However, in response to questions raised at the good neighbor meeting, the Engineering Department prepared a traffic impact study.

The original zoning was for commercial development. There could also be a mixed use of retail and office space. For this reason, we looked at three scenarios to compare the different development types and the number of trips that each type would create. Below is a table that shows the number of trips:

	Scenario 1 (25% Retail; 75% Office)	Scenario 2 (100 % Office)	Scenario 3 (67 Townhome Units)
Total Trips	1,775	1,980	466
Total Peak Hour Trips	177	198	46

The analysis shows that the townhomes will have significantly less traffic than if the area was built out with office or office/retail options. With 46 total trips in the intersection during the peak hour, normally the split would be around 80%/20%, with 80% going in the peak direction. That means that in the morning peak, 37 additional cars will be turning north, or less than 1 per green light. The normal addition signal time to add one vehicle per cycle would be about 1.5 seconds.

The signal has been adjusted to add this green time to the northbound green time and we have noted an improvement in traffic flow.

In the evening peak hour, the 37 cars will be turning right from Route 58 onto Sunset. This turn can be made with the current timing and can be made utilizing right turn on red.

Adequate Public Facilities:

Sanitary Sewer System - The project will be served by an existing gravity sewer that has manholes on each street in the phase.

Water System - The project is served by existing water mains. There is sufficient flow for the development.

Storm Water System/Water Quality - Stormwater is already being collected in a detention pond. This pond is being modified to meet current detention standards and water quality requirements.

Summary: The Public Works department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations and that the existing facilities are of adequate size and capacity to support the proposed development.

SUNSET PLAZA P.U.D.

LOTS 99, 100, 101, 108, 109, 110, AND PART OF 106 TOWN CENTER 4TH PLAT
 LOCATED IN THE
 NE 1/4, SEC 16, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI

LOT NO. / BUILDING NO.	FRONTAGE TYPE	FRONT SETBACK FEET	REAR SETBACK FEET	LEFT SIDE SETBACK FEET	RIGHT SIDE SETBACK FEET	LOT AREA SQ. FT.	PER CENT COVERAGE
1	PUBLIC STREET	30	30	10	10	26,593	12
2	PUBLIC STREET	30	30	7.5	10	14,620	21
3	PUBLIC STREET	30	23	10	15	11,473	27
4	PUBLIC STREET	30	30	15	8	11,711	35
5	PUBLIC STREET	30	30	9	9	10,678	38
6	PUBLIC STREET	30	30	9	9	10,678	38
7	PUBLIC STREET	30	30	9	10	25,418	32
8	PUBLIC STREET	30	28	10	10	15,125	40
9	PUBLIC STREET	30	20	10	15	16,791	30
10	PRIVATE DRIVE	N/A	19	15	10	24,029	34
11	PRIVATE DRIVE	N/A	28	10	10	11,374	36
12	PRIVATE DRIVE	N/A	28	10	10	13,500	30
13	PRIVATE DRIVE	N/A	30	10	15	27,737	29

LOT 103, TOWN CENTER 4TH PLAT
 RAYMORE, LLC
 D.B.A. SLOKEY CLEAN CAR WASH
 C/O MILLER AND STEIN, P.C.
 11970 BORMAN DR., STE 250
 ST. LOUIS, MO 63146

ADJOINING OWNER
 UNITS A & C AND REMAINDER
 OF LOT 107
 OHS PROPERTIES, LLC
 2508 SW WINTERWOOD CIR.
 LEE'S SUMMIT, MO 64081

UNIT B
 LAND & LAND REAL ESTATE
 HOLDINGS, LLC
 14516 HOME DR.
 LEANWOOD, KS 66224

ADJOINING OWNER
 ORVAL NIEL & LISA CONWAY TRUST, ET AL
 21807 S OLD TOWN DRIVE
 PECULIAR, MO 64078

ADJOINING OWNER
 ORVAL NIEL & LISA CONWAY TRUST, ET AL
 21807 S OLD TOWN DRIVE
 PECULIAR, MO 64078

ADJOINING OWNER
 RICHARD W. & JANELLE L. MCKINLEY
 104 S. WESTGLEN DRIVE
 RAYMORE, MO 64083

ADJOINING OWNER
 18A & 18B
 PAUL A. & SANDRA L. BUCHANAN
 514 MELBORNE ST., UNIT 1302
 PUNTA GORDA, FL 33980

ADJOINING OWNER
 19B
 LONNIE D. & JAMES T. BRANSON
 304 N. PARK DRIVE
 LOCH LOVD, MO 64012

ADJOINING OWNER
 19B
 WANDA L. CRAWFORD
 304 N. PARK DRIVE
 RAYMORE, MO 64083

ADJOINING OWNER
 19B
 BARRY KOZOVSKY
 6211 TROTT ROAD
 BELTON, MO 64012

ADJOINING OWNER
 19B
 WANDA L. CRAWFORD
 304 N. PARK DRIVE
 RAYMORE, MO 64083

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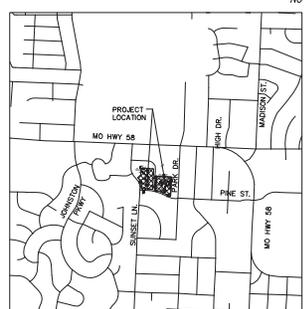
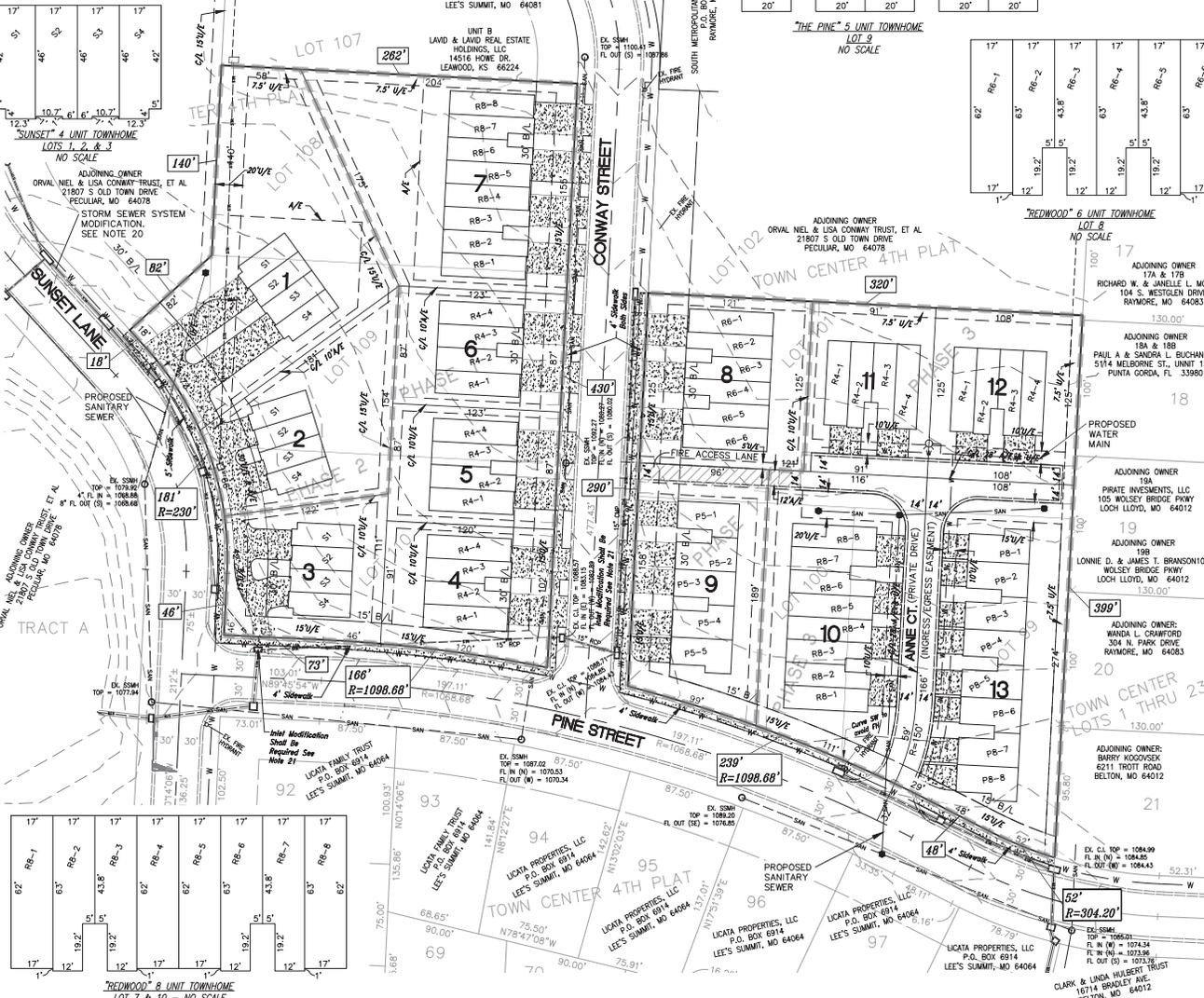
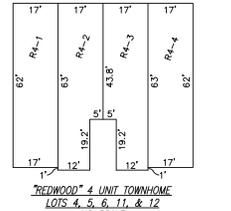
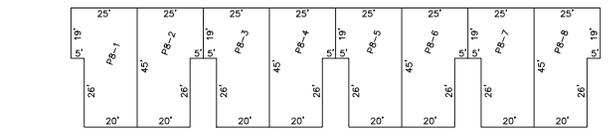
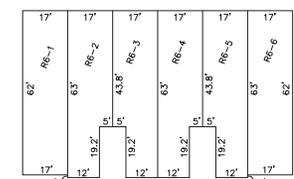
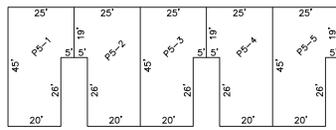
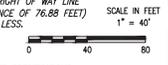
ADJOINING OWNER
 19B
 WANDA L. CRAWFORD
 304 N. PARK DRIVE
 RAYMORE, MO 64083

LEGAL DESCRIPTION

ALL OF LOTS 99, 100, 101, 108, 109, AND 110 OF TOWN CENTER 4TH PLAT, RAYMORE, CASS COUNTY, MISSOURI, TOGETHER WITH THAT PART OF LOT 106 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 106, SAID TOWN CENTER 4TH PLAT, THENCE NORTHERLY N02°57'16"E, ON THE EAST LINE OF SAID LOT 106, BEING A COMMON LOT LINE WITH SAID LOT 109, 132.93 FEET MEASURED, 137.93 FEET PLAT TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE SOUTHWESTERLY S47°43'11"W, 81.52 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF SUNSET LANE, AS DEDICATED IN SAID TOWN CENTER 4TH PLAT; THENCE S42°16'29"E, ON SAID RIGHT OF WAY LINE, 17.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT ON SAID RIGHT OF WAY LINE (SAID CURVE HAVING A RADIUS OF 230.00 FEET; A CHORD BEARING S33°38'50"E, A CHORD DISTANCE OF 76.88 FEET) AN ARC LENGTH OF 77.23 FEET TO THE POINT OF BEGINNING. CONTAINS 5.044 ACRES MORE OR LESS.

GENERAL NOTES:

- MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF RAYMORE'S CODES AND SPECIFICATIONS.
- STORM WATER DETENTION HAS BEEN PROVIDED BY MEANS OF A REGIONAL DETENTION FACILITY LOCATED IN TRACT A - TOWN CENTER 4TH ADDITION.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR THIS PROJECT. OWNER/BUILDER SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE SWPPP.
- NO SITE DISTURBANCE SHALL BE ALLOWED PRIOR TO OBTAINING A STATE OF MISSOURI - DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT AND A CITY OF RAYMORE LAND DISTURBANCE PERMIT.
- EXISTING LOT DIMENSIONS WITHIN PROPOSED DEVELOPMENT OMITTED FOR CLARITY.
- ADJACENT OWNERSHIP DATA OBTAINED FROM CASS COUNTY MISSOURI'S ONLINE PARCEL VIEWER AT CASSGIS.INTEGRITYGIS.COM
- CONTOUR DATA BASED ON FIELD SURVEY FROM MAY 7, 2019
- TOWNHOME STRUCTURES WITH GREATER THAN FOUR (4) UNITS HAVE BEEN DEPICTED UTILIZING ONE OR MORE SINGLE UNITS FROM TYPICAL FOUR (4) UNIT FOOTPRINTS
- THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0037 FOR RAYMORE, CASS COUNTY MISSOURI, DATED JANUARY 2, 2013.
- DENSITY SHALL NOT EXCEED 13.5 DWELLING UNITS PER ACRE OR A TOTAL OF 67 DWELLING UNITS FOR THE ENTIRE PLAN
- BUILDING COVERAGE SHALL NOT EXCEED 29% OF THE PLANNED UNIT DEVELOPMENT BY TOTAL DEVELOPMENT.
- ACCESS EASEMENT SHOWN ON LOTS 1, 2, 6, AND 7 ARE INTENDED TO SERVE AS COMMON OPEN SPACE FOR THE DEVELOPMENT (0.49 ACRES; 9.7% OF TOTAL).
- SANITARY SEWER AND WATER LINES SHALL BE EXTENDED AS NECESSARY TO SERVE THE DEVELOPMENT
- EACH UNIT PROVIDES FOR OFF STREET PARKING.
- LOTS 4 THROUGH 9 SHALL BE INCLUDED IN PHASE 1 (31 UNITS), LOTS 1 THROUGH 3 SHALL BE INCLUDED IN PHASE 2 (12 UNITS), AND LOTS 10 THROUGH 13 SHALL BE INCLUDED IN PHASE 3 (24 UNITS)
- FIVE (5) FOOT WIDE CONCRETE SIDEWALK SHALL BE PROVIDED ALONG SUNSET LANE. FOUR (4) FOOT WIDE CONCRETE SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF CONWAY STREET AND ALONG THE NORTH SIDE OF PINE STREET.
- THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
 60% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
 IF HAS BEEN 3 YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.
- FIRE ACCESS LANE SHALL BE CONSTRUCTED WITH INFRASTRUCTURE IMPROVEMENTS WITHIN PHASE 3.
- NO PARKING SHALL BE PERMITTED ALONG SUNSET LANE, ALONG THE NORTH SIDE OF PINE STREET WITHIN 20 FEET OF ANY INTERSECTION, ALONG THE WEST SIDE OF CONWAY STREET, ALONG THE NORTH OR SOUTH SIDES OF THE PRIVATE DRIVE, OR WITHIN THE FIRE ACCESS LANE.
- EXISTING STORM SEWER WITHIN SUNSET SHALL BE MODIFIED TO DIVERT THE NORTHERN RUNOFF INTO THE DETENTION/WATER QUALITY POND AT THE NORTHERN EXTREMITY OF THE POND. THE REMAINING STORM SEWER SHALL BE LEFT IN PLACE AND CONTINUE TO DISCHARGE INTO THE POND NEAR THE INTERSECTION OF SUNSET LANE AND PINE STREET. EXISTING POND WILL BE MODIFIED TO PROVIDE WATER QUALITY STORAGE.
- INLETS LOCATED IN CONFLICT WITH DRIVEWAYS SHALL BE MODIFIED FROM CURB TYPE TO GRATED (DROP) TYPE INLET AT THE TIME OF DRIVEWAY CONSTRUCTION. DETAIL OF MODIFICATION SHALL BE APPROVED BY PUBLIC WORKS PRIOR TO CONSTRUCTION.



PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC

3855 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
 (816) 743-9000 FAX: (816) 743-9700

PREPARED FOR:
SFC, LLC
 SEAN SIEBERT, PROJECT MANAGING MEMBER
 381 W. LAKE LOTAWANA, MO 64096
 (816) 785-0400

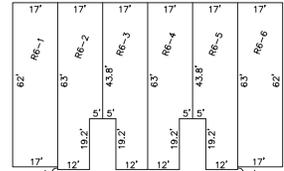
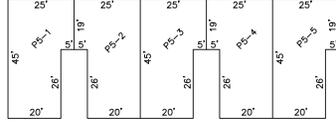
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 PROJECT NAME: SUNSET PLAZA PUD & FINAL DEVELOPMENT PLAN
 DATE & DWG. NAME: 02-05-2020
 PROJECT NO. 18022
 PROJECT NAME: SUNSET PLAZA PUD & FINAL DEVELOPMENT PLAN
 DATE & DWG. NAME: 02-05-2020

FINAL DEVELOPMENT PLAN FOR SUNSET PLAZA P.U.D. LOTS 99, 100, 101, 108, 109, 110, AND PART OF 106 TOWN CENTER 4TH PLAT LOCATED IN THE NE 1/4, SEC 16, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI

LOT NO. / BUILDING NO.	FRONTAGE TYPE	FRONT SETBACK FEET	REAR SETBACK FEET	LEFT SIDE SETBACK FEET	RIGHT SIDE SETBACK FEET	LOT AREA SQ. FT.	PER CENT COVERAGE
1	PUBLIC STREET	30	30	10	10	26,593	12
2	PUBLIC STREET	30	30	7.5	10	14,620	21
3	PUBLIC STREET	30	23	10	15	11,473	27
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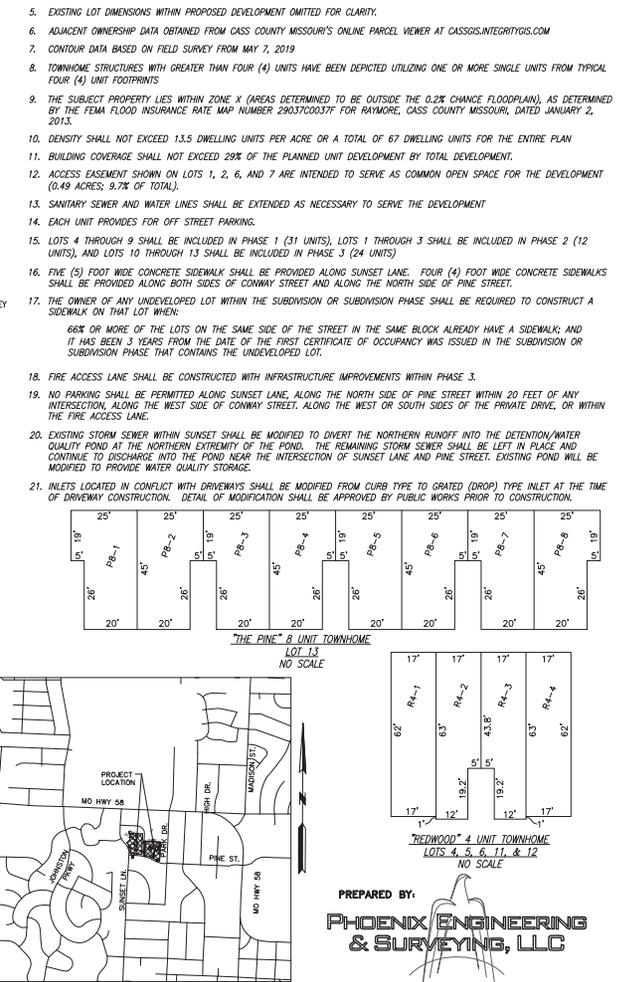
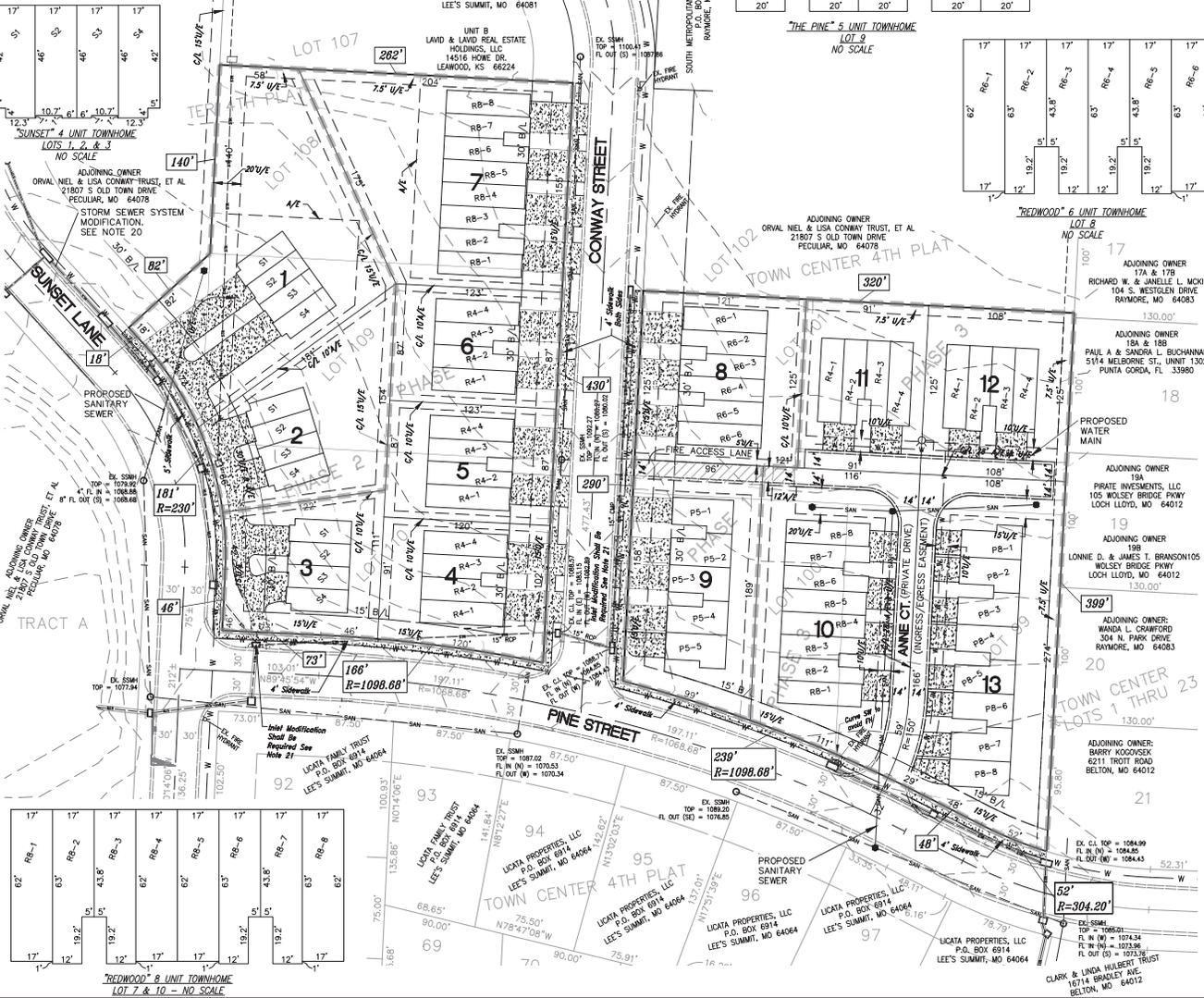
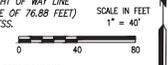
LOT 103, TOWN CENTER 4TH PLAT
RAYMORE, LLC
D.B.A. SQUEAKY CLEAN CAR WASH
C/O MILLER AND STEIN, P.C.
11970 BORMAN DR., STE 250
ST. LOUIS, MO 63146

ADJOINING OWNER
UNITS A & C AND REMAINDER
OF LOT 107
OCS PROPERTIES, LLC
2508 SW WINTERWOOD CIR.
LEE'S SUMMIT, MO 64081



LEGAL DESCRIPTION
ALL OF LOTS 99, 100, 101, 108, 109, AND 110 OF TOWN CENTER 4TH PLAT, RAYMORE, CASS COUNTY, MISSOURI, TOGETHER WITH THAT PART OF LOT 106 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 106, SAID TOWN CENTER 4TH PLAT, THENCE NORTHERLY 02°57'16" E, ON THE EAST LINE OF SAID LOT 106, BEING A COMMON LOT LINE WITH SAID LOT 109, 132.93 FEET MEASURED, 137.93 FEET PLAT TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE SOUTHWESTERLY 54°43'11" W, 81.52 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF SUNSET LANE, AS DEDICATED IN SAID TOWN CENTER 4TH PLAT; THENCE S42°16'29" E, ON SAID RIGHT OF WAY LINE, 17.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT ON SAID RIGHT OF WAY LINE (SAID CURVE HAVING A RADIUS OF 230.00 FEET; A CHORD BEARING S33°38'50" E, A CHORD DISTANCE OF 76.88 FEET) AN ARC LENGTH OF 77.23 FEET TO THE POINT OF BEGINNING. CONTAINS 50.44 ACRES MORE OR LESS.

GENERAL NOTES:
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF RAYMORE'S CODES AND SPECIFICATIONS.
2. STORM WATER DETENTION HAS BEEN PROVIDED BY MEANS OF A REGIONAL DETENTION FACILITY LOCATED IN TRACT A - TOWN CENTER 4TH ADDITION.
3. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR THIS PROJECT. OWNER/BUILDER SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE SWPPP.
4. NO SITE DISTURBANCE SHALL BE ALLOWED PRIOR TO OBTAINING A STATE OF MISSOURI - DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT AND A CITY OF RAYMORE LAND DISTURBANCE PERMIT.
5. EXISTING LOT DIMENSIONS WITHIN PROPOSED DEVELOPMENT OMITTED FOR CLARITY.
6. ADJACENT OWNERSHIP DATA OBTAINED FROM CASS COUNTY MISSOURI'S ONLINE PARCEL VIEWER AT CASSGIS.INTEGRITYGIS.COM
7. CONTOUR DATA BASED ON FIELD SURVEY FROM MAY 7, 2019
8. TOWNHOME STRUCTURES WITH GREATER THAN FOUR (4) UNITS HAVE BEEN DEPICTED UTILIZING ONE OR MORE SINGLE UNITS FROM TYPICAL FOUR (4) UNIT FLOORPLANS
9. THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0037 FOR RAYMORE, CASS COUNTY MISSOURI, DATED JANUARY 2, 2013.
10. DENSITY SHALL NOT EXCEED 13.5 DWELLING UNITS PER ACRE OR A TOTAL OF 67 DWELLING UNITS FOR THE ENTIRE PLAN
11. BUILDING COVERAGE SHALL NOT EXCEED 29% OF THE PLANNED UNIT DEVELOPMENT BY TOTAL DEVELOPMENT.
12. ACCESS EASEMENT SHOWN ON LOTS 1, 2, 6, AND 7 ARE INTENDED TO SERVE AS COMMON OPEN SPACE FOR THE DEVELOPMENT (0.49 ACRES; 9.7% OF TOTAL).
13. SANITARY SEWER AND WATER LINES SHALL BE EXTENDED AS NECESSARY TO SERVE THE DEVELOPMENT
14. EACH UNIT PROVIDES FOR OFF STREET PARKING.
15. LOTS 4 THROUGH 9 SHALL BE INCLUDED IN PHASE 1 (31 UNITS), LOTS 1 THROUGH 3 SHALL BE INCLUDED IN PHASE 2 (12 UNITS), AND LOTS 10 THROUGH 13 SHALL BE INCLUDED IN PHASE 3 (24 UNITS)
16. FIVE (5) FOOT WIDE CONCRETE SIDEWALK SHALL BE PROVIDED ALONG SUNSET LANE. FOUR (4) FOOT WIDE CONCRETE SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF CONWAY STREET AND ALONG THE NORTH SIDE OF PINE STREET.
17. THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
60% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
IT HAS BEEN 3 YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.
18. FIRE ACCESS LANE SHALL BE CONSTRUCTED WITH INFRASTRUCTURE IMPROVEMENTS WITHIN PHASE 3.
19. NO PARKING SHALL BE PERMITTED ALONG SUNSET LANE, ALONG THE NORTH SIDE OF PINE STREET WITHIN 20 FEET OF ANY INTERSECTION, ALONG THE WEST SIDE OF CONWAY STREET, ALONG THE NORTH OR SOUTH SIDES OF THE PRIVATE DRIVE, OR WITHIN THE FIRE ACCESS LANE.
20. EXISTING STORM SEWER WITHIN SUNSET SHALL BE MODIFIED TO DIVERT THE NORTHERN RUNOFF INTO THE DETENTION/WATER QUALITY POND AT THE NORTHERN EXTREMITY OF THE POND. THE REMAINING STORM SEWER SHALL BE LEFT IN PLACE AND CONTINUE TO DISCHARGE INTO THE POND NEAR THE INTERSECTION OF SUNSET LANE AND PINE STREET. EXISTING POND WILL BE MODIFIED TO PROVIDE WATER QUALITY STORAGE.
21. INLETS LOCATED IN CONFLICT WITH DRIVEWAYS SHALL BE MODIFIED FROM CURB TYPE TO GRATED (DROP) TYPE INLET AT THE TIME OF DRIVEWAY CONSTRUCTION. DETAIL OF MODIFICATION SHALL BE APPROVED BY PUBLIC WORKS PRIOR TO CONSTRUCTION.



VICINITY MAP
NO SCALE

PREPARED FOR:
SFC, LLC
SEAN SIEBERT, MANAGING MEMBER
38 S. LAKE LOTAWANA, MO 64096
(816) 785-0400

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC
3855 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
(816) 743-9000 FAX: (816) 743-9700

PROJECT NO.: 19022
PROJECT NAME: SUNSET PLAZA P.U.D. & FINAL DEVELOPMENT PLAN
DWG. & DWG. NAME: PLS PROJECTS/2024/TOWNHOMES/SUNSET PLAZA PUD.dwg

LAST REVISION: 02-05-2020
DATE: 02-05-2020

M4632-16 **SHEET 1 of 1**

Sunset Plaza P.U.D. Phases 1, 2 & 3

Specially Prepared by Sean Siebert & Andy Mackey
February 2020



Sunset Plaza P.U.D. MASTER PLAN - Developer Information

SPC LLC - A Sean Siebert & Andy Mackey Venture

Recent Developments and Ownership/ Management

Serrano Townhomes - 48 Units

Loch Lloyd Residential - Parade of Homes - Grand Pick of the Parade (Highest Award in the \$1.3m-and-Up Category)

Oak Ridge Farms - 40 Units

Brighton Crossing - 168 Units

Tuscany Hills - 88 Units

Eagle Creek Lees Summit - 132 Units

95 Baltimore - 68 Units

Remington Village - 20 Units

Sunset Plaza P.U.D. MASTER PLAN - Development Information

Who : SPC LLC (Sean Siebert & Andy Mackey)

Ask : Rezone/ Replat Town Center 4th plat A - Commercial property to Sunset Plaza a P.U.D.

Location : Intersection of Pine & Sunset Lane/Conway Street

13 Total Lots Comprising 67 Townhome Units (3 Bedrooms per)

Why : High Demand Present in the Raymore Rental Market

(Saturation rate far exceeds other surrounding municipalities)

(Prime location on currently undeveloped property, ideally suited for residential use)

Mission : Higher Standards of Buildings to meet Higher Standards of Living.

How much : Units Starting at \$1250/Month

Time Line : Construction Start/Completion Date: August 2019-December 2020

Building Elevations



The Sunset

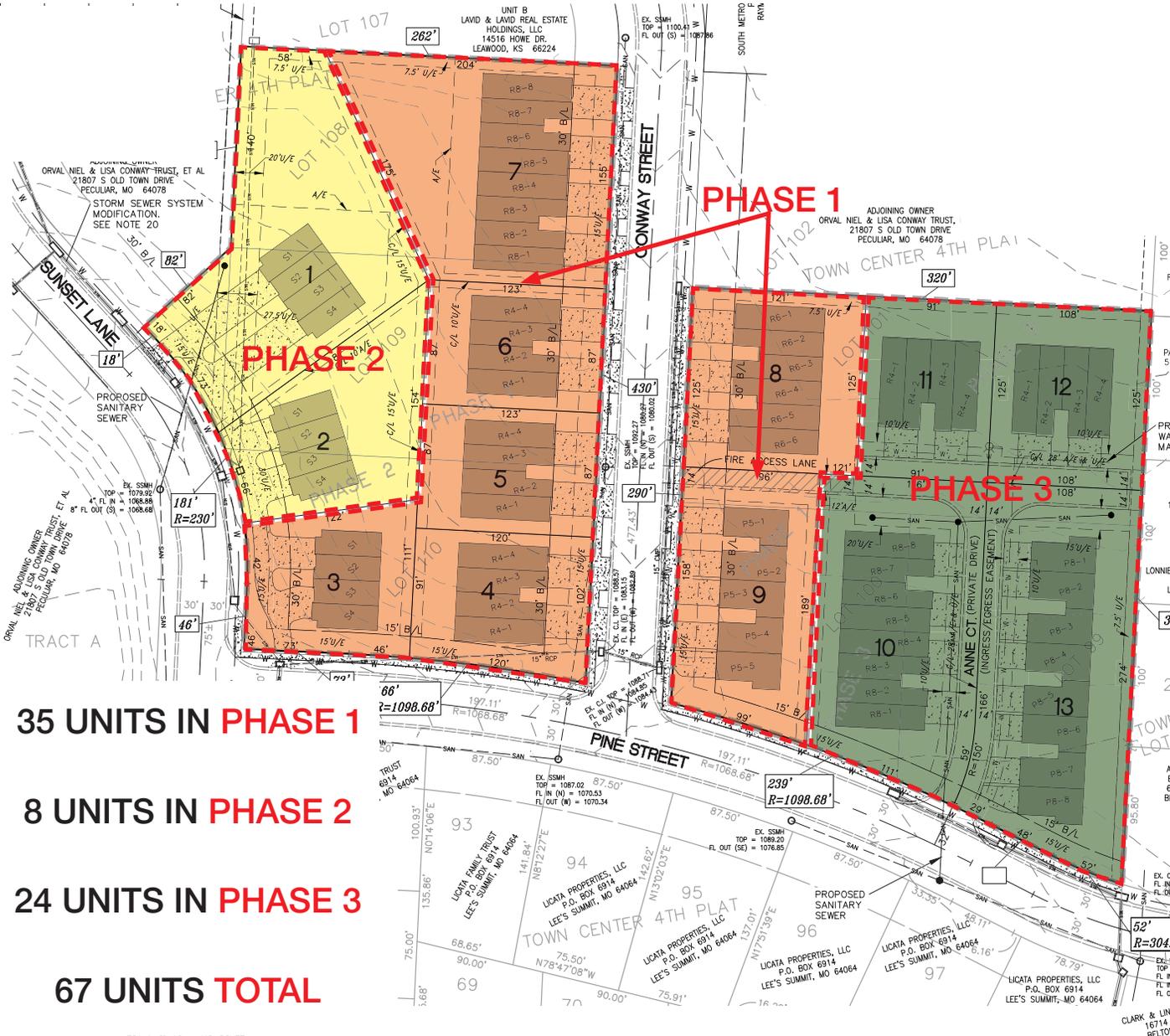


The Pine



The Redwood

Sunset Plaza P.U.D. MASTER PLAN - PHASES 1, 2 & 3



35 UNITS IN PHASE 1

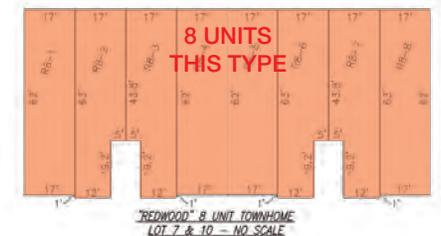
8 UNITS IN PHASE 2

24 UNITS IN PHASE 3

67 UNITS TOTAL



Sunset Plaza P.U.D. MASTER PLAN - PHASE 1



"REDWOOD" 8 UNIT TOWNHOME
LOT 7 & 10 - NO SCALE



"REDWOOD" 6 UNIT TOWNHOME
LOT 8
NO SCALE



"THE PINE" 5 UNIT TOWNHOME
LOT 9
NO SCALE



"SUNSET" 4 UNIT TOWNHOME
LOTS 1, 2 & 3
NO SCALE



"REDWOOD" 4 UNIT TOWNHOME
LOTS 4, 5, 6, 11, & 12
NO SCALE

35 UNITS TOTAL

Sunset Plaza P.U.D. MASTER PLAN - PHASE 1



Plan Perspective - Conway Place P.U.D. MASTER PLAN



East Aerial Perspective - Conway Place P.U.D. MASTER PLAN



South West Aerial Perspective - Conway Place P.U.D. MASTER PLAN

Sunset Plaza P.U.D. MASTER PLAN - PHASE 1



South West Site Perspective - Conway Street

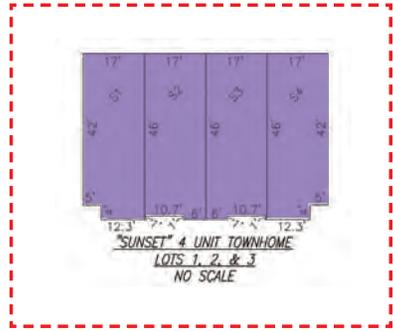


North East Site Perspective - Sunset Lane



East Site Perspective - Pine Street

Sunset Plaza P.U.D. MASTER PLAN - PHASE 2



8 UNITS
THIS TYPE

8 UNITS TOTAL

Sunset Plaza P.U.D. MASTER PLAN - PHASE 2



Plan Perspective - Conway Place P.U.D. MASTER PLAN



East Aerial Perspective - Conway Place P.U.D. MASTER PLAN



South West Aerial Perspective - Conway Place P.U.D. MASTER PLAN

Sunset Plaza P.U.D. MASTER PLAN - PHASE 2



East Site Perspective - Sunset Lane

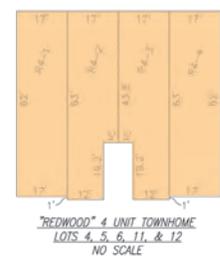


North East Site Perspective - Sunset Lane

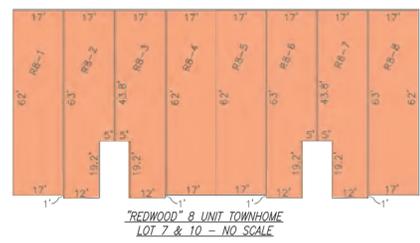


North East Site Perspective - Sunset Lane

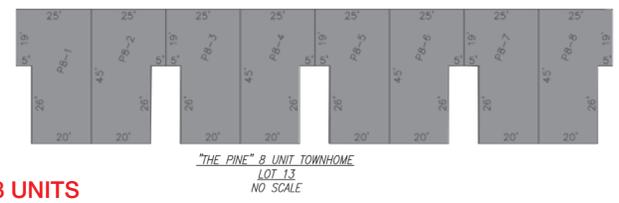
Sunset Plaza P.U.D. MASTER PLAN - PHASE 3



8 UNITS
THIS TYPE



8 UNITS
THIS TYPE



8 UNITS
THIS TYPE

24 UNITS TOTAL

Sunset Plaza P.U.D. MASTER PLAN - PHASE 3



Plan Perspective - Conway Place P.U.D. MASTER PLAN



East Aerial Perspective - Conway Place P.U.D. MASTER PLAN



South West Aerial Perspective - Conway Place P.U.D. MASTER PLAN

Sunset Plaza P.U.D. MASTER PLAN - PHASE 3



South East Site Perspective - Pine Street



East Site Perspective - Pine Street



South West Site Perspective - Aerial View

HOA Key Points & Guidelines

Sunset Plaza P.U.D. MASTER PLAN - HOA

Professionally provided maintenance.

- i. Full Lawn care (mowing, fertilizer treatments, bi-annual seeding, and planting bed weeding bi-weekly).
- ii. General exterior building maintenance
- iii. Full Stucco building exterior

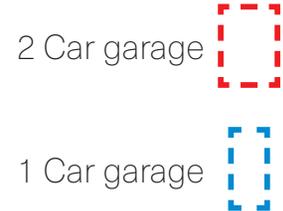
Aesthetic Guidelines

- i. Trash bins stored in garage
- ii. Yard signs and art prohibited
- iii. Potted plants limited (1 per exterior door)
- iv. No commercial ventures operated within premises
- v. No boats, trailers or commercial vehicles parked outside garages.
- vi. No overnight street parking

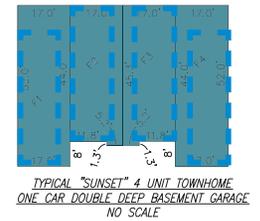
Parking Plan and Capacity

Sunset Plaza P.U.D. MASTER PLAN - Parking

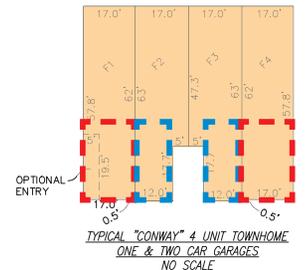
- 3 Completed Phases comprise 268 car park spaces (4.01 spaces per unit)
 - i. 67 Units
 - ii. 28 2-Car garages (56 spaces)
 - iii. 39 1-Car garages (39 spaces)
 - iv. 12 spaces parked double depth.
 - v. 6 parking slips at lot 1
 - vi. 156 spaces parked single depth on drives



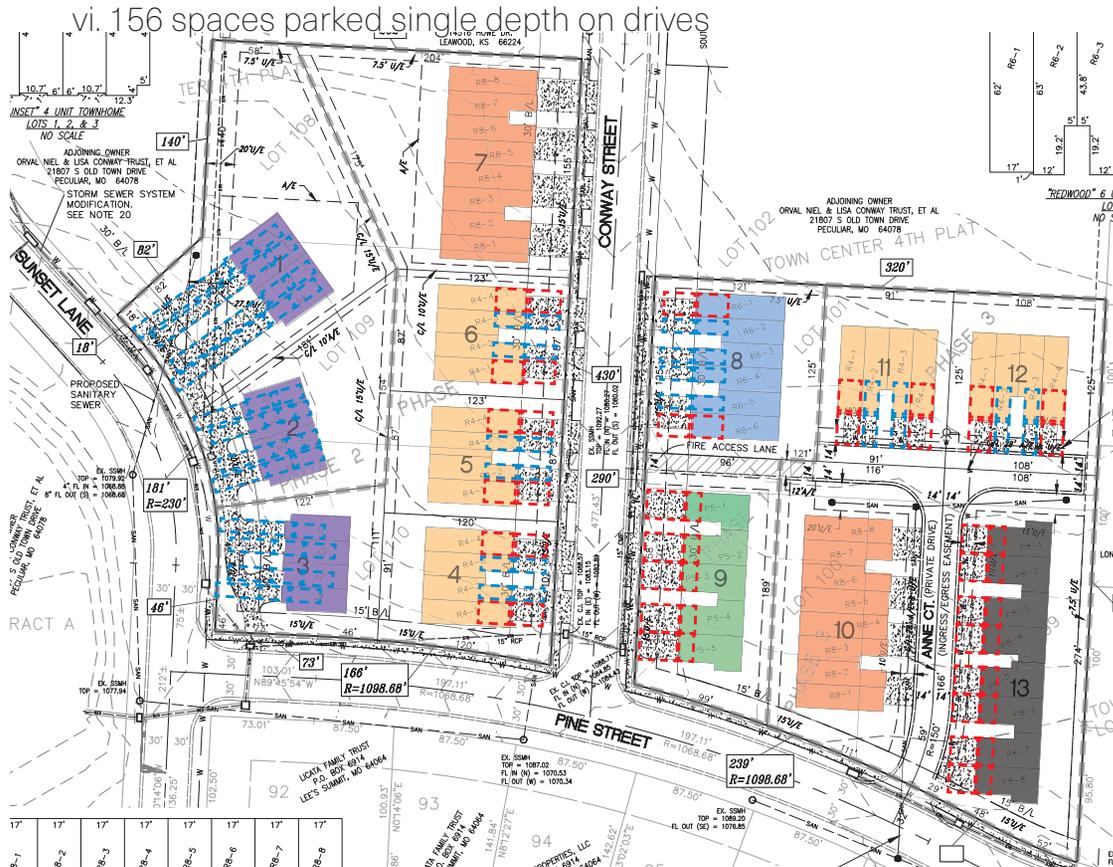
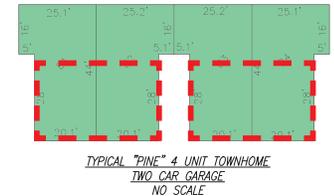
Buildings have 1 car garage (double depth) and single width capacity spaces in drives.



Buildings have 2 car garages on outside units and single car garages inboard.



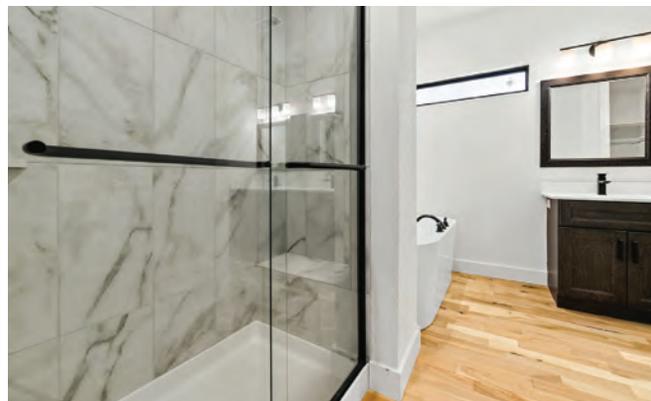
Buildings have 2 car garages. And 2 car capacity in driveway, 2 wide.



Privacy through vegetated plantings

Building Features





Thank You!

Proposed Public Housing

7 messages

Lois Grammer <loisaz@hotmail.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Wed, Jun 19, 2019 at 7:30 AM

I am writing to protest the idea of rezoning behind the Fire Department in Raymore due to the fiasco that has been created behind my own duplex and others on Regina CT. No one in their right mind would ever want public housing built anywhere near something like the Fire Department, other homes, and especially up on top of other properties like what was done on N. Foxwood Dr.

If this development for public housing gets the go-ahead, it will be a mess. Just like the 4-plexes they built right behind duplexes in my neighborhood behind Regina CT and facing North Foxwood Drive. It has ruined life as we knew it before these were built. The water run-off destroys part of my back yard even in light rains, the noise is too much, lights stay on in back of each unit shining in my back yard and bedroom (even with blinds), and some of it appears to be Section 8. When the area is mowed, the mowers get so close to fences that they scrape them, developers took it upon themselves to dig along all the fences behind our properties and now it is bare 6" out from the fences with gravel showing and water rushing down the areas when it rains. The City Developer himself showed me the original drawings of what was planned at the time, and it showed a barrier of trees and fences behind the 4-plexes. Do we have that? Of course not! There is barely 30 feet between my fence and the back of the 4-plexes. I would never be able to sell my property as the value has gone down, and who wants to live behind 4-plexes where it is noisy? That area should have been left bare as it was an area where people walked dogs, other wildlife used the area, and now it is a disaster! Everyone in Raymore needs to protest the proposed development of public housing behind the Fire Department!

Betty Grammer
[519 Regina CT](#)

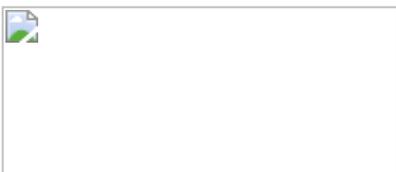
David Gress <dgress@raymore.com>
To: Lois Grammer <loisaz@hotmail.com>

Wed, Jun 19, 2019 at 8:29 AM

Ms. Grammer - Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

Thanks,
[Quoted text hidden]

--
David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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at: <https://www.surveymonkey.com/s/raymorecustomerservicesurvey>

Lois Grammer <loisaz@hotmail.com>
To: David Gress <dgress@raymore.com>

Wed, Jun 19, 2019 at 5:25 PM

Thank you for your consideraon and support.

By the way, where are the trees and fences that were promised on the original drawing? And can something be done about the water drainage behind those 4-plexes?

Betty Grammer
519 Regina CT

From: David Gress <dgress@raymore.com>
Sent: Wednesday, June 19, 2019 8:29 AM
To: Lois Grammer
Subject: Re: Proposed Public Housing

[Quoted text hidden]

David Gress <dgress@raymore.com>
To: Lois Grammer <loisaz@hotmail.com>

Thu, Jun 20, 2019 at 8:44 AM

Ms. Grammer - Unfortunately I am not familiar with the drawing you are referencing. The town homes along Fox Ridge Drive were planned as part of the Remington Village subdivision, which was approved in 1997. The only screening that was required at that time was along the south property line, next to the commercial center.

Hope this helps. If you have any other questions, please let me know.

Thank you,
[Quoted text hidden]

Lois Grammer <loisaz@hotmail.com>
To: David Gress <dgress@raymore.com>

Thu, Jun 20, 2019 at 9:18 AM

Mr. Gress - Of course I don't have the copy on my computer now that you originally sent me of the drawing, or at least I can't find it. BUT, there were definitely trees and fencing behind those--what you are calling townhomes-- and fencing of mine and neighbors.

Now, back to the queson of the w ater drainage from those "townhomes". I don't appreciate having runoff water every me it rains coming into my back yard and flowerbeds. I constantly have to go out and pick mulch out of grass because it washes out of flowerbeds along my back fence and that water is coming down the slopes into my yard. My back doesn't appreciate all the bending required to do that chore, especially due to back surgery two years ago and my back has never stopped hurting. My guy friend and I have picked up big rocks from building sites to put in those flowerbeds to hold down the soil and mulch, but even they don't help all that much. Right now I need to dig up the landscape blocks that KCP&L supposedly put back when they were thru digging in my flowerbeds during the "townhomes" construcon because the blocks were never set right, and I need to reset them. That is another backbreaking chore I don't need due to the City allowing those monstrosies to be built back of my and neighbor's yards. Two-story buildings should NEVER have been allowed in that area!

From: David Gress <dgress@raymore.com>
Sent: Thursday, June 20, 2019 8:44 AM

[Quoted text hidden]

[Quoted text hidden]



Virus-free. www.avg.com

David Gress <dgress@raymore.com>
To: Lois Grammer <loisaz@hotmail.com>

Thu, Jun 20, 2019 at 9:27 AM

Ms. Grammer - I attached the drawing that I believe may have been shared with you at some point. This is the only document I can find that was submitted as part of the development. Note, there are no trees indicated on this plan.

With regard to the storm water runoff, I understand your concerns. However, that may be an issue that would be better addressed through our Public Works department, who has a storm water specialist on staff. If you would like to reach out to them, you can contact them at (816) 331-1852.

Thank you,



Remington Village Site Plan.pdf
176K

Lois Grammer <loisaz@hotmail.com>
To: David Gress <dgress@raymore.com>

Tue, Jun 25, 2019 at 8:03 AM

I've not heard from you about the issue I mentioned in my previous email regarding the drainage behind those 4-plexes behind me. So, I'm sending you some pictures that my daughter took last evening so you can see just what I and others are dealing with behind our fences. I sure don't appreciate someone going behind MY fence and digging a trench along it just so water can drain off those 4-plexes! I'm downright mad and upset about it! Rain water is washing out what little dirt is below and behind the fences and soon there will be a wide trench below each fence. Mine seems to be the worst affected right now. In the pictures the bush you see is behind my fence. My friend and I hauled loads of dirt to put around the bush as its roots were showing. Then we went out and picked up two loads of ordinary rock from building areas to put on top of mulch we put on the dirt. We also have bags of dirt lying below the bush to keep erosion from happening around the bush. The mulch is covered with lots of plain old stones picked up by my friend and I on two occasions. In some of the pictures you see what appears to be something white along the fences. That is dried grass washed down by rains. All the dried grass has washed away from my fence and now I am left with erosion which is getting worse. I don't want my back yard to wash away due to laziness and carelessness on the part of some big-wig owners of 4-plexes that the City should never have allowed in that area in the first place! You will also see in the pictures some wiring along the back of fences. Obviously things aren't wired properly to those 4-plexes and is illegal.

I am requesting that you address this problem with the owners of the 4-plexes and insist that they fill in the trench behind fences with rock large enough not to wash away. I'm talking about rock one would get from a rock quarry to use on roads, etc. Also, I request that you find a solution to the wiring that is strung along fences. I don't know if that is cable or electrical wiring, but it needs to be taken care of properly. Lastly, I want to hear back from you as to what you plan to do to solve these problems.

Betty Grammer
519 Regina CT

P.S. The pictures will be sent in forwarded emails since I don't want to have to copy 8 pictures one by one.

From: Lois Grammer <loisaz@hotmail.com>

Sent: Thursday, June 20, 2019 9:18 AM

To: David Gress

[Quoted text hidden]

[Quoted text hidden]

Rezoning & Multi Family Housing

2 messages

Brandy Hammack <brandyhammack@gmail.com>
To: dgress@raymore.com

Thu, Jun 20, 2019 at 8:05 AM

Good morning,

I will not be able to attend the meeting on July 2nd so I appreciate the option to email. I am against multi family housing. I was born and raised in Belton and love Belton, but I believe their housing situation is a big problem. We moved to Raymore because of it. There are too many rentals and multi housing options in Belton. I would hate to see Raymore turn into that. I believe Raymore has done a great job with their housing and would like to see it that way by not adding more multi family housing options.

Thank you,
Brandy Hammack

Sent from my iPhone

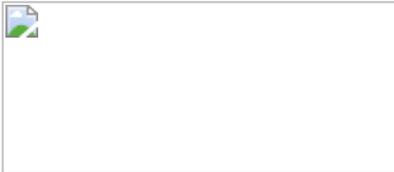
David Gress <dgress@raymore.com>
To: Brandy Hammack <brandyhammack@gmail.com>

Thu, Jun 20, 2019 at 8:05 AM

Good morning, Brandy. Thank you for sharing your concerns. I will ensure that they are shared with the Planning Commission and City Council Members.

Thank you,
[Quoted text hidden]

--
David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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PUD Questions

9 messages

Brian Ahern <bahern71@yahoo.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Fri, Jun 21, 2019 at 11:22 AM

Good morning sir,

Regarding the proposed PUD I have a few questions. In the packet from the last meeting, its states : Staff conducted a traffic impact analysis to evaluate the impacts that the proposed zoning amendment would have on adjacent roads and intersections, in comparison to the existing zoning classification. ... starts on page 21.... I am curious what the staff used to make this determination. 1980 Trips if it was office space? Look at the lack of traffic behind McDonald's with all of those offices.

Using their math, 67 units would produce 466 total trips, I am assuming that this is 1 trip to work and 1 trip back because it equates to 3.47 cars per unit average which is reasonable. I came to this number by taking 466 divided by 2. then taking that number divided by 67 units.

So, if I take the same math, for 100% office... 1980 divided by 2 is 990 cars per day. One trip in, one trip out. I would be willing to bet that even price chopper does not have 990 customers per day.

1. PAGE 22 states,,,,, The City has a shortage of land available to provide housing opons other than single f amily homes. Increasing the inventory of land appropriately zoned for this type of development would allow for increased diversity of housing opons f or community residents.

Really? Can you please explain this so I can better understand?

2. Page 25 of the document states: Access to the project will be off of Sunset and Route 58. The project is a redevelopment of an existing commercial plat and therefore was not required to complete a traffic study. However, in response to questions raised at the good neighbor meeting, the Engineering Department prepared a traffic impact study.

Redevelopment? How so, it has not been developed yet? Besides, that was about 20 years go when it was zoned if I am not mistaken... A lot has changed from then till now.

3. Page 26 states... The analysis shows that the townhomes will have significantly less traffic than if the area was built out with office or office/retail options. With 46 total trips in the intersection during the peak hour, normally the split would be around 80%/20%, with 80% going in the peak direction. That means that in the morning peak, 37 addition cars will be turning north, or less than 1 per green light. The normal addition signal time to add one vehicle per cycle would be about 1.5 seconds. The signal can be adjusted to add this green time to the northbound green time without a reduction of service to the traffic on Route 58. In the evening peak hour, the 37 cars will be turning right from Route 58 onto Sunset. This turn can be made with the current timing and can be made utilizing right turn on red.

I am still trying to wrap my head around this,,, 37 cars will be turning right ? 46 total trips in peak time? How so...? Someone's math is way off sir...

Is there a reason why a outside agency that specializes in studies can not be hired to conduct a real study of what this will do?

Lastly,

These PUD homes have been marketed to be attractive to millennial's. Almost two-thirds of millennial's say they're living paycheck to paycheck and only 38% feel financially stable, according to a new survey from Charles Schwab.

Millennial's, more than any other generation surveyed by Schwab, feel the most insecure when it comes to their finances. That's according to roughly 380 millennial's (ages 23 to 38) surveyed for Schwab's 2019 Modern Wealth report.

How will they afford this?

Brian Ahern

David Gress <dgress@raymore.com>
To: Brian Ahern <bahern71@yahoo.com>
Cc: Gregory Rokos <grokos@raymore.com>

Fri, Jun 21, 2019 at 12:38 PM

Mr. Ahren - thanks for reaching out. I appreciate your questions, and hopefully I can provide some clarification. Based on your email, I tried to summarize your questions into the three answers below:

1. Traffic - The developer of the project was not required to conduct a traffic study. This is not uncommon with proposals like this. The City conducted it as part of their review in looking at the requested change in zoning, and as a response to the questions and concerns about potential additional traffic. This study was done using ITE Trip Generation Data, which is standard information for traffic analysis studies. The same information would be used regardless of who was conducting the traffic study.

I did not work on the traffic study myself, as it was performed by our Engineering Department. I would encourage you to reach out to our Engineering staff with specific questions on the stated distributions of traffic. I have copied our Assistant Director of Public Works, Greg Rokos, on this email. Please feel free to follow up with him if you would like a better explanation of the traffic study.

2. Current Land Available - Currently within the City, there are only 2 parcels of land that are currently zoned for this type of proposed development. Both of those pieces of land are already spoken for, and are not for sale. In order for the development of any residential product other than single family homes, a rezoning of land would likely have to occur, which explains why this site has been identified as appropriate for the request, being that it has remained undeveloped for 20+ years.

This is not a redevelopment in the sense of redeveloping existing buildings, because you are right, there are none, but rather the replatting of existing commercial lots to be arranged for a residential development.

3. Affordability - While I certainly can't speak to anyone's ability to afford this type of product, because everyone's financial situation and living preferences are different, I can certainly tell you that there is a demand for this type of product in Raymore. The units that we have in Raymore currently at this price point are leased, with a waiting list. Raymore has a strong residential market, and we are seeing a lot of interest in housing options other than single family homes.

Again, I appreciate your questions, and hope I was able to answer them. If you have any additional questions, please let me know.

Thank you,

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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at: <https://www.surveymonkey.com/s/raymorecustomerservicesurvey>

Gregory Rokos <grokos@raymore.com>
To: Brian Ahern <bahern71@yahoo.com>
Cc: David Gress <dgress@raymore.com>

Fri, Jun 21, 2019 at 1:55 PM

Good Afternoon.

Mr. Gress is correct. The numbers come straight out of the ITE Trip Generation Manual. They are books that have many counts based upon similar land usage that you can project traffic volumes for similar developments.

The books for instance give us 466 daily trips from 67 units. This is not based in math, but from these books. It is an accepted rule that 10% of all trips to a residential unit occur in the peak hours. This would be 46 trips, both to the units and away from the units. In the morning most of the trips would be away, while in the evening, most of the trips would be toward the unit. So if you divided the trips 80%/20% based on the peak time, 80% of 46 is 37 trips. So there would be 37 trips in the direction of the peak flow with 9 trips the other direction in the peak hour.

I hope this answers your questions. If you have any other questions, please let me know!

Gregory J. Rokos, PE, Assistant Public Works Director - Engineering

City of Raymore | 100 Municipal Circle, Raymore, MO 64083
P 816-892-3017 | F 816-892-3073 | grokos@raymore.com

On Fri, Jun 21, 2019 at 1:32 PM Brian Ahern <bahern71@yahoo.com> wrote:

Hi Greg,

Can i get a bit more information please on how these traffic figures were comprised please.

Thank you

Brian Ahern

[Quoted text hidden]

Gregory Rokos <grokos@raymore.com>
To: David Gress <dgress@raymore.com>

Fri, Jun 21, 2019 at 2:44 PM

FYI

Gregory J. Rokos, PE, Assistant Public Works Director - Engineering
City of Raymore | 100 Municipal Circle, Raymore, MO 64083
P 816-892-3017 | F 816-892-3073 | grokos@raymore.com

----- Forwarded message -----

From: **Brian Ahern** <bahern71@yahoo.com>
Date: Fri, Jun 21, 2019 at 2:39 PM
Subject: Re: PUD Questions
To: Gregory Rokos <grokos@raymore.com>

Thank You Greg,

Well, i ask and only offer my opinion based on my experience in this area. Living in this area and experiencing the traffic in this area at 645 am and 545 pm when i come through these intersections, i would bet that the book you are using is foo... not just a little, but a lot.

As you know from working here, peak traffic by this area is from about 630 am to 745 am and from 515 pm till about 615 pm.

since the demographic of the people that they are targeting are young professionals, they will fall into these categories of being an 8-5 employee somewhere. Most likely north of Raymore. according to :

<https://datausa.io/profile/geo/raymore-mo/>

Most people in Raymore, MO commute by Drove Alone, and the average commute time is 25.6 minutes. The average car ownership in Raymore, MO is 2 cars per household.

so, $67 \times 2 = 134$ additional cars passing through this intersection in this already congested area. Would you agree with that logic?

Now, Me, I live on N Park and have to turn left onto 58, and Ill tell ya... although i am not a proponent of additional stop lights, its difficult already to access 58 in the morning already which is why i go around the block to Sunset and use the light. On the drive home, it takes nearly 15 minutes on a bad day to get from 49 to the fire station... that is only 2.2 miles.

I know that it is time consuming to do this but if you collected data from existing traffic flow and plugged in the data from an additional 134 vehicles during this peak times, i am confident that your counts from the Book will we way off from what

will be the reality.

Brian

[Quoted text hidden]

Brian Ahern <bahern71@yahoo.com>
To: Gregory Rokos <grokos@raymore.com>
Cc: David Gress <dgress@raymore.com>

Tue, Jun 25, 2019 at 8:38 AM

Good Morning Greg,

Do you have any additional comments to my reply to your email?

Brian

On Friday, June 21, 2019, 02:39:00 PM CDT, Brian Ahern <bahern71@yahoo.com> wrote:

Thank You Greg,

Well, i ask and only offer my opinion based on my experience in this area. Living in this area and experiencing the traffic in this area at 645 am and 545 pm when i come through these intersections, i would bet that the book you are using is foo... not just a little, but a lot.

As you know from working here, peak traffic by this area is from about 630 am to 745 am and from 515 pm till about 615 pm.

since the demographic of the people that they are targeting are young professionals, they will fall into these categories of being an 8-5 employee somewhere. Most likely north of Raymore. according to :

<https://datausa.io/profile/geo/raymore-mo/>

Most people in Raymore, MO commute by Drove Alone, and the average commute time is 25.6 minutes. The average car ownership in Raymore, MO is 2 cars per household.

so, $67 \times 2 = 134$ additional cars passing through this intersection in this already congested area. Would you agree with that logic?

Now, Me, I live on N Park and have to turn left onto 58, and Ill tell ya... although i am not a proponent of additional stop lights, its difficult already to access 58 in the morning already which is why i go around the block to Sunset and use the light. On the drive home, it takes nearly 15 minutes on a bad day to get from 49 to the fire station... that is only 2.2 miles.

I know that it is time consuming to do this but if you collected data from existing traffic flow and plugged in the data from an additional 134 vehicles during this peak times, i am confident that your counts from the Book will we way off from what will be the reality.

Brian

On Friday, June 21, 2019, 01:57:30 PM CDT, Gregory Rokos <grokos@raymore.com> wrote:

[Quoted text hidden]

Gregory Rokos <grokos@raymore.com>
To: Brian Ahern <bahern71@yahoo.com>
Cc: David Gress <dgress@raymore.com>

Tue, Jun 25, 2019 at 10:41 AM

Thank you for your email. I appreciate your concern for the traffic at the intersection.

We have just counted the intersection again and with the projected traffic from the development, there is not a problem with the number of cars entering the intersection. I have also been out there viewing the traffic and it confirmed that there is not an issue.

Once again, thank you for your email.

Gregory J. Rokos, PE, Assistant Public Works Director - Engineering
City of Raymore | 100 Municipal Circle, Raymore, MO 64083
P 816-892-3017 | F 816-892-3073 | grokos@raymore.com

[Quoted text hidden]

Brian Ahern <bahern71@yahoo.com>
To: Gregory Rokos <grokos@raymore.com>
Cc: David Gress <dgress@raymore.com>

Tue, Jun 25, 2019 at 10:57 AM

I am Not doubting you but asking... You are counting? Did you consider that this time of the year does not have school traffic? did you add additional 2 cars per unit to the equation during the peak time on sunset? May i ask what car count you observed in the peak time? Can 58 handle it? Maybe,,, Can sunset?

Traffic is a concern but the fact that there has really been no study is more concerning. The also main concern is where your Book shows office buildings would have a higher traffic count compared to these units. Thats the elephant in the room so to speak.

in comparison, I speak with Management at Price Chopper to get a comparison,,, They state that their average ticket count is close to 900 per weekday average. Page 21 of your book states, 1980 Trips if it was office space?....

How is this possible? If your book suggesting that office space would generate more traffic than Price Chopper?

Brian

[Quoted text hidden]

Gregory Rokos <grokos@raymore.com>
To: Brian Ahern <bahern71@yahoo.com>
Cc: David Gress <dgress@raymore.com>

Tue, Jun 25, 2019 at 11:49 AM

Thank you for your email. I want to make sure you understand what we mean by trips.

If Pricechopper averages 900 sales in a day, that would be 1800 trips. One trip to the store, one trip out of the store. Then you need to add all the trips for the employees (2 trips minimum per employee, they may leave during a shift and come back for a meal), then vendors, suppliers and maintenance staff. This would push their trips well over 2000 per

day. This also does not account for trips to Pricechopper for people who are not using Pricechopper but the bank, Starbucks or other services they have. So you are correct, the Pricechopper does have more trips than this planned retail/office space would have.

Please remember that the current zoning is for retail and office space. That zoning has proven not to be effective since no one has purchased it and placed retail and office space in the area. But if it were to develop like the zoning allows and it was like the development between Foxridge and Johnston Drive on the north side of the road, you have the space for 2 fast food restaurants, plus a building that holds 2 sandwich shops, a fast serve coffee drive through, a bank and a daycare/ preschool that could hold 100 kids. There would still be room left over for a lab testing facility and office space. The lab could have 200 trips per day, the daycare over 200 trips a day and imagine the number of trips a McDonalds or Dunkin Doughnuts (I know there is not one in town) would bring to the area. Throw in 2 of your favorite sandwich shops and that is a lot of traffic, much more than 67 townhouses. This is what the current zoning allows for this area, and has the capacity to handle.

I hope this brings some clarity in your understanding of trips and the current and proposed zoning.

Gregory J. Rokos, PE, Assistant Public Works Director - Engineering
City of Raymore | 100 Municipal Circle, Raymore, MO 64083
P 816-892-3017 | F 816-892-3073 | grokos@raymore.com

[Quoted text hidden]

David Gress <dgress@raymore.com>
To: Jim Cadoret <jcadoret@raymore.com>

Tue, Jun 25, 2019 at 3:14 PM

FYI - here's the thread between myself, Greg, and Mr. Ahern.

----- Forwarded message -----
From: **Gregory Rokos** <grokos@raymore.com>
Date: Tue, Jun 25, 2019 at 11:51 AM
Subject: Re: PUD Questions

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

58 & Sunset Rezoning Discussion

2 messages

Brock & Sarah <brocktsaraht@gmail.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Tue, Jun 18, 2019 at 9:43 PM

I was made aware of the proposed rezoning at Sunset and 58hwy via Facebook.

I have been a resident of Raymore for 16yrs. In that time there have been drastic changes, most being for the best.

That being said, I am against the rezoning of this property. All major infrastructure has been put on 58 hwy which lacks sufficient lanes, timing of lights, turning lanes, egress, etc. Our city continues to outgrow its infrastructure and the last thing we need is more people added to our population, much less on 58hwy. My children are 13 & 11 and we do not need additional children injected into Raymore-Peculiar school district at this time.

I propose no further growth initiatives such as "affordable housing" until we solve for our road congestion and packed schools. Knowing there are different levels of government responsible for 58 hwy, I propose initiatives focused on change-management with all parties responsible instead of using the bureaucratic process as a scapegoat for not making substantive changes to the 58hwy problem.

Thank You,
Brock & Sarah Thompson
[1102 Johnston Dr](#)
[Raymore, Mo 64083](#)
816-456-2731

Sent from my iPhone

David Gress <dgress@raymore.com>
To: Brock & Sarah <brocktsaraht@gmail.com>

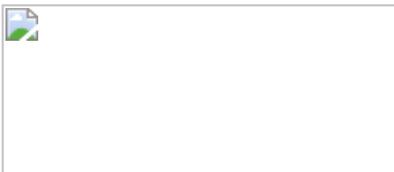
Wed, Jun 19, 2019 at 8:29 AM

Mr. and Mrs. Thompson - Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

Thanks,
[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Townhouses

2 messages

John Allegro <allegroracing@icloud.com>
To: dgress@raymore.com

Wed, Jun 19, 2019 at 8:24 AM

We don't need nor want any more housing like those which we ALL know degrades the quality of communities no matter what community they're built in. They're ALWAYS the cheapest built, lowest income producing structures that bring in the worse kinds of problems. Build the community smarter not cheaper!

Sent from my iPhone

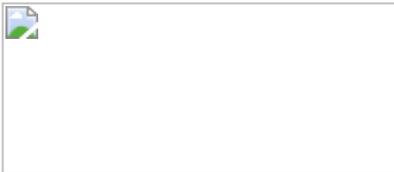
David Gress <dgress@raymore.com>
To: John Allegro <allegroracing@icloud.com>

Wed, Jun 19, 2019 at 8:29 AM

Mr. Allegro - Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

Thanks,
[Quoted text hidden]

--
David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Rezoning

2 messages

Kim Force <force.kd@gmail.com>
To: dgress@raymore.com

Wed, Jun 19, 2019 at 2:39 PM

I just wanted you know that I'm opposed to the rezoning and housing plans that are being brought to the table. It's not a good spot.

A better location would be across 58 to the North, still off Sunset. 13 acres to plan out where 50 families and their 50 cars seems smarter than squishing them in a little field. That field would be better off being rezoned for single family homes- or I see room for about 12- 18 townhomes similar to what's already across from the field.

If rezoning does go through I would like to hear about when repaving that stretch of Sunset will happen along with painting lines to mark the lanes. And how the brick draining system at sunset and 58 will hold up to more traffic.

Thanks for looking at all sides of this!

Kim

David Gress <dgress@raymore.com>
To: Kim Force <force.kd@gmail.com>

Wed, Jun 19, 2019 at 2:44 PM

Ms. Force - thank you for sharing your concerns. I will ensure that they are shared with the Planning Commission and City Council Members.

To speak to one of your questions, although not directly related to the rezoning, our Public Works department is proposing to resurface Sunset Lane, from 58 highway to Lucy Webb, as well as Pine Street, between Sunset and Park this year as part of their annual street preservation program. Those projects will still have to be approved by City Council, but they are on the City's radar. The paved crosswalks are also being closely watched for repairs as well.

Thank you for your input!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Commercial Lot rezoning to PUD multi family residential

2 messages

Lee Shepard <leetshepard@gmail.com>
To: dgress@raymore.com

Wed, Jun 19, 2019 at 2:07 PM

Good Afternoon,

My name is Lee Shepard Jr. I live in the Shadow Wood subdivision. I wanted to inform you that I do NOT want any more multi family units in the city of Raymore. Since, I may not be able to make it to the meeting. Can you please provide me with the names of the council members that vote against my opinion if there are any?

Thank you,

Lee Shepard

David Gress <dgress@raymore.com>
To: Lee Shepard <leetshepard@gmail.com>

Wed, Jun 19, 2019 at 2:17 PM

Mr. Shepard - Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

The results of the vote on the request by the Planning Commission and City Council will be publicly available during and after the meeting. If you have any additional questions, please let me know.

Thank you,

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Zoning behind fire station

2 messages

Linda Ewing <lindaewing48@gmail.com>
To: dgress@raymore.com

Mon, Jun 24, 2019 at 8:23 AM

Hopefully this will not pass. I believe this is not a plan for Raymore to improve value for all their home owners. Parking usually is an issue, turn over of people that do not care is an issue, and more crime is an issue. Renting is not the way to go. Please think of your home owners.

Thank you
Linda Ewing
301 N Woodson Dr

Sent from my iPhone

David Gress <dgress@raymore.com>
To: Linda Ewing <lindaewing48@gmail.com>

Mon, Jun 24, 2019 at 9:14 AM

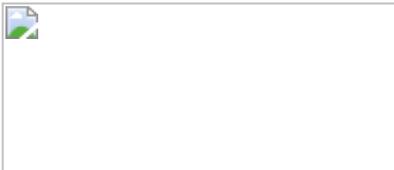
Ms. Ewing - Thank you for sharing your concerns. I will ensure these are shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd to voice your concerns.

Have a great day!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Multi family housing

2 messages

Lou Manker <firedog122@yahoo.com>
To: dgress@raymore.com

Wed, Jun 19, 2019 at 1:35 PM

Please please please no more multi family housing projects!!!! As a firefighter that works in Blue Springs, trust me when I say that the more apartments and duplexes we have in the city, the higher the crime rate and misuse of city services. I'm not saying that they are all bad, I'm just saying that even the nicest of places become Section 8 housing eventually. As a community, we can stop this from happening now.

Thank you
Lou Manker.

Sent from my iPhone

David Gress <dgress@raymore.com>
To: Lou Manker <firedog122@yahoo.com>

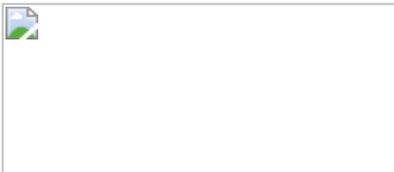
Wed, Jun 19, 2019 at 1:36 PM

Mr. Manker, Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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PUD Lot Resoning

2 messages

pat Barker <pat.barker@att.net>
Reply-To: pat Barker <pat.barker@att.net>
To: dgress@raymore.com

Wed, Jun 19, 2019 at 5:22 PM

I vote "NO" to rezoning at Hwy 58 and Sunset at July 2, 2019 meeting on same.

David Gress <dgress@raymore.com>
To: pat Barker <pat.barker@att.net>

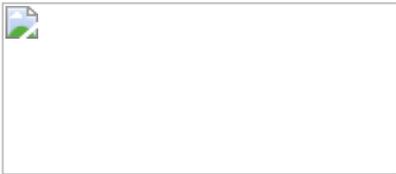
Thu, Jun 20, 2019 at 7:56 AM

Good morning, Pat. Thank you for sharing your concerns. I will ensure that they are shared with the Planning Commission and City Council Members.

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Please no more rental townhomes or apartments in Raymore. Thank you!

2 messages

Pennie Brown <plbrown5118@att.net>
To: dgress@raymore.com

Wed, Jun 19, 2019 at 8:04 AM

Sent from my iPhone

David Gress <dgress@raymore.com>
To: Pennie Brown <plbrown5118@att.net>

Wed, Jun 19, 2019 at 8:29 AM

Ms. Brown - Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

Thanks,

On Wed, Jun 19, 2019 at 8:04 AM Pennie Brown <plbrown5118@att.net> wrote:

Sent from my iPhone

--
David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Fwd: New Development considered behind Fire Station and Mazuma Area

2 messages

Jim Cadoret <jcadoret@raymore.com>
To: David Gress <dgress@raymore.com>

Wed, Jun 19, 2019 at 8:45 AM

FYI, in case you didn't get this one.

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<https://www.surveymonkey.com/s/raymorecustomerservicesurvey>

*James A. Cadoret, AICP
Development Services Director - Assistant to the City Manager
City of Raymore, Missouri
100 Municipal Circle
Raymore, MO 64083
(816) 892-3030*

----- Forwarded message -----

From: **Sherri Davis** <sdavis2131@gmail.com>
Date: Tue, Jun 18, 2019 at 7:08 PM
Subject: New Development considered behind Fire Station and Mazuma Area
To: <jcadoret@raymore.com>

I don't know if you are keeping tallies but I would like to offer a vote of no on this planned development. We have plenty of other places that they can put apartments/duplex/homes. I like living in a housing area and Sunset is already to busy. If you put 54 units in there it will be crazy. Can we please ask them to look for another location? Maybe off Cass Parkway? Not in center of town.

Thank you for your consideration I had to work late tonight and was unable to attend the planned meetings,

Have a totally awesome day!
Sherri Davis
Phone: 816-200-4100
Email: sdavis2131@gmail.com

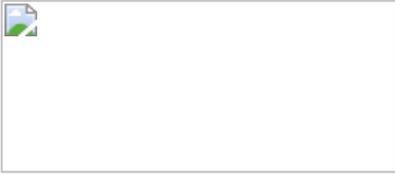
David Gress <dgress@raymore.com>
To: Jim Cadoret <jcadoret@raymore.com>

Wed, Jun 19, 2019 at 8:49 AM

Thank you. She emailed me last night as well with a separate email. I'll be keeping track of all emails related to this, so please feel free to forward anything that you get.

Thanks,
[Quoted text hidden]

--
David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



[Quoted text hidden]

Zoning change behind firehouse

3 messages

Sherri Davis <sdavis2131@gmail.com>
To: dgress@raymore.com

Tue, Jun 18, 2019 at 9:40 PM

Please tally our vote as no on this issue. We do not want more apartments in Raymore. We want people vested in owning their properties.

We do not want townhomes behind the fire station.

Right now we're starting to lose the feeling you can safely walk to the park and around the blocks in the dark. More people make is worse.

Please vote no

Sherri Davis
816.200.4100

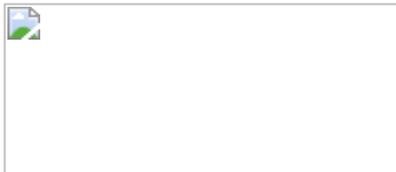
David Gress <dgress@raymore.com>
To: Sherri Davis <sdavis2131@gmail.com>

Wed, Jun 19, 2019 at 8:28 AM

Ms. Davis - Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

Thanks,
[Quoted text hidden]

--
David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Sherri Davis <sdavis2131@gmail.com>
To: David Gress <dgress@raymore.com>

Wed, Jun 19, 2019 at 9:11 AM

Thank you for your response

Sherri Davis
816.200.4100
[Quoted text hidden]

(no subject)

2 messages

8166511839@pm.sprint.com <8166511839@pm.sprint.com>
To: dgress@raymore.com

Wed, Jun 19, 2019 at 12:13 PM

Sent from my mobile.

Please No more apartments or town houses in Raymore. What we need is more businesses & better restaurants like Red Lobster, Olive Garden, Famous Dave's BBQ

David Gress <dgress@raymore.com>
To: 8166511839@pm.sprint.com

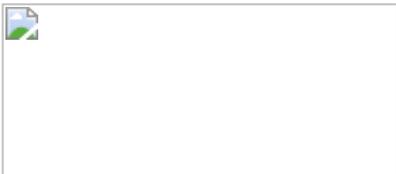
Wed, Jun 19, 2019 at 12:15 PM

Thank you for sharing your concerns. I will ensure these are shared with the Planning and Zoning Commission and City Council members.

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Conway Place

2 messages

Ann Schultheis <amkschultheis@gmail.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Fri, Jun 21, 2019 at 9:57 AM

Good Morning- I wanted to take a moment and share my excitement for the upcoming townhome project. Good for the city!!! This ground has been vacant for too long and people use it as their personal parking lot. It will be ready to see it developed with high end rentals. This is the kind of forward thinking we need in Raymore.

Good stuff!! When will it be built?

Ann

David Gress <dgress@raymore.com>
To: Ann Schultheis <amkschultheis@gmail.com>

Fri, Jun 21, 2019 at 9:58 AM

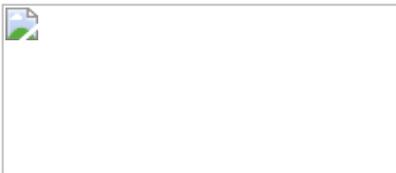
Good morning, Ann - Thank you for sharing your support. I will ensure that this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a great day!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Conway townhome project.

3 messages

Bradley Rash <bradleyrash@gmail.com>
To: dgress@raymore.com

Mon, Jul 1, 2019 at 10:57 AM

David,

I am a long time home owner and resident of Raymore and I am emailing you to express my full support of the proposed townhome project off Conway. Raymore is in need of high end townhomes and this offers a great option for family renters that would not otherwise be able to live in Raymore and experience all it has to offer. This ground is best used for residential as no commercial user is going to build that far back.

I am very excited to see this and all the other growth going on here in my home town.

David Gress <dgress@raymore.com>
To: Bradley Rash <bradleyrash@gmail.com>

Mon, Jul 1, 2019 at 11:03 AM

Brad - Great to hear from you! I appreciate you voicing the support. I will make sure the Planning Commission and City Council members hear it.

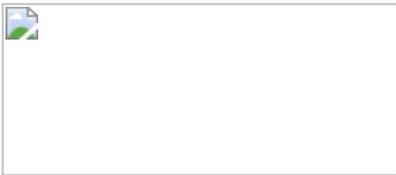
The project has been delayed slightly at the applicant's request, but I encourage you to attend the Planning Commission meeting once it is scheduled.

If you have any questions, let me know!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Bradley Rash <bradleyrash@gmail.com>
To: David Gress <dgress@raymore.com>

Mon, Jul 1, 2019 at 11:06 AM

Thank you and I will.

[Quoted text hidden]

New townhomes!!

2 messages

Charles Campbell <charlescampbell1@yahoo.com>
To: Dgress@raymore.com

Fri, Jun 21, 2019 at 12:31 PM

Hi David

Sounds like exciting stuff coming to raymore with the new Townhome's
Happening! It's about time as Raymore deserves high end rentals!! Good luck with the project.

Chuck!

Sent from my iPhone

David Gress <dgress@raymore.com>
To: Charles Campbell <charlescampbell1@yahoo.com>

Fri, Jun 21, 2019 at 12:40 PM

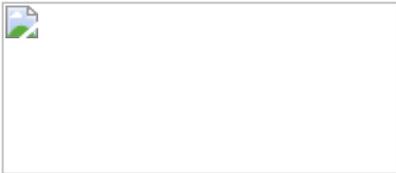
Chuck - Thank you for sharing your support. I will ensure this is shared with our Planning Commission and City Council Members.

Have a great day!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Rental Properties/Townhouses

2 messages

Demetric Mariner <demetricmariner@gmail.com>
To: dgress@raymore.com

Fri, Jun 21, 2019 at 11:42 AM

Good Morning Mr. Gress!

I wanted to reach out on behalf of the 60 unit townhouse development wanting to come to Raymore. The opportunity to be able to rent a luxury home while reaching our financial goals in a short term lease has had a great impact on my family. There was nothing available here in Raymore for my family to rent, besides apartments that could not accommodate the number of rooms we needed. Please consider the townhouses.

Demetric Mariner
Sent from my iPhone

David Gress <dgress@raymore.com>
To: Demetric Mariner <demetricmariner@gmail.com>

Fri, Jun 21, 2019 at 12:41 PM

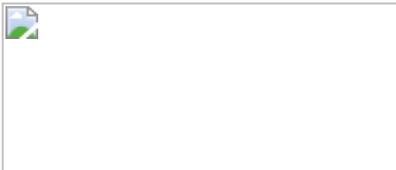
Mr. Mariner - Thank you for sharing your support. I will ensure this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a great day!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Raymore homes proposal.

2 messages

Jake Carlsen <jakecarlsen224@gmail.com>
To: Dgress@raymore.com
Cc: Andrew T Mackey <Mackeyandy@gmail.com>

Fri, Jun 21, 2019 at 1:08 PM

Hello, David, my name is Jake Carlsen. I was planning to attend the meeting last week about the townhome community but had to watch my girls. I grew up in the Raymore area until my parents built a house in Peculiar when they were more well off financially. Prior to that we lived in a duplex on the south east side of Raymore that was not well taken care of and not an ideal place to live. I think the new town homes would be a great start for newer families or individuals just starting out in their careers. I have seen Raymore grow a lot in the past 20 years and look forward to seeing it succeed. Thank you,
Jacob Carlsen

David Gress <dgress@raymore.com>
To: Jake Carlsen <jakecarlsen224@gmail.com>
Cc: Andrew T Mackey <Mackeyandy@gmail.com>

Fri, Jun 21, 2019 at 2:05 PM

Jake - Thank you for sharing your support. I will make sure that this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a nice weekend!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Support & Progress for Raymore

2 messages

Jerad Henkel <jerad.henkel@gmail.com>
To: Dgress@raymore.com

Fri, Jun 21, 2019 at 1:14 PM

Dear David-

I hope you are the right person to receive this. Looks like good things are coming with this townhome community next to city hall. I wanted to email and share my support.

Good stuff-go Raymore!!!

Jerad H.

David Gress <dgress@raymore.com>
To: Jerad Henkel <jerad.henkel@gmail.com>

Fri, Jun 21, 2019 at 2:08 PM

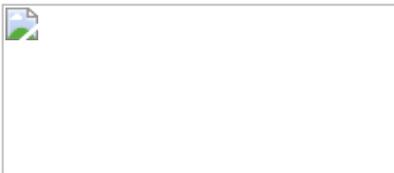
Mr. Henkel - Thank you for sharing your support. I will ensure that this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a good weekend!

[Quoted text hidden]

--

David Gress | Associate Planner
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Conway Project

2 messages

Mike Yeates <mtyeates@gmail.com>
To: dgress@raymore.com

Fri, Jun 21, 2019 at 1:28 PM

Hi David,

I believe you are the right person I need to be forwarding on my comments to regarding the proposed 60 unit townhome project. I have heard rumors and then was able to review some of the facts. And overall, it appears a big win for the city. To have nice product like this really ensures a strong tax base, and will attract businesses I hope.

Anyways, we are all for it!!!

Good Job Raymore!!!

Thanks,

Mike Yeates

David Gress <dgress@raymore.com>
To: Mike Yeates <mtyeates@gmail.com>

Fri, Jun 21, 2019 at 2:08 PM

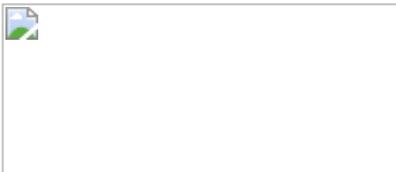
Mr. Yeates - Thank you for sharing your support. I will ensure that this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a good weekend.

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Conway Place

2 messages

Slauter, Mitchell S. <msslauter@fedins.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Wed, Jun 26, 2019 at 12:07 PM

Mr. Gress,

My name is Mitch Slauter and I am a current tenant of the townhomes leased by Andy Mackey on Foxridge Dr. My wife and I also attended the city meeting that addressed this last week. As a young married couple, building a family the opportunity that these beautiful townhomes created for us was incredible. We were in need of getting out of the city, and landing more space at a much more affordable price than what some units in the more civilized areas were requesting. This being said, The City of Kansas City is continuing to grow and that requires the suburban areas to grow and adapt with. What a community like Conway Place will create is the ability to for young and old that are looking for temporary housing. Life happens, and that is very evident in all walks of life. This complex gives a place for those who need space, a rental, as well as having some luxurious finishes. As a community always wishes to grow and never go backwards, this will give the City of Raymore an incredible opportunity to allow many folks in different stages of life the opportunity to live in our special area. This will promote more growth, and more income in the city. Many people have said they want a community center, but we all know that requires money and more tax dollars in which our two largest housing communities (Creekmoor and Eagle Glen) will have no interest due to their own amenities. More population creates more tax money, therefore helping create some of these other opportunities without doubling a tax budget. Just ask the citizens of Pleasant Hill they feel about their taxes post building their beautiful new Fire Station.

I hope this email reaches your attention, because I truly believe the only thing holding Raymore back from growing and bringing more young and successful professionals are those who oppose things such as this. Please feel free to reach out to me and ask me any questions.

Thank you,

Mitch Slauter | Marketing Representative

Federated Insurance – Jackson, Cass, Bates Counties Missouri
3351 SW Kessler Drive #1305, Lees Summit, MO 64081
C: 816-825-4155 | E: msslauter@fedins.com



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*Not licensed in all states. †Granite Re, Inc. conducts business in California as Granite Surety Insurance Company.

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David Gress <dgress@raymore.com>
To: "Slauter, Mitchell S." <msslauter@fedins.com>

Wed, Jun 26, 2019 at 12:18 PM

Mitch, thank you for reaching out and sharing your support, I appreciate your comments. And thank you to you and your wife for attending the meeting earlier this month. I will ensure that your comments are shared with our Planning Commission and City Council members.

To update you, the public hearing that was originally continued to the July 2nd meeting has been cancelled. Mr. Mackey reached out and requested to place a hold on the project until details could be worked out between the applicants and the current property owner. Regardless, these comments will still be shared.

If you would like to receive a notification when this project moves forward, please visit <http://bit.ly/2ZORHKB>

If you have any questions, please let me know!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Raymore Project

2 messages

Shannon Deterding <sdeterding@live.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Fri, Jun 21, 2019 at 2:03 PM

Hi Mr Gress,

Thank you for hosting the meeting last week about the new MF development. I wasn't there but was briefed on the progress. It sounds like there is some opposition by those that just don't like renters. That's unfortunate as we know more rooftops equals more value and more businesses.

Thanks to moving this project along!!! We support it.

My Best,
Shannon

David Gress <dgress@raymore.com>
To: Shannon Deterding <sdeterding@live.com>

Fri, Jun 21, 2019 at 2:09 PM

Hi Shannon - Thank you for sharing your support. I will ensure that this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a nice weekend,

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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New Sunset Zoning Project

2 messages

Shawn Loveland <shawnloveland.it@gmail.com>

Fri, Jun 21, 2019 at 10:53 AM

To: dgress@raymore.com

Cc: mackeyandy@gmail.com

To Whom It Concerns,

I am in favor of the zoning for the Townhome development on Sunset Lane. I was a home owner for the past 15+ years, on South Sunset, and after my recent divorce, I become a renter. I feel that it was in the best interest for myself and kids to downsize from a 6 bedroom to a 3 bedroom. It was very difficult to find an apartment or a more luxury Townhome for rent vs a house that fits my life style. As for the cost to rent a 3 or 4 bedroom home in Raymore is ridiculous high \$1500-\$2500 a month, just for rent. You might as well buy a home, my house payment was only \$1300 for a 6 bedroom. I feel that the location next to Mazuma, land that has been vacant for well over 20+ years, is a perfect central location to develop. The location is not going to drive that much more additional traffic, as I lived on Sunset, the traffic will always be pretty steady regardless of the development.

I know everyone has a freedom to voice their opinion, but with all of the negativity being put out on Facebook, is childish, unprofessional and irrelevant. I see the complaints that are coming from home owners that live in the area, however, have no concern to worry about a need to rent. As for there is a demand for additional renting property, with first time buyers looking to move into the Raymore community, downsizing (gives time decide to find a house after a few years) divorces, young adults moving out of parents homes. The need of rental property will only continue to increase as the community becomes larger and larger every year. As we can see, Raymore continue to grow, not decrease in size.

I want to thank you for the opportunity to voice my opinion as well, on behalf of a Raymore resident. If you need any additional comments, feel free to contact me via this email address or my cell number provided below.

Thank you!!

--

R/S

Shawn Loveland

Cell#: (816)898-1556



David Gress <dgress@raymore.com>

Fri, Jun 21, 2019 at 10:56 AM

To: Shawn Loveland <shawnloveland.it@gmail.com>

Cc: Andrew T Mackey <mackeyandy@gmail.com>

Mr. Loveland - Thank you for sharing your support. I will ensure this is shared with our Planning Commission and City Council members. It was great talking to you Tuesday evening, and I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a great day!

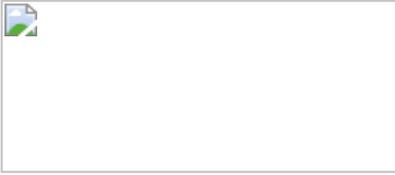
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David Gress | Associate Planner

City of Raymore | 100 Municipal Circle

(816) 892-3015 | dgress@raymore.com



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Raymore Town home development

3 messages

Shelley Mariner <shellzbellz2219@gmail.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Fri, Jun 21, 2019 at 11:16 AM

Mr. David Gress,

Good Morning!

I would like to thank you for hearing us out on Tuesday nights meeting, regarding the 60 unit townhome development. Raymore needs more luxury rentals available for those who can't get into a home due to other life situations other than cost.

My family is beyond grateful that these came about right when our 3rd child was about to make her entrance. We were in a small apartment (only ones in Raymore) all of the three bedrooms were full and none coming available anytime soon. We had to deal with complaints of neighbors because of our kids being kids, I was tired of the small space and my kids not being able to go outside and play. At the time we were not at our goal yet to purchase a house.

Raymore has nothing but \$200,000 Plus homes available. There is nothing to accommodate people who have restrictions that are stopping them to get a home. My family just needed a place till we were ready to buy. Some or most people would like to have some debt paid off before owning a home.

Thank you for reading this long email, I hope you consider these great townhomes coming to Raymore.

Shelley Mariner
Resident of Townhomes on Foxridge

--

Shelley Mariner

David Gress <dgress@raymore.com>
To: Shelley Mariner <shellzbellz2219@gmail.com>

Fri, Jun 21, 2019 at 11:17 AM

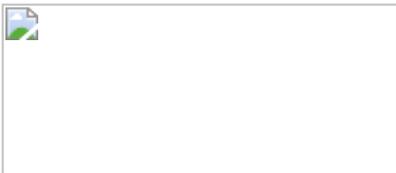
Good morning, Mrs. Mariner - Thank you for sharing your support. I will ensure that this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a great day!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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Shelley Mariner <shellzbellz2219@gmail.com>
To: David Gress <dgress@raymore.com>

Fri, Jun 21, 2019 at 11:20 AM

Thank you!

[Quoted text hidden]

--

New Apartment community

2 messages

Tori Anderson <andertori@gmail.com>
To: "dgress@raymore.com" <dgress@raymore.com>

Fri, Jun 21, 2019 at 10:04 AM

Hello David-

Thanks for hosting the meeting this week. I wanted to take a minute and express my 1000% support for this. It seemed most all of the comments at the meeting weren't directly targeted at the project, but the city. The comments regarding making the site a parking lot or community center were ridiculous. In addition, that one lady who kept insulting people really is a horrible person. It really does seem the only opposition for this is that one loudmouth lady.

Good luck!!!

Tori Anderson

David Gress <dgress@raymore.com>
To: Tori Anderson <andertori@gmail.com>

Fri, Jun 21, 2019 at 10:07 AM

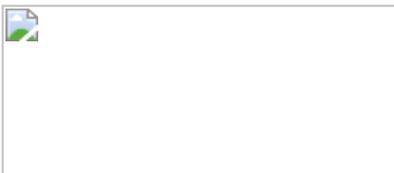
Ms. Anderson - Thank you for sharing your support. I will ensure that this is shared with our Planning Commission and City Council members. I encourage you to attend the Planning Commission meeting on July 2nd (7:00pm) to voice your support.

Have a great day!

[Quoted text hidden]

--

David Gress | Associate Planner
City of Raymore | 100 Municipal Circle
(816) 892-3015 | dgress@raymore.com



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To: Planning and Zoning Commission
From: City Staff
Date: February 18, 2020
Re: Case #19008: Sunset Plaza PUD Final Development Plan

GENERAL INFORMATION

**Applicant/
Property Owner:** SPC, LLC
33i
Lake Lotawana, MO 64086

Property Location: Generally located on Coway Street, between Sunset Lane and N. Park Drive



Site Photographs:



View looking north along Sunset Lane from the intersection of Sunset and W. Pine.



View looking north from W. Pine Street along the eastern property line. Existing two-family dwellings to the east.



View looking south along Conway Street toward the existing two-family dwellings along W. Pine Street.



View looking north along Conway Street at the South Metro Fire Station near the project's north property line.

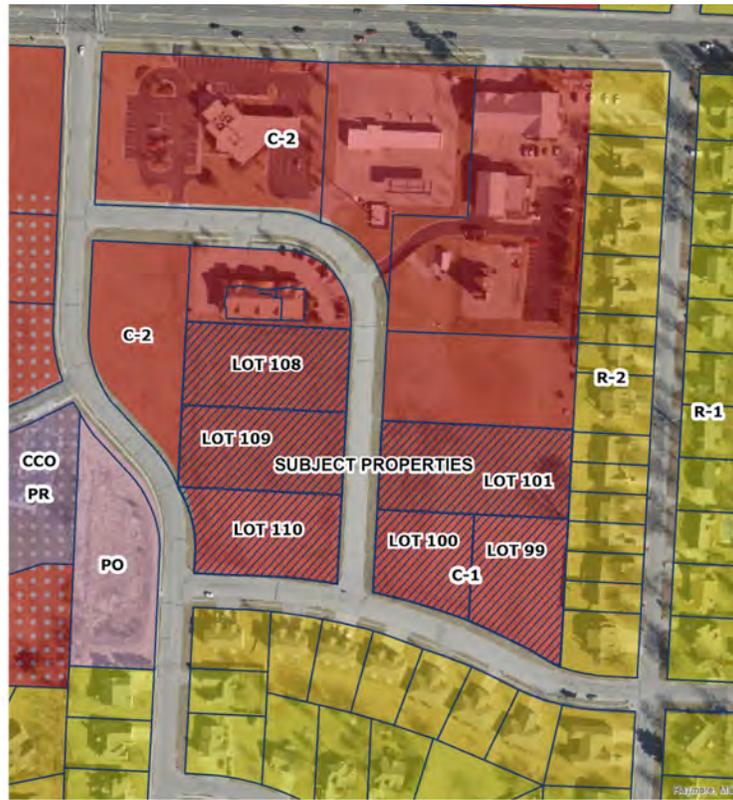


View looking west along Conway towards Sunset Lane.



View looking west toward Sunset Land from the intersection of W. Pine St. and Conway St.

Existing Zoning: "C-1" Neighborhood Commercial District
 "C-2" General Commercial District



Proposed Zoning: "PUD" Planned Unit Development

Existing Surrounding Zoning: **North:** C-2 General Commercial
South: R-2 Single and Two Family Residential
East: R-2 Single and Two Family Residential
West: C-2 General Commercial

Existing Surrounding Uses: **North:** Medical Office; South Metro Fire District
South: Two Family Residential (Duplex)
East: City Hall, Public Use
West: Two Family Residential (Duplex)

Total Tract Size: 5.05 Acres

Total Number of Lots: 13

Total Number of Units: 67

Density – units per Acre: 13.5

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies N. Sunset Lane and W. Pine Street as Minor Collector Roadways. Conway Street is classified as a local road.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Development Plan approval for a multi-unit residential planned unit development

City Ordinance Requirements: 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 final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. Lots 99, 100 and 110 along W. Pine Street were rezoned from "C-2" Neighborhood Shopping Center District and "R-2" Two Family Residential District to the current "C-1" Neighborhood Commercial District on August 28, 2000.
2. Lots 101, 108 and 109 were rezoned from "R-2" Two Family Residential District to the current "C-2" Neighborhood Commercial District on August 28, 2000.
3. The Town Center 4th Plat, which created the subject properties, was approved by the City on May 14th 2001.
4. A Building Permit for the commercial building located directly north of the subject properties (613 W. Conway) was issued on May 22, 2014.

ENGINEERING DIVISION COMMENTS

The Engineering Division of the Public Works Department has reviewed the application and indicated that it does comply with the design standards of the City of Raymore and recommends approval of the application. Please see the attached memorandum for specific comments.

STAFF COMMENTS

1. The Sunset Plaza Final Plat is being considered coincident with the request to reclassify the zoning of the subject property from "C-1" Neighborhood Commercial and "C-2" General Commercial to "PUD" Planned Unit Development. Approval of the final plat is contingent upon approval of the rezoning application.
2. Under the proposed PUD zoning designation the following development standards will be applicable to the property:

PUD (Proposed)	
Minimum Lot Area	
per lot	10,000 sq.ft.
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	90
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	19
side	8
side, abutting residential district	15
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

3. A development agreement has been prepared that outlines the expectations from the applicant, property owner and City regarding the project.
4. The applicant is requesting final plat approval of the entire development, but will construct the development in three concurrent phases in order to accommodate the construction of the necessary utility extensions, and the proposed private drive.

STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The Final Development Plan is substantially the same as the Preliminary Development Plan. Roadway alignments and lot configurations generally remain the same.

- 2. complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

- 3. complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Preliminary Plan submitted with the request to reclassify the zoning of the property to PUD.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	February 18, 2020	February 24, 2020	March 9, 2020

STAFF RECOMMENDATION

City Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19008: Sunset Plaza PUD Final Plat/Final Development Plan to the City Council with a recommendation of approval, subject to the following conditions:

1. Approval of the Final Plat is contingent upon City Council approval of Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan.

To: Planning and Zoning Commission

From: Department of Public Works

Date: January 28, 2020

RE: Conway Place PUD

The Public Works and Engineering Department has reviewed the application for Conway Place PUD, and offers the following comments:

Project Location: The development is located in the southeast corner of Route 58 and Sunset Drive, north of Conway Street.

Impacts on Transportation System(s): Access to the project will be off of Sunset and Route 58. The project is a redevelopment of an existing commercial plat and therefore was not required to complete a traffic study. However, in response to questions raised at the good neighbor meeting, the Engineering Department prepared a traffic impact study.

The original zoning was for commercial development. There could also be a mixed use of retail and office space. For this reason, we looked at three scenarios to compare the different development types and the number of trips that each type would create. Below is a table that shows the number of trips:

	Scenario 1 (25% Retail; 75% Office)	Scenario 2 (100 % Office)	Scenario 3 (67 Townhome Units)
Total Trips	1,775	1,980	466
Total Peak Hour Trips	177	198	46

The analysis shows that the townhomes will have significantly less traffic than if the area was built out with office or office/retail options. With 46 total trips in the intersection during the peak hour, normally the split would be around 80%/20%, with 80% going in the peak direction. That means that in the morning peak, 37 additional cars will be turning north, or less than 1 per green light. The normal addition signal time to add one vehicle per cycle would be about 1.5 seconds.

The signal has been adjusted to add this green time to the northbound green time and we have noted an improvement in traffic flow.

In the evening peak hour, the 37 cars will be turning right from Route 58 onto Sunset. This turn can be made with the current timing and can be made utilizing right turn on red.

Adequate Public Facilities:

Sanitary Sewer System - The project will be served by an existing gravity sewer that has manholes on each street in the phase.

Water System - The project is served by existing water mains. There is sufficient flow for the development.

Storm Water System/Water Quality - Stormwater is already being collected in a detention pond. This pond is being modified to meet current detention standards and water quality requirements.

Summary: The Public Works department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations and that the existing facilities are of adequate size and capacity to support the proposed development.



Development Agreement

For

Sunset Plaza

Lots 1 through 13

Legal Description Contained on Page 2

SPC, LLC

33i

Lake Lotawana, MO 64086

and

City of Raymore, Grantee

100 Municipal Circle

Raymore, MO 64083

March 2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 9th day of March, 2020, by and between, **SPC, LLC** hereinafter referred to as "Sub-divider" and the **City of Raymore, Missouri**, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, sub-divider seeks to obtain approval from the City for a subdivision to be known as **Sunset Plaza Final Plat Lots 1 through 13**, which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the city desires to ensure that the sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Sunset Plaza Final Plat Lots 1 through 13**

ALL OF LOTS 99, 100, 101, 108, 109, AND 110 OF TOWN CENTER 4TH PLAT, RAYMORE, CASS COUNTY, MISSOURI, TOGETHER WITH THAT PART OF LOT 106 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERNMOST CORNER OF LOT 106, SAID TOWN CENTER 4TH PLAT, THENCE NORTHERLY N02°57'16"E; ON THE EAST LINE OF SAID LOT 106, BEING A COMMON LOT LINE WITH SAID LOT 109 , 132.93 FEET MEASURED, 137.93 FEET PLAT TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE SOUTHWESTERLY S47°43'31"W; 81.52 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SUNSET LANE, AS DEDICATED IN SAID TOWN CENTER 4TH PLAT; THENCE S42°16'29"E ON SAID RIGHT OF WAY LINE; 17.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT ON SAID RIGHT OF WAY LINE (SAID CURVE HAVING A RADIUS OF 230.00 FEET; A CHORD BEARING S32°38'50"E, A CHORD DISTANCE OF 76.88 FEET) AN ARC LENGTH OF 77.23 FEET TO THE POINT OF BEGINNING. CONTAINS 5.044 ACRES MORE OR LESS.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.

2. The Improvements are to be designed and installed at the Sub-Divider's expense by the Sub-Divider are hereinafter referred to as "Improvements".

3. It shall be the obligation of the Sub-Divider to furnish the City plans and specifications for said construction. Before any construction is commenced, the City Engineer shall approve plans and specifications, and copies of all required permits provided to the City Engineer. Once the City Engineer has approved the plans, any changes to the plans must be submitted to the City Engineer for approval.

4. The Sub-Divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Engineer for approval for development of the project. Before any construction is commenced within that phase, the City Engineer must approve plans and copies of all required permits that shall be provided to the City Engineer. It shall be the Sub-Divider's responsibility to assure compliance with grading plans.

5. The Sub-Divider shall provide and pay for all engineering and surveying necessary to design and construct the improvements. The Sub-Divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the sub-divider shall install all public improvements as shown on approved engineering plans of said subdivision and the City Council shall accept by Resolution all public improvements.

2. The sub-divider shall be responsible for the installation and maintenance for a period of two years after acceptance by the City, in accordance with the City specifications and policies, of all public improvements as shown on the approved engineering plans of the subdivision. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.

3. The sub-divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. Sub-divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on sub-divider's property or from the City's inspection or lack of inspection of

the plans, specifications and construction relating to the improvements to be placed on the sub-divider's property. Sub-divider hereby agrees to pay to the City all damages; costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

4. The sub-divider agrees to provide the City of Raymore "as-built" plans for all public improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the improvements, for the purpose of acceptance by the City.

5. Prior to acceptance of public improvements, a waiver of mechanic's lien shall be submitted to the City. The sub-divider will indemnify and save the City of Raymore harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

FEES, BONDS & INSURANCE

1. The sub-divider agrees to pay to the City, a 1% Plan Review Fee and 5% Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine that the costs, as presented, are reasonable. An estimate of these fees is provided in Attachment A.

2. The sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Subdivision Regulations of the City of Raymore.

3. The sub-divider agrees to furnish performance bonds as required in the Subdivision Regulations of the City of Raymore.

4. Prior to acceptance of improvements within said subdivision, sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Engineer. This guarantee shall be based on 50% of the cost of all public improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

6. The sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (445.030). The technical specifications and design criteria are set forth in Public Works

Department Policies 120 through 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to acceptance of the public improvements by the City Council.

7. The sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agree to have installed, at their cost, all required street name signage determined to be necessary by City Staff (445.030). The technical specifications and design criteria are set forth in Public Works Department Policies 120 through 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to acceptance of the public improvements by the City Council.

ADDITIONAL REQUIREMENTS

1. Development Standards

a. The development standards for the **Sunset Plaza Final Plat Lots 1 thru 13 shall be:**

PUD	
Minimum Lot Area	
per lot	10,000 sq.ft.
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	90
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	19
side (interior)	8
side (exterior)	15
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

b. Lots 10 thru 13 do not have frontage along a public road as required by Section 405.030 of the Unified Development Code. The establishment of a PUD allows for flexibility in the design of buildings, yards, courts and circulation. The private drive (Anne Ct.) shall be constructed to provide access to Lots 10 thru 13.

2. Architectural Design Elements

a. Building Types and Elevations - The sub-divider shall provide, at a minimum, (3) distinct building elevations that incorporate architectural elements that distinguish each building type from one another. The PUD includes the following building types:

Building Type	Number of Units	Percentage of Overall Development
Sunset	12	18%
Pine	13	19%
Conway	42	63%

3. Maximum Allowable Density

- a. The maximum density for the development shall not exceed 13.5 dwelling units per acre.

4. Sidewalks

- a. Sidewalks five foot (5') in width shall be installed on Lots 1 through 3 along S. Sunset Lane.
- b. Sidewalks four foot (4') in width shall be installed on Lots 4 through 9 along Conway Street.
- c. Sidewalks four foot (4') in width shall be installed on Lots 3, 4, 9, 10 and 13 along Pine Street.
- d. ADA curb ramps on Lots 3, 4, 8, 9, 10 and 13 shall be installed prior to the issuance of a Certificate of Occupancy for a building on the applicable lot.

5. Installation and Maintenance of Private Infrastructure

- a. The private drive (Anne Ct.) shall be installed in accordance with the plans approved by the South Metropolitan Fire Protection District prior to the issuance of any building permits for Lots 10 thru 13.
- b. The Fire Access Lane connecting Anne Court to Conway Street shall be installed and maintained in accordance with the plans approved by the South Metropolitan Fire Protection District prior to the issuance of any building permits for Lots 10 thru 13.
- c. The Sub-divider shall be responsible for the installation and maintenance of all private infrastructure and amenities within the development, including, but not limited to private roadways, sanitary sewer lines, water lines, common areas, and/or off-street parking areas.
- d. A Homeowner's or Property Owners association shall be established for the maintenance of all private infrastructure and amenities within the development.

6. Parking and Traffic Control

- a. Sub-divider shall provide appropriate measures and enforcement to prohibit the parking of vehicles along the south side and west side of the private drive to maintain full access for emergency vehicles through the fire access lane.
- b. Sub-divider shall provide appropriate measures and enforcement to prohibit the parking in front of the residential units on Sunset Lane, Conway Place, and the private drives on the day trash is collected by the City.

7. Streetlights

- a. Two streetlights are required to be installed. One at the intersection of Pine Street and Conway Street and one near the shared property line between Lot 6 and Lot 7. Street lights shall be installed at the same time as all other public improvements and accepted by the City prior to the issuance of any Certificates of Occupancy for buildings located upon Lots 4 thru 9.

8. Screening and Landscaping - A Type-A screen shall be installed in accordance with the approved Landscaping plan.

- a. The Type-A screen and landscape buffer, as illustrated on the landscape plan dated 5/21/2019, shall be installed along the north property line prior to the issuance of a Certificate of Occupancy for Lots 8, 11, and/or 12.
- b. The Type-A screen and landscape buffer, as illustrated on the landscape plan dated 5/21/2019, shall be installed along the eastern property line prior to the issuance of a Certificate of Occupancy for Lots 12 and/or 13.

9. Stormwater Management

- a. The property owner shall provide a Stormwater Maintenance Agreement to the City of Raymore. Such agreement shall be signed by the property owner and recorded with the Cass County Recorder of Deeds prior to the acceptance of any public improvements.
- b. The property owner shall install all stormwater infrastructure in accordance with the approved plans at the same time as all other public improvements. All public improvements shall be installed and accepted by the City of Raymore prior to the issuance of any building permits.

10. Additional Review Required - A separate building permit shall be required by the South Metropolitan Fire Protection District for each building within the subdivision.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the sub-divider must comply and does not in any way constitute prior approval of any future proposals for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. This agreement shall be recorded by the Subdivider and its covenants shall run with the land and shall bind the parties, their assign and successors in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed here, from and the remaining provisions shall be enforced to the fullest extent permitted by law.
7. The undersigned represents that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. The Sub-Divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-Divider's interest in the Subdivision is as a fee owner.
9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

If to the Sub-Divider, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

SPC, LLC
33i
Lake Lotawana, MO 64086

10. The Sub-Divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Sunset Plaza Final Plat Lots 1 through 13** unless said plat is recorded in the Cass County Recorder of Deeds office; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Sunset Plaza Final Plat Lots 1 through 13**.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

Attest:

Jean Woerner, City Clerk

Subdivider – Signature

Printed Name

Subdivider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

Attachment A

FEE CALCULATION FOR SUNSET PLAZA FINAL PLAT LOTS 1 THRU 13

Total Cost for 'New' Public Improvements: \$0.00

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$0.00
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (8 ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$0.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$0.00
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$0.00

TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT..... \$ 0.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$ 0.00

To: Planning and Zoning Commission

From: Jim Cadoret, Development Services Director

Date: February 18, 2020

Re: Update to Planning and Zoning Commission Rules of Procedure

The Rules of Procedure adopted by the Planning and Zoning Commission were last amended by the Commission in March, 2015. Staff determined the timing appropriate to review the Rules.

Several changes are proposed by staff, as follows:

1. Updating the name of the Community Development Department to the Development Services Department.
2. Modifying the requirements relative to absences from meetings to be consistent with language contained in the City Charter for Mayor and Council absences from Council meetings and language contained in the Bylaws for the Parks and Recreation Board. The language also reflects suggestions provided by the Commission at its Feb. 4 meeting.

Staff recommends approval of the update to the Rules of Procedure.



RAYMORE PLANNING AND ZONING COMMISSION RULES OF PROCEDURE

Article I. Name of Commission.

The name of this organization shall be Raymore Planning and Zoning Commission (hereafter referred to as the “Commission”).

Article II. Authorization.

The authorization for the establishment of this Commission is set forth under authorization of the Raymore Charter; Chapter 89 of RSMO; and Section 465.020 of the Unified Development Code.

Article III. Membership, term of office and vacancies.

Section 1. Composition of the Commission shall be in accordance with Section 465.020B of the Unified Development Code.

Section 2. The term of appointment for each Commission member shall be in accordance with Section 465.020C of the Unified Development Code.

Section 3. Vacancies on the Commission shall be filled in accordance with Section 465.020D of the Unified Development Code.

Article IV. Officers, Duties and Powers.

Section 1. The officers of the Commission shall consist of a Chairman, Vice-Chairman and a Secretary. These officers shall perform the duties prescribed by these rules in addition to their duties and responsibilities as a member of the Commission.

Section 2. The Chairman shall:

1. Preside at all meetings of the Commission;
2. Call special meetings of the Commission as needed;
3. See that all actions of the Commission are properly taken;
4. Be responsible for conducting the meeting and may take appropriate actions necessary for the Commission to fulfill its responsibilities; and
5. Pronounce the decisions of the Commission for purposes of recording in

the minutes.

Section 3. The Vice-Chairman shall act during the absence, disability or disqualification of the Chairman and shall exercise or perform all duties and be subject to all the responsibilities of the Chairman. The Vice-Chairman shall succeed the Chairman if the office is vacated before the term is completed and serve the unexpired term of the vacated office. A new Vice-Chairman shall be elected at the next regular meeting.

Section 4. The Secretary shall act during the absence, disability or disqualification of the Chairman and Vice-Chairman and shall exercise or perform all duties and be subject to all the responsibilities of the Chairman. The Secretary shall also attest to the approval of all subdivision plats for recording purposes and to the approval of the Rules of Procedure and any amendments thereof.

Section 5. The powers and duties of the Commission shall be in accordance with Section 465.020 of the Unified Development Code.

Article V. Election of Officers.

Section 1. All offices of the Commission shall be filled within the group of eight (8) citizen members.

Section 2. The first regular meeting held on or after November 1st of each year shall be known as the annual organizational meeting and shall be for the purpose of electing officers.

Section 3. Nominations shall be made from the floor at the annual organizational meeting of the Commission scheduled for the first regular meeting held on or after November 1st of each year and the election of the officers specified in Section 1 of Article IV shall follow immediately thereafter.

Section 4. A candidate receiving a majority vote of the membership of the Commission in attendance shall be declared elected and shall serve for one year or until his/her successor shall take office.

Section 5. Vacancies in office shall be filled at the next regular meeting by nomination, and a majority vote. The officer elected to such vacancy shall serve only for the remainder of the term of officer he/she replaces.

Section 6. The Commission shall elect a Chairman Pro Tempore from among its members if the Chairman; Vice-Chairman; and Secretary are absent.

Article VI. Meetings and Public Hearings

Section 1. A schedule of regular meeting dates, including filing deadlines, shall be established at the organizational meeting of the Commission.

Section 2. Regular meetings will be held on the first and third Tuesday of each month beginning at 7:00 p.m. All meetings will be held in the Council Chambers unless otherwise stated.

Section 3. Regular meetings may be cancelled by the Chairman when there are no applications pending or reason for the Commission to meet. Notification must be provided to the Commission members and public at least forty-eight (48) hours prior to the time set for such a meeting.

Section 4. All meetings shall be open to the public, except for executive sessions called in accordance with applicable law.

Section 5. In addition to those required by law, the Commission may hold public hearings when it decides that such hearings will be in the public interest.

Section 6. Any person or group of people, desiring to be heard by the Commission during a personal appearance must submit their request to be heard or proposal in writing to the Community Development **Services** Director (hereafter referred to as "Director") at least five (5) working days in advance of the next regular meeting.

Section 7. Robert's Rules of Order are hereby adopted for the governing of the Commission in all cases not otherwise provided for in these rules. The City Attorney shall be consulted for interpretations of the rules stated herein or Robert's Rules of Order.

Section 8. Each member of the Commission, who has knowledge of the fact that he/she will not be able to attend a scheduled meeting of the Commission, shall notify the Director at the earliest possible opportunity and, in any event, prior to 5:00 p.m. on the date of the meeting. The Director shall notify the Chairman of any known absences.

Section 9. ~~When a Commission member is absent for three (3) consecutive meetings in a twelve (12) month period without justification, excuse, or good cause, the Commission may make a recommendation to the Mayor requesting that consideration be given to consider the position vacant and take necessary action to replace the unexpired term as indicated in Article III~~
Section 10. Any member of the Commission, who feels that he/she has a conflict of interest on any matter that is on the Commission agenda, shall voluntarily excuse themselves and refrain from discussing and voting on said items as a Commissioner.

A Commissioner shall be deemed to be neglecting their duty if they fail to attend three (3) consecutive regular scheduled meetings of the Commission or more than twenty-five percent (25%) of the Commission's regular scheduled meetings as established by Article VI, Section 1 of these Rules of Procedure during any twelve (12) month period without being excused. The Commission may make a recommendation to the Mayor requesting the removal and replacement of a Commission member that is negligent in their duties for their remaining unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty.

Section 10. Any member of the Commission, who feels that he/she has a conflict of interest on any matter that is on the Commission agenda, shall voluntarily excuse themselves and refrain from discussing and voting on said items as a Commissioner.

Section 11. The Director must be informed prior to the meeting if the applicant desires a continuance. At least seven (7) days notice must be given to the Director in order for written notice of the continuance to be given to all interested parties. If the Director determines adequate notice is not given to allow a continuance of time, the application shall be scheduled for the Commission meeting and the applicant shall, in person or by agent, request a continuance at the meeting. It shall be within the discretion of the Commission to grant or deny requests for continuances at the meeting.

Section 12. In the presentation of a case, the burden shall be upon the applicant to supply all information, documentation, and evidence necessary for the Commission to have a clear understanding of the application. The Commission may continue the hearing or deny the application when in its judgment the applicant has not provided sufficient information or evidence to make a determination.

Section 13. If the applicant, or representative for the applicant, fails to appear at the scheduled meeting to present the application, the Commission may continue the application or take action upon the application in absence of the applicant.

Section 14. The Commission may require additional information as deemed necessary for a determination to be made on an application.

Section 15. The Chairman may impose reasonable limits upon the time for consideration of any item upon the Commission agenda or upon the presentation by any individual so that adequate time is afforded to all individuals wishing to speak on any application or other item before the Commission.

Section 16. The swearing in of witnesses and cross examination of witnesses shall be permitted only upon approval by a majority of the Commission.

Section 17. Once the Chairman has closed the public hearing, no comments or testimony may be made by the applicant or public unless specifically called upon by the

Chairman to answer a question(s) or provide additional information.

Section 18. Any person who desires a verbatim record of the Commission meeting shall make provision for such verbatim record to be made. The Commission does not prepare or provide such a record.

Article VII. Order of Business.

The following order of business will normally be followed except it may be rearranged by the Chairman for individual items if necessary to expedite the conduct of business:

Section 1. The order of business at regular meetings shall ordinarily be:

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Personal Appearances
5. Consent Agenda
6. Old Business
7. New Business
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment.

Section 2. A motion from the floor must be made and passed in order to amend or add to any item on the agenda.

Section 3. All matters referred to the Commission by the City Council shall be placed on the calendar for consideration and action as soon as possible consistent with established deadlines.

Article VIII. Meeting Conduct

Section 1. An individual can only speak during the meeting under the following circumstances:

1. The individual has made a formal request to the Director to make a personal appearance before the Commission; or
2. 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
3. An individual may speak under Public Comment at the end of the meeting.

Section 2. Individuals wishing to speak to the Commission must proceed to the podium and state their name and address for the record.

Section 3. Talking on phones or having a conversation that becomes disruptive to the conduct of business by the Commission is not allowed.

Section 4. Public displays, such as clapping, cheering, or comments when another person is speaking is not allowed.

Section 5. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Commission and shall be dealt with as the Chairman may deem proper.

Article IX Employees.

The Community Development **Services** Department has been designated under the annual budget of the City of Raymore to provide staff support to the Commission. Staff support shall include the following:

1. Acceptance and scheduling of applications submitted to the City for consideration by the Commission;
2. Preparation of notices of meetings and legal notice publications for meetings of the Commission;
3. Preparation of staff reports and recommendations for all matters to come before the Commission;
4. Preparation of meeting agendas;
5. Delivery of packets to Commission members containing documents and information on all matters to be considered by the Commission at its meeting;
6. Preparation of minutes of regular and special meetings; and
7. Preparation of an annual report of Commission activity.

The Commission may employ consultants to aid in its work. Funding for any consultant may be requested as part of the annual budget process for the City. Selection of a consultant shall be completed by the Commission with the consent of the City Council.

Article X. Official Action.

Section 1. All deliberations of the Commission shall be conducted and made at a meeting that is open to the public, except those actions as authorized by statute under an executive session.

Section 2. A motion may be made by any member of the Commission after the agenda item has been introduced.

Section 3. A motion that does not receive a second shall die from lack of a second.

Section 4. Each member shall be entitled to one vote.

Article XI. Amendments.

These Rules of Procedure may be amended at any meeting of the Commission by a majority of the quorum of the Commission, provided that notice of said proposed amendment is given to each member in writing at least two weeks prior to said meeting.

Amendment Adopted this _____ day of _____, 2020.

ATTEST:

Secretary, Raymore Planning and Zoning Commission

MONTHLY REPORT JANUARY 2020

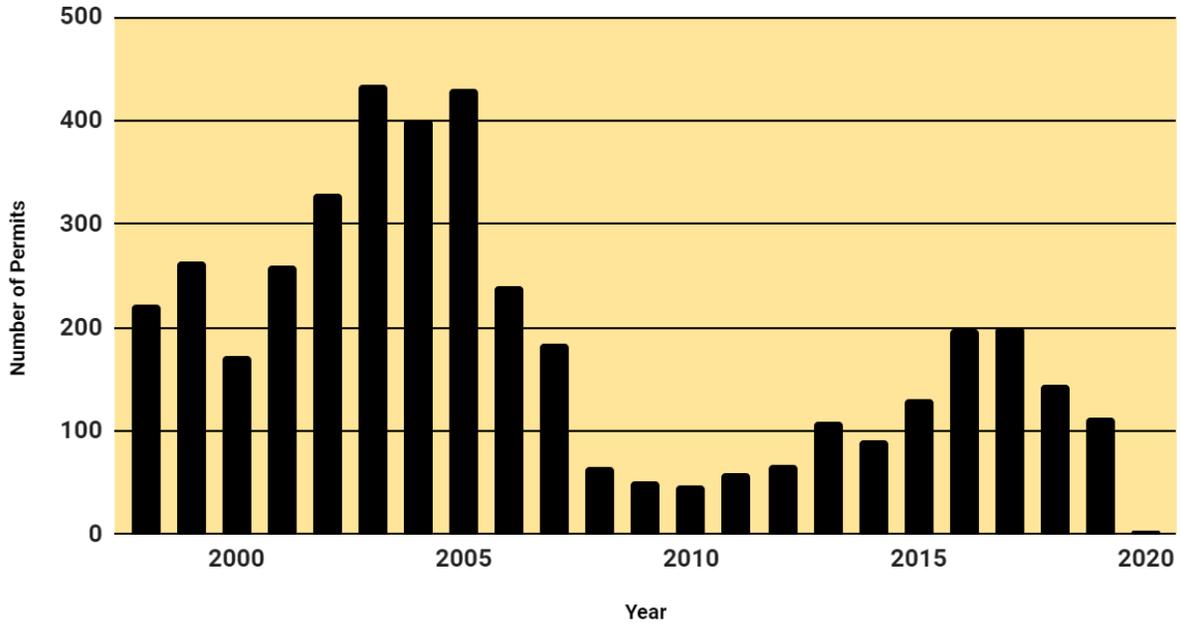
Building Permit Activity

Type of Permit	Jan 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	3	3	13	113
Attached Single-Family Residential	0	0	0	26
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	43	43	34	720
Commercial - New, Additions, Alterations	4	4	2	18
Sign Permits	6	6	2	54
Inspections	Jan 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	266	266	288	3,858
Valuation	Jan 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$977,700	\$977,700	\$3,532,500	\$34,498,600
Total Commercial Permit Valuation	\$7,482,000	\$7,482,000	\$143,500	\$1,822.300

Additional Building Activity:

- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- Site grading has commenced on the Compass Health office building
- Site work continues for The Lofts at Fox Ridge apartment community
- Land Disturbance/grading permit has been issued for commencement of installation of the extension of Dean Avenue to serve the proposed Van Trust Industrial development at the southwest corner of Dean Avenue and North Cass Parkway

Single Family Building Permits



Code Enforcement Activity

Code Activity	Jan 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	33	33	19	642
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	0	0	135
- Inoperable Vehicles	18	18	2	138
- Junk/Trash/Debris in Yard	7	7	11	146
- Object placed in right-of-way	1	1	0	14
- Parking of vehicles in front yard	3	3	3	13
- Exterior home maintenance	3	3	2	41
- Other (trash at curb early; signs; etc)	1	1	1	2
Properties mowed by City Contractor	0	0	0	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	10
Signs in right-of-way removed	26	26	12	370
Violations abated by Code Officer	20	20	1	126

Development Activity

Current Projects

- Sunset Plaza Rezoning and Preliminary Development Plan
- Variance, Front Yard setback requirement, 1207 Kettering Lane

	As of Jan 31, 2020	As of Jan 31, 2019	As of Jan 31, 2018
Homes currently under construction	146	174	294
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	345	393	408
Total number of dwelling units in City	8,670	8,508	8,190

Actions of Boards, Commission, and City Council

City Council

January 13, 2020

- Approved on 2nd reading the Foxridge Business Park Final Plat
- Approved on 1st reading the Conditional Use Permit for Outdoor Recreational Fields as part of Impact Fieldhouse at 501 S. Lincoln Road

January 27, 2020

- Approved a 1-year extension to the expiration date for The Estates and Estate Villas of The Good Ranch Preliminary Plat

Planning and Zoning Commission

No Meetings in January

Upcoming Meetings –February & March

February 4, 2020 Planning and Zoning Commission

- Update to the Planning and Zoning Commission Rules of Procedure

February 10, 2020 City Council

- No development applications currently scheduled

February 18, 2020 Planning and Zoning Commission

- Reclassification of Zoning from "C-1" Neighborhood Commercial and "C-2" General Commercial to "PUD" Planned Unit Development, property located north of Pine Street, east of Sunset Lane. (Sunset Plaza, formerly referred to as Conway Place)
- Sunset Plaza Final Plat

February 18, 2020 Board of Adjustment

- Prouty variance application, 1207 Kettering Lane

February 24, 2020 City Council

- 1st reading - Reclassification of Zoning from "C-1" Neighborhood Commercial and "C-2" General Commercial to "PUD" Planned Unit Development, property located north of Pine Street, east of Sunset Lane. (Sunset Plaza, formerly referred to as Conway Place)
- 1st reading - Sunset Plaza Final Plat

March 3, 2020 Planning and Zoning Commission

- No applications currently filed

March 9, 2020 City Council

- 2nd reading - Reclassification of Zoning from "C-1" Neighborhood Commercial and "C-2" General Commercial to "PUD" Planned Unit Development, property located north of Pine Street, east of Sunset Lane. (Sunset Plaza, formerly referred to as Conway Place)
- 2nd reading - Sunset Plaza Final Plat

March 17, 2020 Planning and Zoning Commission

- No applications currently filed

March 23, 2020 City Council

- No development applications currently filed

Department Activities

- Building Official Jon Woerner completed an inspection of the building located at 100 S. Madison and approved it for occupancy.
- Building Official Jon Woerner began inspections of the infrastructure work being completed as part of the Lofts at Foxridge apartment community.
- Staff welcomed Katie Jardieu as the new City Planner. Katie has a Bachelor's degree from Kansas State University and a Master's degree from the University of Nebraska. Katie has worked as a planner in Overland Park, Kansas and Brentwood, Tennessee.

- Director Jim Cadoret participated in the Raymore-Peculiar School District Facility Planning Committee meeting.
- Staff prepared notification to the owners of 11 undeveloped lots that meet the threshold requirement for [sidewalks](#) to be installed in order to create a continuous sidewalk network. Affected property owners have until Aug. 1 to secure a building permit to construct a home or install the sidewalk.
- Right-of-way for the proposed [Westgate Drive](#) (relocated Kentucky Road) project was secured. The City will be advertising for bids in February with an anticipated start of construction in April 2020.
- Review of the building construction plans for the Compass Health facility at 501 N. Sunset Lane is complete and the permit is ready to be issued.
- City Planner Katie Jardieu updated the [What's Happening in Raymore](#) mapping application with the Capital Budget projects to be completed in 2020.
- Economic Development Director David Gress participated in the monthly Chamber of Commerce Board meeting.
- City Planner Katie Jardieu participated in the Census 2020 - KC Regional Complete County committee meeting held at the Mid-America Regional Council.
- CVS submitted plans for interior renovations and exterior site improvements to the store located at 1215 W. Foxwood Drive.
- Site grading and clearing has commenced for the [Compass Health](#) facility being constructed at 501 N. Sunset Lane.
- The representatives for the Impact Fieldhouse application for a conditional use permit to allow outdoor recreation fields at 501 S. Lincoln Road have withdrawn their request.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the monthly meeting of the Cass County Non-Profits.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the bi-monthly meeting of Communities for All Ages Participating Communities Coalition.

GIS Activities

- Packaging of data transmittal to SEMA as requested, for FIRM update
- Sharing of geospatial site information to engineering firms
- Creation of new [asp.net](#) project to replace, rather than upgrade RaymoreGIS
- Configuration of IIS for active server pages and [asp.net](#) for remote publishing
- Issuance of a new self signed certificate
- SQL server copy & administrative tasks (backup, attach, indexing, etc)
- Authorization/configuration of new users for ArcGIS
- Regional imagery acquisition coordination
- Configuration of custom print task for web mapping applications
- Update of datasets on database servers svits1052085 & 1052386