

MONTHLY REPORT SEPTEMBER 2020

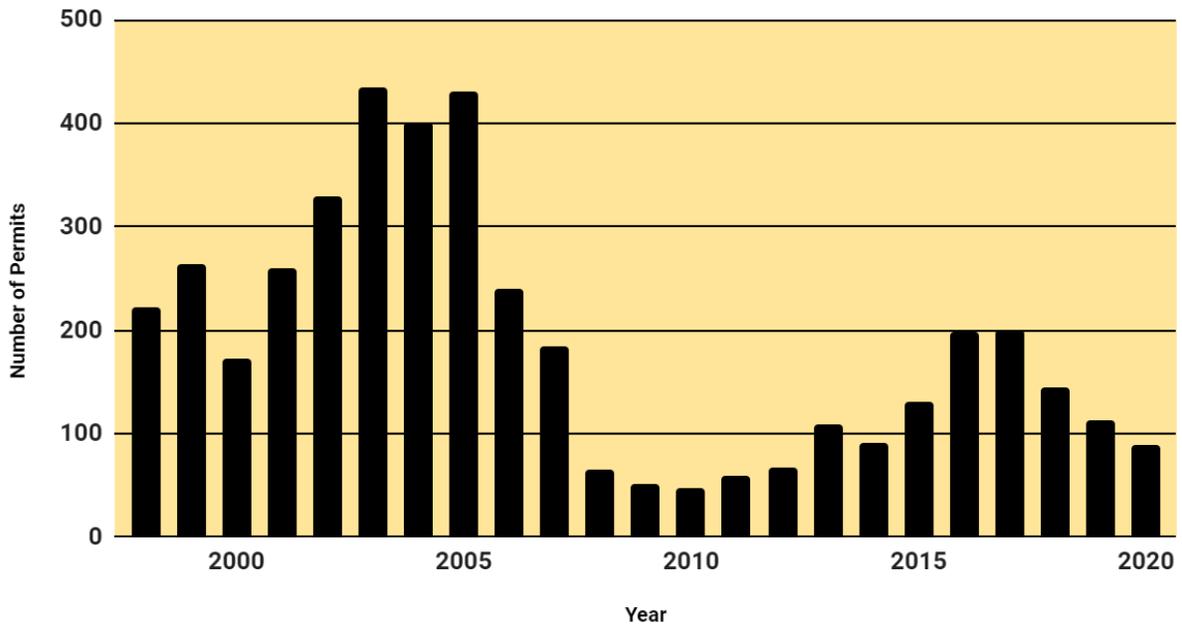
Building Permit Activity

Type of Permit	Sept 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	21	89	106	113
Attached Single-Family Residential	0	14	0	26
Multi-Family Residential	0	396	0	0
Miscellaneous Residential (deck; roof)	101	1,005	580	720
Commercial - New, Additions, Alterations	0	10	17	18
Sign Permits	2	23	38	54
Inspections	Sept 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	328	3,473	2,888	3,858
Valuation	Sept 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$6,583,500	\$26,900,900	\$25,993,900	\$34,498,600
Total Commercial Permit Valuation	\$0.00	\$39,045,300	\$1,801,300	\$1,822,300

Additional Building Activity:

- Construction continues on the Compass Health office building.
- Vertical construction began on the first apartment building at The Lofts of Fox Ridge apartment community. Framing continues on the clubhouse.
- Construction continues on the installation of the extension of Dean Avenue and for sanitary sewer main extension to serve the proposed Raymore Commerce Center at the southwest corner of Dean Avenue and North Cass Parkway.
- Building construction plans have been reviewed for Scooter's Coffee. No permit has been issued.
- Foundation plans are under review for the 1st industrial building in the Raymore Commerce Center.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Sept 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	46	488	503	642
<i>Notices Mailed</i>				
- Tall Grass/Weeds	5	93	128	135
- Inoperable Vehicles	16	146	80	138
- Junk/Trash/Debris in Yard	8	76	107	146
- Object placed in right-of-way	0	6	14	14
- Parking of vehicles in front yard	3	18	11	13
- Exterior home maintenance	2	42	25	41
- Other (trash at curb early; signs; etc)	0	4	2	2
Properties mowed by City Contractor	11	70	64	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	2	8	10
Signs in right-of-way removed	47	390	243	370
Violations abated by Code Officer	14	119	94	126

Development Activity

Current Projects

- Park Side Subdivision, 155 acres south of 163rd Street, west of North Madison, rezoning from Agricultural to R-1P (Single-Family Planned Residential District)
- Saddlebrook Subdivision, rezoning 65 acres from R-1P (Single-Family Residential Planned District) to R-2P (Single and Two-Family Residential Planned District)
- North Cass Plaza Preliminary Plat, south of North Cass Parkway, east of I-49
- North Cass Plaza Final Plat

	As of Sept 30, 2020	As of Sept 30, 2019	As of Sept 30, 2018
Homes currently under construction	542 (396 Lofts Apartments)	150	211
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	272	330	395
Total number of dwelling units in City	8,774	8,630	8,431

Actions of Boards, Commission, and City Council

City Council

September 14, 2020

- Approved on 2nd reading the Replat of Prairie View of The Good Ranch
- Approved on 1st reading the rezoning and preliminary plan for Oak Ridge Farms 3rd phase

September 21, 2020 work session

- Presentation on request for letter of support for Missouri Housing Development Commission tax credit funding on proposed Sunset Acres age-restricted garden villas

September 28, 2020

- Approved on 2nd reading the rezoning and preliminary plan for Oak Ridge Farms 3rd phase
- Approved on 1st reading the rezoning of 155 acres west of N. Madison Street, south of 163rd Street, from Agricultural to Single-Family Residential Planned District, to allow for the proposed Park Side subdivision
- Approved on 1st reading the 32nd amendment to the Unified Development Code regarding small wireless facilities

- Approval of a resolution of support to the Missouri Housing Development Commission for tax credits for the proposed Sunset Acres development, for a 60-unit affordable senior housing development to be located on the east side of Johnston Parkway, north of 58 Highway.

Planning and Zoning Commission

September 1, 2020

- Recommended approval of the 2021-2025 Capital Improvement Program
- Recommended approval of the 32nd amendment to the Unified Development Code regarding small wireless facilities

September 15, 2020

- Recommended approval of the rezoning of 155 acres west of N. Madison Street, south of 163rd Street, from Agricultural to Single-Family Residential Planned District, to allow for the proposed Park Side subdivision
- Approved the Scooter's Coffee site plan

Upcoming Meetings – October & November

October 6, 2020 Planning and Zoning Commission

- Rezoning of 65 acres located north of Hubach Hill Road, east of Stonegate Subdivision, from R-1P (Single-Family Residential Planned District) to R-2P (Single and Two-Family Residential Planned District) to allow for the proposed Saddlebrook Subdivision (public hearing)

October 12, 2020 City Council

- Sidewalk gaps on residential lots (public hearings)
- 2nd reading, 32nd amendment to the Unified Development Code - small wireless facilities
- 2nd reading, Park Side Subdivision rezoning A to R-1P
- Resolution to amend Schedule of Fees to incorporate small wireless facility installation

October 20, 2020 Planning and Zoning Commission

- 33rd Amendment to the Unified Development Code, misc. Items from 2020 Annual UDC review (public hearing)
- North Cass Plaza Preliminary Plat (public hearing)
- North Cass Plaza Final Plat

October 26, 2020 City Council

- 1st reading, Saddlebrook rezoning R-1P to R-2P (public hearing)
- 1st reading, North Cass Plaza Preliminary Plat (public hearing)
- 1st reading, North Cass Plaza Final Plat
- Resolution to authorize City Staff to install sidewalk on the undeveloped lots meeting the required threshold to create a neighborhood sidewalk network

November 3, 2020 Planning and Zoning Commission

- Meeting cancelled - election day

November 9, 2020 City Council

- 2nd reading, Saddlebrook rezoning R-1P to R-2P
- 2nd reading, North Cass Plaza Final Plat
- 1st reading, UDC 33rd Amendment, Misc. Items from 2020 Annual Review

November 16, 2020 Joint City Council and Planning and Zoning Commission

- Meeting of City Council and the Planning and Zoning Commission, Parks and Recreation Board, and Arts Commission to discuss new Comprehensive Plan effort

November 17, 2020 Planning and Zoning Commission

- Park Side Subdivision Preliminary Plat (public hearing)

November 23, 2020 City Council

- 2nd reading, UDC 33rd Amendment

Department Activities

- Staff completed review of the revised site plan for Scooter's Coffee. The Planning and Zoning Commission will consider the request on Sept. 15.
- Staff sent notification of a public hearing to the owners of nine subdivision lots in developing subdivisions that meet the threshold requirement to have [sidewalk](#) installed. The lots are on Creek View Lane in Alexander Creek; Lewis Circle in Creekmoor; and on Spring Branch Drive and Madison Creek Drive in Madison Creek. City Council will hold public hearings on October 12, 2020, to determine if the City is to install the sidewalk and levy a special assessment for the costs of installation.
- Staff commenced work on securing land records to determine existing right-of-way for the upcoming Ward Road reconstruction project.
- Good-Otis LLC filed a request for Preliminary Plat and Final Plat approval of North Cass Plaza, a 2-lot commercial subdivision located on the south side of North Cass Parkway at its intersection with Dean Avenue. The Planning and Zoning Commission will consider the applications on Oct. 20.
- The Board of Adjustment will meet on Tuesday Sept. 15 to consider a request for a variance to the front yard setback for a proposed home on Edgewater at Creekmoor Sixth Plat Lot 206 (southeast corner of Bridgeshire Drive and Granton Lane).
- Building Official Jon Woerner participated in the Missouri Association of Building Codes Administrators Board meeting.

- Development Services staff participated in a zoom meeting with NearMap, a company that provides imagery services to enhance the information utilized as part of the City Geographic Information System.
- Development Services Director Jim Cadoret, Economic Development Director David Gress and City Planner Katie Jardieu participated in two economic development sessions as part of the Missouri Municipal League Virtual Annual Conference.
- Director Jim Cadoret and Economic Development Director David Gress participated in a webinar: *How is the Greater Kansas City Area Retail Sector Responding to COVID-19?*
- Code Enforcement Officer Drayton Vogel participated in the Missouri Association of Code Enforcement virtual training sessions.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the quarterly meeting of communities participating in the Communities for All Ages initiative. Featured presenter Ms. Jardieu provided an overview of Raymore's involvement in the initiative and the work planned for 2021.
- Staff prepared documents for placing special assessments upon those properties the City had to abate nuisance violations upon over the last year. Special assessments are added to the tax bill when invoices remain unpaid for work the City completed, such as mowing or brush removal.
- Building Official Jon Woerner completed review of the building construction plans for the proposed [Scooter's Coffee](#) at 1800 W. Foxwood Drive.

GIS Activities

- ArcGIS Enterprise upgrade operations (datastore) and configuration of additional clients
- Evaluation of commercial imagery services/products (nearmap imagery services)
- Map publication & operational data as required
- Requests for information, products, etc (ray-pec, consulting engineers, etc)
- Troubleshooting of portal development for clients
- Update of geospatial data and attribution, publication of mapbooks for police
- Response to inquiry from Ray/Pec & Grain Valley
- MARC Imagery (technical) workgroup
- Webinar - Development with ArcGIS Experience Builder (free online)
- Troubleshooting client database server connections, SQL user mapping