

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**August 15, 2019**

**7:00 pm**

**Rescheduled Due to No Quorum at August 1, 2019, Regular Meeting**

**Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133**

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call**

Wilson:	Thurman:	Emerson:
Bettis:	Robinson:	Frazier:
Stock:	Dwight:	Cochran:

**3. Approval of July 11, 2019, Meeting Minutes**

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

**4. Old Business**

**5. New Business**

**A. Case No.: PZ-2019-06, Non-Public Hearing, Administrative Only**

**Applicant: Ivan Chiang, Four Gem Homes, LLC**

**Reason: Approval of the Final Plat, "Turnleaf Villas", being a Replat of Part of Blue Ridge Villas at 59<sup>th</sup> Street and Hunter Court.**

- 1. Introduction of Application by Chair
- 2. Explanation of any exparte' communication from Commission members regarding the application
- 3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Final Plat of Turnleaf Villas
  - c. Supporting Documents
- 4. Introduction of Application by Staff
- 5. Presentation of Application by Applicant (if present)
- 6. Additional Staff Comments and Recommendation
- 7. Commission Discussion

8. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Commission Discussion
  - d. Vote

**6. Other Business-**

Discussion regarding receiving electronic packets in the future.

7. **Set Future Meeting Date – Next Regular Meeting, Thursday, October 3rd, 2019 at 7:00 PM**  
There is no September Meeting due to lack of business.

**9. Adjourn**

**MINUTES  
CITY OF RAYTOWN  
PLANNING COMMISSION  
MEETING**

August 1, 2019  
7:30 P.M.

Raytown City Hall  
10000 East 59<sup>th</sup> Street  
Raytown, MO 64133

---

**MEETING**

1. **Open Meeting** – Secretary and Acting Chairperson Dee Ann Stock opened the meeting.

2. **Roll Call**

**\*\*\*\* Not enough members were present for a quorum\*\*\*\***

3. **Set Tentative Future Meeting Date** – Acting Chairperson Dee Ann Stock directed staff to reschedule the meeting to the next available Thursday night in August. No continuance was announced to a date certain as the case on the agenda was not a noticed public hearing item. No further actions were taken due to lack of quorum.

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**August 1, 2019  
7:30 pm**

**Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133**

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call**

Wilson:	Thurman:	Emerson:
Bettis:	Robinson:	Frazier:
Stock:	Dwight:	Cochran:

**3. Approval of July 11, 2019, Meeting Minutes**

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

**4. Old Business**

**5. New Business**

**A. Case No.: PZ-2019-06, Non-Public Hearing, Administrative Only**

**Applicant: Ivan Chiang, Four Gem Homes, LLC**

**Reason: Approval of the Final Plat, "Turnleaf Villas", being a Replat of Part of Blue Ridge Villas at 59<sup>th</sup> Street and Hunter Court.**

- 1. Introduction of Application by Chair
- 2. Explanation of any exparte' communication from Commission members regarding the application
- 3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Final Plat of Turnleaf Villas
  - c. Supporting Documents
- 4. Introduction of Application by Staff
- 5. Presentation of Application by Applicant (if present)
- 6. Additional Staff Comments and Recommendation
- 7. Commission Discussion

8. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Commission Discussion
  - d. Vote

**6. Other Business-**

Discussion regarding receiving electronic packets in the future.

**7. Set Future Meeting Date – Next Regular Meeting, Thursday, October 3rd, 2019 at 7:00 PM**

There is no September Meeting due to lack of business.

**9. Adjourn**

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**MINUTES**

July 11, 2019  
7:00 pm

Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133

**1. Welcome by Chairperson (Vice-Chair Bettis)**

**2. Call meeting to order and Roll Call**

Wilson:	Absent	Thurman:	Present	Emerson:	Present
Bettis:	Present	Robinson:	Present	Frazier:	Present
Stock:	Present	Dwight:	Present	Cochran:	Absent

**3. Approval of June 6, 2019 Meeting Minutes**

- a) Revisions – N/A
- b) Motion to approve – Mr. Frazier
- c) Second – Ms. Stock
- d) Additional Board Discussion – N/A
- e) Vote – Approve (7-0-0)

**4. Old Business:**

**A. Case No.: PZ-2019-03**

Applicant: Mohamed Alsiyouhi

Reason: Conditional Use Permit for an auto repair, limited, business at 9100 E. 350 Highway

**Introduction of Application by Vice Chair (Mr. Bettis)**

**1. Explanation of any ex parte' communication from Commission members regarding the application**

No ex parte communications reported.

**2. Enter Additional Relevant City Exhibits into the Record:**

- a. Staff report
- b. Conditional Use Permit Application
- c. Application Supporting Documents
- d. Application Permit and Receipt
- e. Public Notice Guide
- f. Applicant's site plan
- g. Site photos

**3. Introduction of Application by Staff**

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report for the application, showing site location and surrounding zoning, a site plan, and various photos of the site. Mr. Gilbert addressed the history of the building as an Auto Cool automotive repair shop from 1998 to 2016 and that the property has remained vacant until being leased by the applicant, Mr. Alsiyouhi, for a limited auto repair facility. Mr. Gilbert addressed the application's compliance with 14 separate and distinct factors required to be analyzed prior to issuance of a Conditional Use Permit. Mr. Gilbert provided the recommendation that the Conditional Use Permit be issued with the conditions of approval listed in the staff report and read the conditions into the record.

**4. Presentation of Application by Applicant**

Mr. Henry Machauf, the property owner, was present for the meeting and was sworn in by City Attorney Jennifer Baird. He said he has not had any buyers or the property and wants to lease it on a month to month basis now. He said he has an agreement with the applicant to provide him 3 months free rent then 9 months half rent to cover the costs of the site improvements required by the City as conditions of approval.

Mr. Frazier asked if he understood the dumpster needed to be screened and the garage doors fixed. Mr. Machauf said the applicant would take care of it. Mr. Frazier asked if he was aware he cant be doing business until the improvements are put in. Mr. Machauf said yes. Mr. Frazier asked if the 350 corridor standards applied. Mr. Gilbert said the building was not being occupied in a way that triggers site plan review and would thus not be subject to the standards but would have to be brought up to code on the site improvements.

Ms. Stock said she was concerned about the dumpster screening.

Ms. Dwight asked if part of the Arby's parking was his. Mr. Machauf said yes, he rents it month to month and gets paid regularly for rent. Ms. Dwight asked to make it part of the record that the owner leases the adjacent parking to Arby's. Ms. Dwight asked if the applicant tis responsible for all the improvements and who would verify he does it. Mr. Machauf said he is responsible and Mr. Gilbert said staff would verify it is done.

Ms. Emerson asked if they had a contract regarding the repairs. Mr. Machauf said he is giving rent price breaks instead.

Mr. Bettis said it will be nice to have a new tenant in that building and these conditions will make the property more attractive. Mr. Bettis asked who will be responsible for meeting the conditions of approval and asked Mr. Machauf to work with adjoining owners to get potholes fixed in the shared drives. Mr. Machauf said the applicant will be responsible.

Ms. Dwight asked what happens if the applicant doesn't have the money. Mr. Machauf said he wont pay for it.

Ms. Thurman asked how long the applicant has to do the work. Mr. Machauf said he doesn't care how long it takes.

Mr. Frazier motioned and Ms. Dwight seconded that the Arby's lot cant be used for the subject property.

Ms. Dwight said she is nervous that the applicant is not present. Mr. Gilbert said the applicant provided an email earlier in the day that he had an agreement with Mr. Machauf.

**5. Public Comment**

None.

**6. Board Decision to Approve, Conditionally Approve or Deny the Application**

- a. Motion – Ms. Stock moved to approve the Conditional Use Permit with the Conditions in the staff report.
- b. Second – Mr. Frazier
- c. Vote (7-0) – Motion passes unanimously.

**5. New Business**

**B. Case No.: PZ-2019-08 <Non-Public Hearing>**

Applicant: Matt Eblen, McClure Engineering, on behalf of RCG Ventures, LLC

Reason: Approval of the Final Plat, "The Brywood Centre, Second Plat", in the Northwest Quadrant of 63<sup>rd</sup> Street and Blue Ridge Cutoff.

**Introduction of Application by Vice Chair (Mr. Bettis)**

**1. Explanation of any exparte' communication from Commission members regarding the application**

No exparte communications reported.

**2. Enter Additional Relevant City Exhibits into the Record:**

- a. Staff report
- b. Application and Supporting Documents
- c. Final Plat of The Brywood Centre, Second Plat

**3. Introduction of Application by Staff**

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report for the application, showing site location and surrounding zoning, and the final plat. Mr. Gilbert explained that the replat was necessary as part of a modernization effort by the owners and was mostly located in Kansas City but required City of Raytown approval as well because 1.5 acres of the 25.6 acre total was located in Raytown. Mr. Gilbert provided the recommendation that the Final Plat be recommended for approval with the conditions of approval listed in the staff report. Ms. Dwight said she was excited about the plat and the improvements it could bring.

**4. Board Decision to Approve, Conditionally Approve or Deny the Application**

- d. Motion – Ms. Emerson moved to recommend approval of the Final Plat based upon the recommendations in the staff report.
- e. Second – Ms. Dwight
- f. Vote (7-0) – Motion passes unanimously.

**C. Case No.: PZ-2019-07**

Applicant: Crystal Kent on behalf of Bosley Automotive

Reason: Conditional Use Permit for an auto repair, general, business with limited auto sales at 5247 Woodson Road

**Introduction of Application by Vice Chair (Mr. Bettis)**

**1. Explanation of any ex parte' communication from Commission members regarding the application**

No ex parte communications reported.

**2. Enter Additional Relevant City Exhibits into the Record:**

- d. Staff report
- e. Conditional Use Permit Application
- f. Application Supporting Documents
- g. Application Permit and Receipt
- h. Public Notice Guide
- i. Applicant's site plan
- j. Site photos
- k. Additional Site Photos entered into the record by Vice Chair Bettis

**3. Introduction of Application by Staff**

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report for the application, showing site location and surrounding zoning, a site plan, and various photos of the site. Mr. Gilbert addressed the history of the building as quick lube shop from 2004 to 2016 followed by a couple of other repair shops until March, 2019, before being leased by the applicant to operate Bosley Automotive. Mr. Gilbert addressed the application's compliance with 14 separate and distinct factors required to be analyzed prior to issuance of a Conditional Use Permit. Mr. Gilbert provided the recommendation that the Conditional Use Permit be issued with the conditions of approval listed in the staff report. Mr. Gilbert referenced the site photos entered into the record that appear to show the applicant is operating on the site without a business license in violation of city ordinances.

**4. Presentation of Application by Applicant**

Tim Atchitty, of 4666 NE Dick Howser Circle, Lee's Summit, Missouri, representing the property owners, Car Wash Plaza, LLC, said his parents built the facility in 2004 and business has been difficult since the main tenant in the shopping center went out. He said the applicant needs to keep the doors open and he doesn't consider transmission work as major repair.

Mr. Frazier asked if transmission work could be safely done and if unlicensed vehicles would be screened from view. Mr. Gilbert said the building could support the use and that screening would be required if any unlicensed or inoperable vehicles are left outside.

Bryan Bosley, the business owner, said he was upset about the city citing him for violations and preventing him from operating his business and claimed he was not operating illegally despite the photos. He said he has been accommodating to the city inspectors but needs to provide for his family at the same time as trying to follow the codes and ordinances.

Mr. Frazier asked if he was operating in the building and Mr. Bosley said he was. Mr. Bettis said it would be hard to go 6 months without income. Other commissioners voiced support for getting Mr. Bosley into the building.

**5. Public Comment**

None.

**6. Board Decision to Approve, Conditionally Approve or Deny the Application**

Motion – Ms. Thurman to recommend approval of the Conditional use Permit based upon the conditions contained in the staff report.

Second – Ms. Emerson

Vote (7-0) – Motion passes unanimously.

**6. Other Business**

**7. Future Meeting Date – Thursday, August 1, 2019 at 7:00 PM**

**8. Adjourn** Mr. Frazier, Ms. Dwight second, 7-0 approval to adjourn at 9:30 PM

# Planning Commission

July 11, 2019

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Daytime Phone #	Evening Phone #	E-Mail Address
Henry Machonak	9532 Russel Oaks 1700 SWIFT (SUITE 100)	913 648 4856	Same	war
MATT EBLEN	NORTH KANSAS CITY MO 64116	913-307-2588		Meblea@dec results.com
Tim Atchity	4666 NE PICK HWY Let Limit mo 64116	816-589-8144	SAME	tim@ticketboorus.com
Crystal Kent	10009 E 38TH TRF KCMO 64133	816 745 6873	Same	crystal.kent@kcmo.gov
Bryan Beckley	2916 E 2e	816-206-3860		



# Staff Report

Community Development  
Planning and Development Services

PZ 2019-06

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: August 1, 2019

Re: Application for Final Plat Approval

---

## PLAT APPLICATION SUMMARY

Applicant: Four Gem Homes, LLC, Fullerton, California

Project: Turnleaf Villas, Replat of Part of Blue Ridge Villas

Property Location: Hunter Court north of 59<sup>th</sup> Street

Request: For approval of a Final Plat replatting part of Blue Ridge Villas into 4 lots.

---

## SITE DATA

Legal Description is attached with Application Supporting Documentation. Entire site being platted is 2.3 acres.

Land Use Data	
Surrounding Zoning	South: Low Density Residential
	North: Low Density Residential
	West: Medium Density Residential
	East: Low Density Residential
Ward(s)	Ward 3
Approximate Land Area	2.3 Acres

## ZONING AND CURRENT USES OF NEARBY PROPERTY

The following provides an overview of the zoning and existing land uses on properties surrounding the subject area:

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	R-1	Single Family Homes
North:	R-1	Single Family Homes
East:	R-1	Single Family Homes
West:	R-2	Duplex Homes



Location of Turnleaf Villas

## BACKGROUND

The Blue Ridge Villas project was approved in 2005 by the City and all public improvements were installed, but only 7 townhome units were ever built, all at the southern end of the private street, Hunter Court. The present owners of the Blue Ridge Villas property, Ivan Chiang and Four Gem Homes, have recently gotten City approval of an application filed in 2017 for a senior care facility that will be located on the proposed new Lot B.

Consistent with the original Planned Development Plan for Blue Ridge Villas, the owner/applicant now intends to eliminate the building ownership footprints with this plat that lay underneath the 4-plex units he plans to build so they can be rented instead of sold. The owner/applicant does not believe that newly constructed townhomes are saleable in the current housing market in Raytown. The same style and number of units will be constructed as originally planned, except for those replaced by the senior care facility. The plat will also move an easement for the gazebo to a more suitable location to fit the overall development.



# Staff Report

Community Development  
Planning and Development Services

The owner/applicant also owns the Homes Association at the moment so has the power to combine the new platted lots in with the remaining lots of the Blue Ridge Villas plat to the south that already exist as owner-occupied townhome units.

## **SITE DESCRIPTION AND PRESENT USE**

The property to be platted is approximately 2.3 acres in size, has a private street already constructed and a common area gazebo in an island on Hunter Court. All of the property contained in the plat area is vacant land other than these aforementioned public improvements.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The neighborhood around the proposed plat is occupied primarily by low density residential uses. Some medium density residential exists to the west and a few units of the Blue Ridge Villas original plat exist to the immediate south.

---

## **FINDINGS OF FACT**

### 1. Conformance to the City of Raytown Ordinances

Staff has reviewed the submitted final plat with respect to the City of Raytown Subdivision Regulations (Chapter 36) and Zoning Regulations (Chapter 50). Staff has determined that the final plat does meet City of Raytown regulations as pertains to the 2.3 acres of land actually within the plat.

### 2. Suitability of the land for subdivision development

The 2.3 acres within the plat area is vacant and all improvements are installed already.

### 3. Consistency with adjoining uses and platted property

Adjoining uses are mostly single family with some two family. The plat is overlaid by a previously approved Planned Development and the accompanying plan specifically identifies what can be done on the property. This plat is consistent with the plan, as amended.

### 4. Adequacy of public facilities and utilities to serve the proposed development

The plat area is undeveloped but currently served by all public facilities and utilities. The existing public facilities and utilities are adequate for the planned future development per the City Engineer.

### 5. Consideration of planning principles on site including lot layout and topography

The topography of the site does not present any issues. Lot layout is in accordance with the originally approved Planned Development plan and the original Blue Ridge Villas Plat.

---

## **RECOMMENDATION**

Staff recommends approval of Case No. PZ 2019-06, Turnleaf Villas Final Plat, based on the conditions stated below:



# Staff Report

Community Development  
Planning and Development Services

1. Place permanent monuments, pins, or markers at all property corners within Raytown City Limits.
2. The public access easement is described twice below legal description. Please combine into one.
3. Place more A/E identifiers around Lot D to reduce confusion.
4. No public improvements are required per Raytown City Engineer, as private street and sewers already exist on Hunter Court.
5. Property owner is to provide an updated copy of the Homeowners Association Covenants that incorporates all of the land contained within both the remaining lots of the original Blue Ridge Villas plat and the new lots contained within the Turnleaf Villas plat into one document that benefits all residents of both plats. This document will be recorded at Jackson County with the plats upon approval by the city.
6. Submit seven copies of the final subdivision plat of which four will be paper prints and three will be Mylar prints. All seven copies shall carry the original signatures of the owner or owners and acknowledgement by a notary public.

**Attachments:**

Final Plat, Blue Ridge Villas

Final Plat, Turnleaf Villas

Original Development Plan, 2005

Application



# TURNLEAF VILLAS

REPLAT OF PART OF BLUE RIDGE VILLAS, A SUBDIVISION IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

LOT AREA	
1974	11.81 ACRES
1975	11.81 ACRES
1976	11.81 ACRES
1977	11.81 ACRES
1978	11.81 ACRES
1979	11.81 ACRES
1980	11.81 ACRES
1981	11.81 ACRES
1982	11.81 ACRES
1983	11.81 ACRES
1984	11.81 ACRES
1985	11.81 ACRES
1986	11.81 ACRES
1987	11.81 ACRES
1988	11.81 ACRES
1989	11.81 ACRES
1990	11.81 ACRES
1991	11.81 ACRES
1992	11.81 ACRES
1993	11.81 ACRES
1994	11.81 ACRES
1995	11.81 ACRES
1996	11.81 ACRES
1997	11.81 ACRES
1998	11.81 ACRES
1999	11.81 ACRES
2000	11.81 ACRES
2001	11.81 ACRES
2002	11.81 ACRES
2003	11.81 ACRES
2004	11.81 ACRES
2005	11.81 ACRES
2006	11.81 ACRES
2007	11.81 ACRES
2008	11.81 ACRES
2009	11.81 ACRES
2010	11.81 ACRES
2011	11.81 ACRES
2012	11.81 ACRES
2013	11.81 ACRES
2014	11.81 ACRES
2015	11.81 ACRES
2016	11.81 ACRES
2017	11.81 ACRES
2018	11.81 ACRES
2019	11.81 ACRES
2020	11.81 ACRES
2021	11.81 ACRES
2022	11.81 ACRES
2023	11.81 ACRES
2024	11.81 ACRES
2025	11.81 ACRES
2026	11.81 ACRES
2027	11.81 ACRES
2028	11.81 ACRES
2029	11.81 ACRES
2030	11.81 ACRES
2031	11.81 ACRES
2032	11.81 ACRES
2033	11.81 ACRES
2034	11.81 ACRES
2035	11.81 ACRES
2036	11.81 ACRES
2037	11.81 ACRES
2038	11.81 ACRES
2039	11.81 ACRES
2040	11.81 ACRES
2041	11.81 ACRES
2042	11.81 ACRES
2043	11.81 ACRES
2044	11.81 ACRES
2045	11.81 ACRES
2046	11.81 ACRES
2047	11.81 ACRES
2048	11.81 ACRES
2049	11.81 ACRES
2050	11.81 ACRES

MISSOURI STATE PLANE COORDINATE SYSTEM  
1983 ADJUSTED DATUM  
NAD 83  
REFERENCE ELEVATION: 444.0  
COMBINED SCALE FACTOR: 0.9999999999999999  
COORDINATES SHOWN IN METERS  
POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

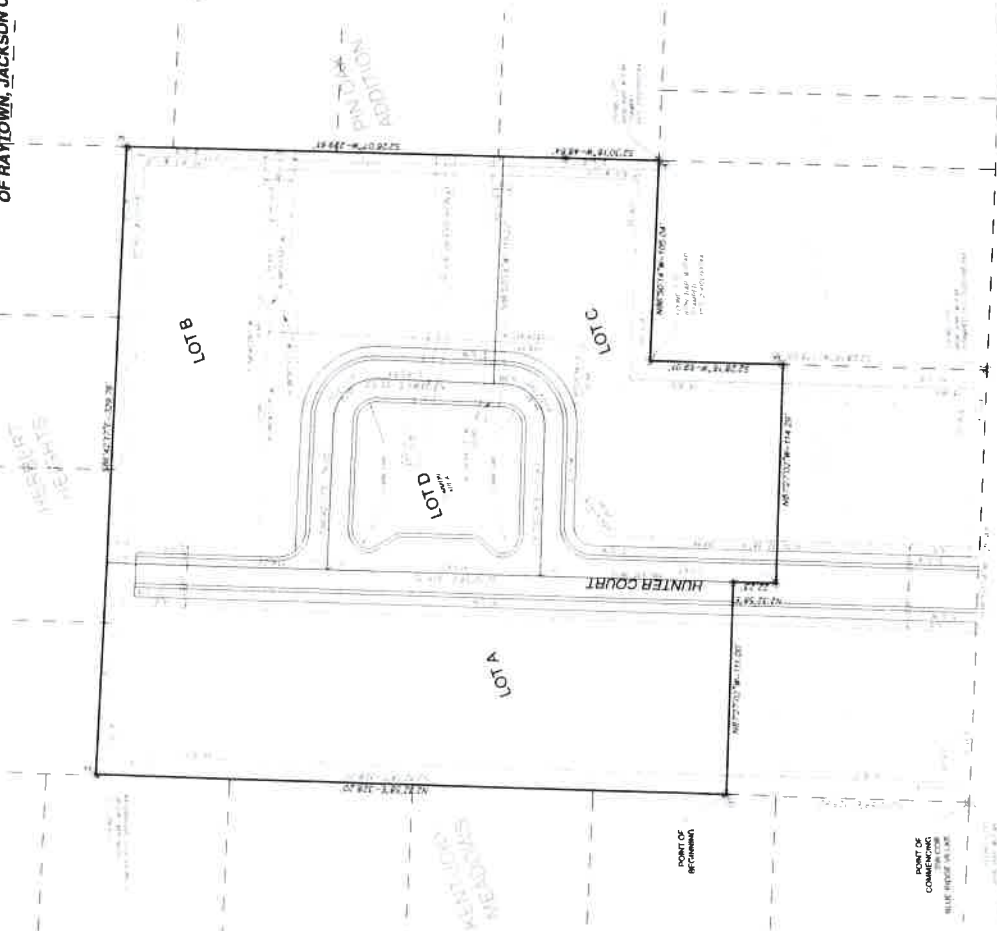
POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING

POINT NORTHING EASTING



### Legend

- 1. 1/4" = 100' (Scale)
- 2. 1/4" = 100' (Scale)
- 3. 1/4" = 100' (Scale)
- 4. 1/4" = 100' (Scale)
- 5. 1/4" = 100' (Scale)
- 6. 1/4" = 100' (Scale)
- 7. 1/4" = 100' (Scale)
- 8. 1/4" = 100' (Scale)
- 9. 1/4" = 100' (Scale)
- 10. 1/4" = 100' (Scale)
- 11. 1/4" = 100' (Scale)
- 12. 1/4" = 100' (Scale)
- 13. 1/4" = 100' (Scale)
- 14. 1/4" = 100' (Scale)
- 15. 1/4" = 100' (Scale)
- 16. 1/4" = 100' (Scale)
- 17. 1/4" = 100' (Scale)
- 18. 1/4" = 100' (Scale)
- 19. 1/4" = 100' (Scale)
- 20. 1/4" = 100' (Scale)
- 21. 1/4" = 100' (Scale)
- 22. 1/4" = 100' (Scale)
- 23. 1/4" = 100' (Scale)
- 24. 1/4" = 100' (Scale)
- 25. 1/4" = 100' (Scale)
- 26. 1/4" = 100' (Scale)
- 27. 1/4" = 100' (Scale)
- 28. 1/4" = 100' (Scale)
- 29. 1/4" = 100' (Scale)
- 30. 1/4" = 100' (Scale)
- 31. 1/4" = 100' (Scale)
- 32. 1/4" = 100' (Scale)
- 33. 1/4" = 100' (Scale)
- 34. 1/4" = 100' (Scale)
- 35. 1/4" = 100' (Scale)
- 36. 1/4" = 100' (Scale)
- 37. 1/4" = 100' (Scale)
- 38. 1/4" = 100' (Scale)
- 39. 1/4" = 100' (Scale)
- 40. 1/4" = 100' (Scale)
- 41. 1/4" = 100' (Scale)
- 42. 1/4" = 100' (Scale)
- 43. 1/4" = 100' (Scale)
- 44. 1/4" = 100' (Scale)
- 45. 1/4" = 100' (Scale)
- 46. 1/4" = 100' (Scale)
- 47. 1/4" = 100' (Scale)
- 48. 1/4" = 100' (Scale)
- 49. 1/4" = 100' (Scale)
- 50. 1/4" = 100' (Scale)



FILE COPY  
ok for pc  
7-23-19

RECEIVED  
JUL 27 2019  
BY 836

**ANDERSON ENGINEERING**  
F.M. LITTLE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING  
1111 W. UNIVERSITY ST. #100  
JACKSON, MISSOURI 64501  
A LICENSED MISSOURI PROFESSIONAL SURVEYING CORPORATION, L.L.C.



# Original Report, 2005

## STAFF REPORT

**To:** The City of Raytown Planning and Zoning Commission  
**FROM:** John Benson, Senior Planner  
**DATE:** December 1, 2005  
**SUBJECT:** AGENDA ITEM NO. 4.A. Public Hearing to consider an application to rezone land generally located at 8910 and 8916 East 59<sup>th</sup> Street from R-1 (Low Density Residential) to R-P-3 (Planned Higher Density Residential).

### BACKGROUND INFORMATION

<b>Current Zoning:</b>	Low Density Residential District (R-1)
<b>Proposed Zoning:</b>	Planned High Density Residential (R-P-3)
<b>Size of Tract:</b>	3.01 acres
<b>Open Space:</b>	1.86 acres
<b>No. of Lots:</b>	9
<b>No. of Units:</b>	34
<b>Density:</b>	11.44 units per acre

DPF Development Corporation is seeking approval of their application to rezone the subject property from R-1 (Low Density Residential) to Planned High Density Residential (R-P-3). The subject property is located at 8910 and 8916 East 59<sup>th</sup> Street and currently contains two existing single-family detached homes. The applicant is requesting to have the property rezoned so that a development intended for persons 55 years of age and older can be constructed on the property. The two existing homes would be torn down as part of the development.

The development as proposed would contain 34 one-story dwelling units that would be located in nine buildings. Each unit within each building would become its own lot. The grass area around each building as well as the street, storm water drainage system and detention basin and central common area, which will contain a gazebo with walkways and landscaping around it, will all be privately maintained by the development's homeowners association.

Because of the density, proposed building setbacks and the overall nature of the development, the applicant is proposing to rezone the property to High density Residential with a Planned Overlay District (R-P-3). Because the Planned Overlay District is proposed the applicant is required to submit a development plan as part of their rezoning application for review and approval as part of the rezoning application. As such, the applicant has submitted the following:

- A Preliminary Development Plan, dated November 17, 2005, that identifies the proposed layout of the development;
- A Landscape Plan and Landscape Details, dated November 17, 2005, which identify the size and location of various trees, shrubs and other landscaping to be installed;
- A Landscape Design Guide manual, which provides:
  - Photos of the existing site;
  - A “site inventory” indicating existing land contours, existing drainage patterns, approximate location of existing trees on the site; and proposed entry location on 59<sup>th</sup> Street;
  - Color illustration of the overall site plan;
  - Color rendering of the entryway and landscaping proposed along 59<sup>th</sup> Street;
  - Color illustration of the central green space with a gazebo;
  - Gazebo materials and dimensions;
  - Architectural elevation drawing of the building façade proposed to face 59<sup>th</sup> street on Lot 9;
  - Front and rear architectural elevation drawing of the building to be located on Lot 2;
  - Typical floor plan of the units;
  - Architectural Materials and Color Palette for the building exteriors;
  - Photos of various site amenities including the gazebo, courtyard (brick) paver color; litter receptacles and benches;
  - Landscape Plan;
  - Plant schedule and notes for landscaping; and
  - Entry monument details.

### **Rezoning Application Factors To Be Considered**

When considering a rezoning request the following criteria that should be considered in order to determine whether the application should be approved or denied.

#### **1. CHARACTER OF THE NEIGHBORHOOD**

The neighborhood in which the property is located is residential in character and consists of single-family detached homes to the north, east and south and two-family homes to the west.

**2. ZONING AND CURRENT USES OF NEARBY PROPERTY**

	<u>Zoning</u>	<u>Existing Use</u>
North:	R-1	Single-family detached homes.
South	R-1	Single-family detached homes.
East:	R-1	Single-family detached homes.
West:	R-2	Two-family homes.

**3. SUITABILITY OF ZONING FOR CURRENT USE**

The existing R-1 district allows for single-family detached homes. The property to which the application applies consists of three separate tracts, two of which each contain a single-family home while the third tract is landlocked as it does not have frontage on any street. The two existing homes would be torn down upon approval of the application. Therefore, the existing R-1 district is suitable for the current use of the property but would not be suitable for the use proposed due to the type of housing, setbacks and density proposed.

**4. DETRIMENTAL EFFECTS TO NEARBY PROPERTIES IF REZONING IS APPROVED.**

The rezoning as proposed would allow a residential development that is of higher density than exists on nearby properties. The potential effects of this higher density include:

- ◆ Increased storm water runoff;
- ◆ Increased traffic; and
- ◆ Loss of open space and subsequent overcrowding.

In order to address these potential effects, the applicant has submitted a stormwater management plan for the property, traffic impact study and is proposing to create public and private open space areas for the residents of the development.

Stormwater Management Plan: The Stormwater Management Plan has been reviewed by the Public Works Department and the storm water management methods proposed have been approved subject to review and approval of the final stormwater design and calculations at the time of construction plan submittal. Stormwater runoff is to be handled through a series of storm sewers that will drain into a detention basin that is to be located near the northeast corner of the property. The drainage basin will then discharge into the city's storm sewer system. The applicant is also proposing to extend the city's storm sewer system west from Lane Avenue by constructing a new storm sewer line between two existing homes located to the east / northeast of the subject property to allow the detention basin to tie directly into the city's storm sewer system. The

extension of the city's storm sewer system will also help alleviate an existing storm drainage problem that exists behind the two existing homes located to the east / northeast of the subject property.

Traffic Impact Study: The traffic impact study projects that the development will generate 4 to 5 vehicle trips per weekday due to it being a 55 and older development. The study states that because of the "age of the targeted residents, an assumption can be made that many of the residents of the proposed development will be retired, or not working a normal '8 to 5' job". As such the study continues "traffic peaking characteristics are not expected to mimic typical residential units where many of the residents exit in the morning to go to work and come home in the late afternoon or early evening". The study estimates that the afternoon peak hour trip generation rate will be "approximately 0.3 to 0.5 trips per dwelling unit" or "10 to 17 vehicles" for the entire development with "approximately 60% of those trips turning into the site" from 59<sup>th</sup> Street. The total number of weekday trips in and out of the development is estimated to be in the "range of 135 and 170 vehicles" with 67% entering the property from the west and 33% entering the property from the east. The study concludes that "the relatively low number of afternoon peak hour vehicles entering and exiting the site should have a nominal impact on existing traffic flow on 59<sup>th</sup> Street and does not warrant the need for any additional or supplemental traffic control devices or turn lanes". The Public Works Department has reviewed the Traffic Impact Study and is in agreement with the findings of the study.

Because the findings of the traffic impact study are based upon the development being targeted for persons 55-years of age and older and if younger persons were to begin living in this development it could alter the findings of the traffic study such that increased traffic congestion could be created warranting the possible need for street improvements on 59<sup>th</sup> Street. In order to avoid any potential traffic problems that could result from persons younger than 55 years of age residing in the development a condition of approval, if the rezoning is approved, should be that the residents should be 55-years of age or older.

**Staff recommends that if the application is approved, a condition of approval be that residents of the development shall not be younger than 55-years of age.**

Loss of open space and subsequent overcrowding: In order to provide open space areas the development would have a central green space that would contain a gazebo with landscaped areas and benches around it. The central green space is intended to provide a gathering area for the residents of the development and would be owned and maintained by the homes association for the development. Private open space area would be provided for the individual units by having porches on the front of each

unit and patios or decks on the rear of the units located along the north and east sides of the development. According to the applicant's engineer and landscape architect, the units along the west side of the development would have porches but would not have patios or decks due to the grade of the land to the rear of those units, which necessitates the need for those units to be built partially into the hill in order to preserve existing trees along the west side of the property. The units on Lots 5, 6, 7, 8 and 9 along the north and east side of the development would have patios or decks to the rear of each unit.

In addition to the public and private open space areas proposed within the development, Colman Park is located within ¼ mile of the development to the east of the subject property and is easily accessible via sidewalk.

Because the Preliminary Development Plan, dated November 17, 2005, and Design Manual do not indicate the location of the patios or decks on the rear of the units on Lots 5, 6, 7, 8, and 9, they should be made a condition of approval if the rezoning application is approved.

**Staff recommends that if the application is approved, a condition of approval be installation of patios or decks on the rear of each unit on Lots 5, 6, 7, 8, and 9.**

**5. LENGTH OF TIME OF VACANCY.**

The area to be rezoned is not vacant as there are two existing single-family detached homes on the property.

**6. CONSIDERATION OF PUBLIC INTEREST.**

Public Health: Sanitary sewer service exists to the north of the property and will be extended onto the subject property to serve the proposed dwellings. The public Works Department has stated that the existing sanitary sewer main to the north will be able to accommodate the additional dwelling units proposed and has approved the concept of extending this sanitary sewer main from the north.

Public Safety: As described above, the applicant has submitted a traffic study, which found that "the relatively low number of afternoon peak hour vehicles entering and exiting the site should have a nominal impact on existing traffic flow on 59<sup>th</sup> Street and does not warrant the need for any additional or supplemental traffic control devices or turn lanes". The Public Works Department reviewed the traffic study and has agreed with its findings.

The Fire District has reviewed the proposed development and determined that the private street (Hunter Court) must have a minimum width of 20-feet as required by the Fire Code. According to the Pre-Development Plan Hunter Court will comply with this requirement. In order to ensure that the private drive has a minimum 20-foot wide drive lane, on-street parking along Hunter Court will need to be limited only to that area located in the inset area along the east and west side of the central green space as indicated on the Pre-Development Plan drawing. In addition, Hunter Court will need to be identified as a fire lane, which will allow the city and the Raytown Fire Protection District to enforce the parking restriction on Hunter Court even though it is a private street.

The Fire Code also requires that Hunter Court, as a private drive, be constructed in a manner that will allow it to carry the weight of a standard fire truck.

**Staff recommends that if the application is approved, a condition of approval be that Hunter Court shall have a minimum width of 20-feet.**

**Staff recommends that if the application is approved, a condition of approval be that on-street parking along Hunter Court shall be limited only to that area located in the inset area along the east and west side of the central green space as indicated on the Pre-Development Plan drawing.**

**Staff recommends that if the application is approved, a condition of approval be that Hunter Court shall be identified as a fire lane.**

**Staff recommends that if the application is approved, a condition of approval be that Hunter Court, as a private drive, shall be constructed in a manner that will allow it to carry the weight of a standard fire truck.**

The Raytown Police Department has reviewed the Pre-Development Plan and approved the site layout and building arrangement. The Police Department did note that the patios and / or decks to be constructed on the rear the units on Lots 5, 6, 7, 8, and 9 will provide increased visibility along the rear of the units, which will provide improved security. Because it has previously been recommended that these patios and decks be made a condition of approval, there is no need to make them another condition.

Public Welfare: As previously stated, the central green space will be owned and maintained by the homeowners association for the development. In addition to the central green space, Hunter Court, all grass areas on the property, sidewalks, storm sewers, and the stormwater detention basin are all to be owned and maintained by the homeowners association. Because these areas if not adequately maintained can adversely affect the welfare of the residents of the development as well as the welfare of person living nearby, a condition of approval will need to be the establishment of the homeowners association for the purpose of owning and providing maintenance of the central green space, Hunter Court, all grass areas on the property, sidewalks, storm sewers, and the stormwater detention basin.

**Staff recommends that if the application is approved, a condition of approval be the establishment of a homeowners association and that the homeowners association shall be responsible for the ownership and maintenance of the central green space, Hunter Court all grass areas on the property, sidewalks, storm sewers, and the stormwater detention basin.**

**7. CONFORMANCE WITH THE COMPREHENSIVE PLAN.**

The Future Land Use map of the Comprehensive Plan identifies the area in which the subject property is located as an area for single-family residential uses. However, the Residential Locational Guidelines of the Comprehensive Plan state "multifamily residential areas should be located within walking distance of commercial centers, parks, schools, and public transportation routes and in proximity to employment concentrations, major thoroughfares and utility trunk lines".

Walking distance is generally considered to be ¼ to ½ mile. Based upon this distance as a guideline, the proposed development is within walking distance of a park (Colman Park). In addition the Kansas City Area Transportation Authority (KCATA) operates a flex bus route system in Raytown whereby a person wanting to ride the bus calls the KCATA to arrange for a specific time and location to be picked-up and then dropped off at their destination. Therefore, public transportation routes are available anywhere in Raytown including the subject property. The proposed development is not within walking distance of commercial centers or schools. Because the development is targeted for persons 55 years of age and older, persons of this age typically do not have school age children, therefore, proximity to schools is not as critical.

The development is not within close proximity of employment concentrations along Blue Ridge Cutoff and the downtown Raytown area that would allow for convenient pedestrian access (i.e. ¼ to ½ mile distance). However, because the development is targeted for persons 55 years of age and older who are typically retired proximity to employment centers is not as critical. The subject property is also located along 59<sup>th</sup> Street, which is classified as a collector street in the Comprehensive Plan and is able to be served by utility trunk lines that serve the area.

Therefore, while the Future Land Use map does not identify the subject property as an area for multifamily residential the subject property does meet the some, but not all, of the criteria specified in the Future Development Plan for the location of multifamily residential development. The most notable exception being that the development is not in close proximity (i.e. ¼ to ½ mile) to a commercial center.

In addition to the locational guidelines specified in the Comprehensive Plan for multi-family residential development, objectives and policies for the built environment are also specified. The objectives and policies for the built environment were created as a result of community input received through the work of the Raytown Creating Quality Places Committee. A residential checklist has been created based upon the built environment objectives and policies that pertain to residential development. The applicant has submitted a completed checklist in regards to the proposed development, a copy of which is attached to this staff report. The purpose of the checklist is to provide information that indicates how well a proposed development complies with the built environment objectives and policies specified in the Comprehensive Plan. For objectives and policies that are not met, they have provided an explanation at the end of the checklist as to why they feel they cannot meet the respective objective or policy.

Based upon these objectives and policies staff has reviewed the Pre-Development Plan, Landscape Plan, and Design manual and has noted the following:

**Landscape Plan:**

The Raytown Fire Protection District requested that all trees along the street not have branches that extend lower than 13-feet above street level as the branches of mature trees that extend into the street lower than 13-feet interfere with the ability of fire trucks to quickly travel down the street. As a result, the applicant has revised their landscape plan and is proposing to plant English Oak of a columnar variety so that the branches do not extend into the street. The horticulturist in the Raytown Parks Department reviewed the landscape plan and noted that only English Oak trees are proposed. Because no other variety of trees are proposed this makes the

development susceptible to losing all of its trees if an English Oak tree should have a disease, which could then easily spread to other English Oak trees throughout the development. This is reminiscent of what occurred as a result of the Dutch Elm disease. To avoid the potential spread of tree disease and the loss of all of the trees in the development, it is recommended that the variety of trees proposed be diversified by adding European Hornbeam; and/or Columnar Maples of the Red Maple and/or Norway Maple varieties to the landscape plan. The Park Department horticulturist recommended that Sugar Maple variety be avoided as it is not of a columnar variety which would conflict with the Fire District's request that tree branches not extend below thirteen-feet over the roadway.

**Staff recommends that if the application is approved, a condition of approval be that the variety of trees proposed be diversified by adding European Hornbeam; and/or Columnar Maples of the Red Maple and/or Norway Maple varieties to the English Oak varieties indicated on the landscape plan.**

**Pre-Development Plan & Landscape Design Manual:**

- A In order for a porch to truly be usable, it needs to be of sufficient depth and width to allow for chairs to be set and for people to easily walk past the chairs when people are sitting in them. For the porch to be considered 'usable' it should have a minimum depth of eight-feet. The porches indicated on the typical floor drawing on Page 11 of the Design Manual indicate that the porches will have a depth of six-feet. Therefore, staff recommends that as a condition of approval, the porches be extended outward so that they have a minimum depth of eight-feet.

**Staff recommends that if the application is approved, a condition of approval be that porches on the front of each unit have a minimum depth of eight-feet.**

- B In order to reduce the visibility of the garage doors on the front of each unit the applicant is proposing to have porches on the front of each unit. The typical floor plan drawing on Page 11 of the Design Manual indicates the porches will extend two-feet in front of the garage door. Staff feels that in order to more adequately screen the garage doors, each porch should be extended an additional two feet so that they extend a minimum of four feet in front of the adjoining garage door. This will provide a minimum depth of eight-feet for each porch as recommended above. In addition, to provide a more adequate visual screen of the garage door each porch should have a roof and a railing around the porch.

**Staff recommends that if the application is approved, a condition of approval be that porches on the front of each unit extend a minimum of four feet in front of the adjoining garage door and that each porch shall have a roof and a railing around the porch.**

- C The elevation drawing provided on page 9 depicts the front building elevation that is proposed to face 59<sup>th</sup> Street for Unit A on Lot 9. The exterior façade and roof materials are also indicated on the drawing and include:
- ◆ Synthetic stucco on the upper portion of the façade;
  - ◆ Concrete board siding near the front entry way;
  - ◆ Siding material, the type of which is not indicated;
  - ◆ Vinyl trim;
  - ◆ Asphalt shingles; and
  - ◆ Siding material located above the bay windows the type of which is not indicated.
- D Clarification is needed regarding the type of siding material proposed that is not indicated on Page 9 of the Design Manual as well as a clarification on the type of siding material to be installed above the bay windows. Also please note that objectives and policies for the built environment specified in the Comprehensive Plan recommends that vinyl siding and wood be used only as a secondary material and that concrete-board siding, brick, stone or stucco are considered primary materials for building façades. . Therefore, the amount of vinyl siding should be limited. Staff recommends that as a condition of approval the type of allowable exterior materials need to be specified in order to ensure compliance with the objectives and policies in the city's comprehensive plan.

**Staff recommends that if the application is approved, a condition of approval be that the primary materials on the exterior facades of each unit shall consist of either concrete-board siding, brick, stone or stucco and that vinyl siding, wood or other material shall be used only as a secondary material.**

Staff had asked the applicant that the front door and porch of this unit either face 59<sup>th</sup> Street or that the porch proposed on the west side of the unit, as well as the roof over the porch and porch railings, wrap around the building so that it extends across a portion of the façade facing 59<sup>th</sup> Street as well. The wrap around porch would provide a "front door" appearance along 59<sup>th</sup> Street even though the front door would face Hunter Court. The same issue would also apply to Unit A on Lot 1, located directly to the West of Unit A on Lot 9.

**Staff recommends that if the application is approved, a condition of approval be that either:**

- A The front door and porch on Unit A on Lot 1 and on Lot 9 face 59<sup>th</sup> Street; or**
- B A wrap around porch on each of the units be constructed so that the porch, as well as the roof over the porch and porch railings, extend from in front of the front door around the corner of the building and across a portion of the façade facing 59<sup>th</sup> Street.**

- E The elevation drawing on Page 10 depicts the front façade for the four units on Lot 2. The exterior façade and roof materials are also indicated on the drawing and include:
- ◆ Cement board siding;
  - ◆ Synthetic stucco above the garage doors and to the sides of the garage doors on Unit C and D;
  - ◆ Brick façade to the side of the garage door on Unit B;
  - ◆ Vinyl trim around the windows and doors; and
  - ◆ Asphalt shingle roof.
- F The drawing identifies two units as "Unit C". The unit furthest to the left should be identified as "Unit D". Also, the type of material to be used above the garage doors on Unit and A and B, which appears to be cedar-shake, is not indicated. The type of siding material on Unit A is also not indicated, however, the drawing on Page 9 indicated the siding material near the front door of Unit A to be Concrete board siding. As previously stated, a policy for the built environment specified in the Comprehensive Plan states that vinyl siding and wood be used only as a secondary material and that concrete-board siding, brick, stone or stucco are considered primary materials for building façades. . Therefore, the amount of vinyl siding should be limited. As previously recommended this should be a condition of approval.

It is noted on Page 10 that Unit B will extend five-feet forward of Units A and C to help define each unit and break up the façade of the building. While staff is agreement with the materials and overall façade design, staff would like Unit A as well as Units C and D on Lots 2, 3, and 4, to be set five feet in front of Unit B and that Unit A, B, and D be set five-feet in front Unit C on Lot 8.

By looking at the Overall Site Plan on Page 5, having Units A and C extend five-feet in front of Unit B on Lots 2, 3, and 4 will prevent the garage door for Unit B on these lots from being located closer to the street than the front porches on Units A and C. Also having Units A and C located five-feet in front of Unit B on these lots will more

adequately screen the garage door on Unit B from view along Hunter Court.

Lot 8 has the same type situation. Having Units A, B, and D extend five-feet in front of Unit C on Lot 8 will prevent the garage door on Unit C from being located closer to the street than the front porches of Units B and D located to either side while also more adequately screening the garage door on Unit C from view along Hunter Court.

**Staff recommends that if the application is approved, a condition of approval be that Units A and C on Lots 2, 3, and 4 shall extend a minimum of five-feet in front of Unit B and the Units B and D on Lot 8 shall extend a minimum of five-feet in front of Unit C.**

- G Page 11 of the Design manual provides information on the color palette for the building façades as well as the door color palette for the front doors of the units and alternates and substitutions that may be allowed by the home owners association. The General Color Palette states that building colors shall be "a soft complimentary warm and cool color hues" that is "created to simulate softer tones; those colors that have a more natural hue". A general housing tone color chart for depicting a range of acceptable colors is provided. It is also stated that trim and fascia colors shall be a lighter complimentary color to the overall general color palette for siding and that alternating units shall vary in color providing that "no unit side-by-side shall be the same color".

Staff is in agreement with the color palette for the siding and trim provided in the Design Manual. Staff is also in agreement with the standard provided on Page 11 that alternating units shall vary in color and that no unit side-by-side shall be the same color.

The Door Color Palette states that door colors shall be vibrant colored hues and provides a general color palette consisting of three different colors for the exterior doors. It is stated that "alternating units shall vary in color" and that "no unit side-by-side shall be the same color".

The "Alternates and Substitutions" portion of the Architectural Materials and Palette page states that "the design manual is a general reference to specify an acceptable material palette, design methodology, method of construction, detailing color range, finish, acceptable manufacturers, etc." and that "approved equals (i.e. alternates / substitutions) shall be determined through the application to the Blue Ridge Villas Home Owners Association". This statement is far reaching as it allows the homeowners association to alter the design of the units and buildings, exterior materials and finishes, colors, etc. after they have been approved by the city. While staff is

agreeable to the homeowners association being able to approve changes to the exterior colors and manufacturers on the individual units, staff is not agreeable to allowing the homeowners association being able to change the exterior materials, design of the development and buildings; building methods, etc without prior approval from the city. This last paragraph needs to either be deleted or altered so that it does not apply to what the city has approved as part of this application.

**Staff recommends that if the application is approved, a condition of approval be that the homeowners association may only alter "detailing color range" and "acceptable manufacturers" and that any other changes to the acceptable material palette, design methodology, method of construction or other aspect specified in the Design Manual, dated November 17, 2005 or shown on the Pre-Development Plan, dated November 17, 2005, must be approved by the City.**

**8. IMPACTS ON PUBLIC FACILITIES AND UTILITIES.**

As stated above, sanitary sewer service exists to the north of the property, which can accommodate the number of dwelling units proposed. A sanitary sewer line will be extended from an adjoining property to the north onto the subject property to serve the proposed dwellings. The applicant will need to obtain and dedicate an easement from the adjoining property owner to the north. This will need to be made a condition of approval, as there will not be adequate sanitary sewer service to the property if the applicant is not able to obtain and dedicate this easement.

**Staff recommends that if the application is approved, a condition of approval be that the applicant shall obtain and dedicate a utility easement from the adjoining property owner to the north for the purpose of extending the sanitary sewer main to the subject property.**

Raytown Water Company has stated that they can adequately provide water to the proposed development.

**STAFF RECOMMENDATION**

Staff recommends approval of the application to rezone the subject property located at 8910 and 8916 East 59<sup>th</sup> Street from R-1 (Low Density Residential) to Planned High Density Residential (R-P-3) subject to the following conditions:

1. Residents of the development shall not be younger than 55-years of age.
2. Patios or decks shall be installed on the rear of each unit on Lots 5, 6, 7, 8, and 9.
3. Hunter Court shall have a minimum width of 20-feet.

4. On-street parking along Hunter Court shall be limited only to that area located in the inset area along the east and west side of the central green space as indicated on the Pre-Development Plan, dated November 17, 2005.
5. Hunter Court shall be identified as a fire lane.
6. Hunter Court shall be constructed in a manner that will allow it to carry the weight of a standard fire truck.
7. A homeowners association shall be established and shall be responsible for the ownership and maintenance of the central green space, Hunter Court all grass areas on the property, sidewalks, storm sewers, and the stormwater detention basin.
8. The variety of trees to be planted shall be diversified by adding European Hornbeam; and/or Columnar Maples of the Red Maple and/or Norway Maple varieties to the English Oak varieties indicated on the landscape plan.
9. Porches shall be constructed on the front of each unit and shall have the following design features:
  - A. A minimum depth of eight-feet;
  - B. Extend a minimum of four feet in front of the adjoining garage door;
  - C. A roof shall be constructed over each porch; and
  - D. A railing shall extend around the perimeter of the porch.
10. The primary materials on the exterior facades of each unit shall consist of either concrete-board siding, brick, stone or stucco and that vinyl siding, wood or other material shall be used only as a secondary material.
11. That either:
  - A. The front door and porch on Unit A on Lot 1 and on Lot 9 face 59<sup>th</sup> Street; or
  - B. A wrap around porch on each of the units shall be constructed so that the porch, as well as the roof over the porch and porch railings, extends from in front of the front door around the corner of the building and across a portion of the façade facing 59<sup>th</sup> Street.
12. Units A and C on Lots 2, 3, and 4 shall extend a minimum of five-feet in front of Unit B and the Units B and D on Lot 8 shall extend a minimum of five-feet in front of Unit C.
13. The exterior building colors shall be as provided in the Design Manual for Blue Ridge Villas dated November 17, 2005.
14. The homeowners association may only alter "detailing color range" and "acceptable manufacturers" and that any other changes to the acceptable material palette, design methodology, method of construction or other

aspect specified in the Design Manual, dated November 17, 2005 or shown on the Pre-Development Plan, dated November 17, 2005, must be approved by the City.

15. The applicant shall obtain and dedicate a utility easement from the adjoining property owner to the north for the purpose of extending the sanitary sewer main to the subject property.

Case Number: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Fee Paid: \$300.00 + \$4.00 / lot

## City of Raytown Application for Final Plat

1. Name, address and phone number of property owner(s):

FOUR GEM HOMES  
1038 BASTANCHURCY ROAD  
FULLERTON CA 92835  
ATTN IVAN CHIANG

3. Name, address and phone number of developer(s):

Four Gem Homes, LLC  
17227 Newhope St., Ste. 8984  
Fountain Valley, CA 92728  
Attn: Ivan Chiang

2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:

ANDERSON ENGINEERING  
941 W 141ST TERRACE  
KANSAS CITY, MO 64145  
ATTN SCOTT CHRISMAN

816.777.0400 OFFICE  
816.365.3187 CELL  
SCCHRISMAN@  
ANDERSONENGINEERINGKC.COM

4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).

BLUE RIDGE VILLAS

5. Approximate street address or location:

59TH STREET AND HUNTER COURT

6. Name of proposed subdivision:

TURNLEAF VILLAS

7. We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct (signatures of property owners).

Ivan Chiang

8. Site Characteristics

- |                                                             |                                              |
|-------------------------------------------------------------|----------------------------------------------|
| A. Total acreage of subdivision:<br><u>105044.34 SQ FT</u>  | E. Total number of lots:<br><u>3 TRACTS</u>  |
| B. Acreage this phase (if applicable):<br><u>2.41 ACRES</u> | F. Lots this phase (if applicable):<br>_____ |
| C. Current zoning classification:<br>_____                  | G. Lot Area<br>Maximum: _____                |
| D. Proposed zoning classification (if applicable):<br>_____ | Minimum: _____                               |
|                                                             | Average: _____                               |

9. Public Improvements N/A INFRASTRUCTURE FOR  
SUBDIVISION IS COMPLETE

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

- A. Streets:
- Classification (local, collector or arterial): \_\_\_\_\_
- Proposed surface material: \_\_\_\_\_
- Length of roadway: \_\_\_\_\_
- Maximum grade: \_\_\_\_\_

✓ How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

- B. Will this development be served by public water? \_\_\_\_\_
- C. Will this development be served by public sanitary sewer? \_\_\_\_\_