

AGENDA
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

August 4, 2016
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

7:00 pm

1. Welcome by Chairperson

Tommy Bettis, Vice Chair, served as the Chairman in Kevin Wilson's absence.

2. Call meeting to order and Roll Call.

Wilson: Absent	Jimenez: Present	Stock: Absent
Bettis: Present	Robinson: Present	Lightfoot: Present
Hartwell: Present	Dwight: Absent	Meyers: Present

Also Present: Ray Haydaripoor, Acting Director of Development and Public Affairs, Scott Peterson, Permit Technician, June Van Loo, Permit Technician, Andy Boyd, Building Official, Ron Williamson, Planning Consultant, George Kapke, City Attorney.

3. Approval of minutes – May 12, 2016 meeting

- a. Revisions- None
- b. Motion- Mr. Lightfoot made a motion to approve the minutes.
- c. Second- Mr. Robinson seconded Mr. Lightfoot's motion.
- d. Additional Board Discussion- None.
- e. Vote- Motion passed 4-0, with Mr. Bettis and Ms. Hartwell abstaining.

4. Old Business – None

5. New Business:

A. Application: Application for conditional use permit for a fueling station at 6709 Raytown Road in Raytown, MO.

Case No.: PZ-2016-006
Applicant: Aim Investments, LLC

1. Introduction of Application by Chair- Mr. Bettis introduced the application.
2. Open Public Hearing- Mr. Bettis opened the public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers- Mr. Kapke swore in those wishing to speak on the application.
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - c. Public Hearing Notices mailed to property owners within 185-feet of subject property

- d. City of Raytown Zoning Ordinance, as amended
- e. City of Raytown Comprehensive Plan
- f. Staff Report on application for May 12, 2016 Planning & Zoning Commission meeting
- g. Traffic Impact Analysis

5. Explanation of any exparte' communication from Commission members regarding the application-

Mr. Meyers stated that he had had some exparte' communication and that it would not impact his decision.

6. Introduction of Application by Staff-

Mr. Peterson introduced the application to the Commission. The applicant had previously been through the Planning and Zoning Commission on May 12th, 2016, and was recommended approval for a Conditional Use Permit to operate a fueling station at 6709 Raytown Rd. The Board of Aldermen requested that a Traffic Impact Analysis be completed and that the application go back to the Planning and Zoning Commission and Board of Aldermen upon completion of the Traffic Impact Analysis.

Mr. Peterson stated the applicant has revised their site plan to meet the previous Staff recommendations, and that Staff had one additional recommendation in light of the results of the Traffic Impact Analysis.

7. Presentation of Application by Applicant-

Jim Sullivan, of Sullivan Palmer Architects, presented the application on behalf of the applicant. Mr. Sullivan provided an update to the Traffic Impact Analysis, and stated that the applicant agreed with the recommendation that the driveway entrance onto Raytown Rd be labeled as right-in, right-out only.

Discussion included the frequency and hour of deliveries of fuel to the store, the ability of vehicles to get on the site with right-in, right-out only entry on Raytown Rd, and the safety of the site for vehicles and pedestrians.

8. Request for Public Comment-

Carol Hinesly spoke in opposition of the application. She was worried about the possibility of crime and traffic congestion at that intersection with the construction of the fueling canopy.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary-

Mr. Sullivan responded to Ms. Hinesly's comments, and felt that the Traffic Impact Analysis showed that there would not be additional traffic generated with construction of the applicant property.

10. Additional Staff Comments and Recommendation-

Staff recommended that the application for a Conditional Use Permit be approved subject to the following conditions:

- a) The trash enclosure shall be rotated so that the gates and opening face the parking lot and not the street in order to enable a trash truck more direct access to the trash container.
- b) The exterior appearance of the trash enclosure shall match the exterior appearance of the building addition.
- c) Landscaping consisting of shrubs need to be planted along the south and east sides of the trash enclosure to help screen it. As a result, the curb line of the parking lot adjacent to the trash enclosure is to be changed so that the curb line on the east side of the parking lot aligns with the opening of the trash enclosure, rather than with the back of the trash enclosure.

- d) The type and size of the shrubs at the time of planting need to be submitted to for review and approval by staff to ensure compliance with the City's adopted landscape standards.
- e) The parking space located near the monument sign shall be removed.
- f) Building elevation drawings for the existing building, the proposed building addition and proposed canopy shall be submitted for staff review and approval.
- g) The exterior material of the building addition shall be indicated and shall match the exterior material and color of the remainder of the building.
- h) The driveway approach on Raytown Rd. will be clearly marked and identified as right-in, right-out only.
- i) The applicant will construct an eight (8) foot sidewalk along the property abutting 67th St.
- j) The applicant shall submit three copies of the revised site plan for staff review of changes approved by the Planning and Zoning Commission.

11. Board Discussion

Mr. Meyers asked for clarification on condition (g), that the building addition shall be required to match the exterior material of the building.

12. Close Public Hearing- Mr. Bettis closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the Conditional Use Permit subject to all Staff recommendations.
- b. Second- Mr. Jimenez seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed 5-1.

B. Application: Application for Final Plat Site Plan for the Dollar General located at 9109 E. 63rd Street zoned (NC-P) and Low Density Residential (R-1)

Case No.: PZ-2016-0010

Applicant: Greg Stervinou Construction Company

- 1. Introduction of application.- Mr. Bettis introduced the application to the Commission.
- 2. Open Public Hearing- Due to this being a Final Site Plan a Public Hearing was not necessary.
- 3. Explain Procedure for a Public Hearing and swear-in-speakers- Mr. Kapke swore in those wishing to speak on the application.
- 4. Explanation of any exparte' communication from Commission members regarding the application.- Mr. Lightfoot stated that he had had some exparte' communication in the past, but that it would not affect his decision.
- 5. Introduction of Application by Staff-

Mr. Peterson introduced the application to the Commission. Greg Stervinou is looking to construct a Dollar General at the site located at 9109 E 63rd St. The applicant had previously been before the Planning and Zoning Commission and the Board of Aldermen as part of a rezoning application. The Board of Aldermen approved the rezoning subject to three conditions:

- a) That the site plan comply with the Central Business District (CBD) Design Standards.
- b) That the final site plan be presented for approval to the Planning and Zoning Commission and the Board of Aldermen.
- c) That the retail store be prohibited from selling alcohol.

6. Presentation of Application by Applicant

Ralph Monaco, attorney, and Paul Miller, engineer for Davidson Architecture and Engineering, presented the application on behalf of the application. Mr. Monaco requested an exception to the staff recommendations that the number of parking spaces be added, that the size of the parking lot be reduced, and that the building be moved farther north.

7. Request for Public Comment- N/A.

8. Additional Comment from Applicant, Additional Comment from Applicant, if necessary- N/A

9. Additional Staff Comments and Recommendation

Staff recommended approval of the site plan subject to the following recommendations:

1. The buffer as set out in the NC district shall not be required and the location of the building shall be as determined by the Board of Aldermen.
2. Parking shall be permitted in front of the building.
3. Six additional parking spaces shall be created, or the building size will be reduced, to accommodate the minimum parking standards.
4. The planting area along 63rd Street shall be increased to a minimum of 10 feet.
5. The width of the parking lot shall be reduced from 76 feet to 60 feet.
6. The building shall be moved north to allow more separation between it and the future residences to the south.
7. A front building setback greater than 10 feet shall be permitted.
8. The applicant shall prepare a complete sign package in accordance with the sign regulations and submit it to Staff for review and approval.
9. Replace the Downy Hawthorns along 63rd Street and in the SW corner of the parking lot with a different variety.
10. The applicant shall be responsible for the maintenance and replacement of all landscaping as needed.
11. Add one additional tree to the west side and two to the south side of the building.
12. Revise the site plan as approved by the Planning and Zoning Commission and the Board of Aldermen and submit five copies to Staff for review and approval of the changes.

10. Board Discussion:

Additional discussion included the 9-foot retaining wall that had been in a previous site plan, but had since been removed, the location of the proposed PVC-vinyl privacy fence, and amending certain staff recommendations based on the Applicant's testimony.

11. Close Public Hearing- N/A

12. Board Decision to Approve, Conditionally Approve or Deny the Application.

a. Motion- Mr. Jimenez made a motion to approve the site plan subject to staff recommendations, with the following amendments:

- i. That staff recommendation number 3 be removed.
- ii. That staff recommendation number 5 be amended to state that "The width of the parking lot shall be reduced from 76 feet to 72 feet."
- iii. That staff recommendation number 6 shall be amended to state that "the building shall be moved 2.4 feet north to allow more separation between it and the future residences to the south."

b. Second- Mr. Lightfoot seconded Mr. Jimenez's motion.

c. Additional Board Discussion- None.

d. Vote- Motion passed unanimously 6-0.

6. Other Business- None.

7. Planning Projects Report- None.

8. Set Future Meeting Date – September 1, 2016

9. Adjourn