



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, July 16, 2024
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Personal Appearances

5. Consent Agenda

A. Approval of Minutes from the June 18, 2024 Meeting

6. Unfinished Business

7. New Business

A. Case #24007 Chick-Fil-A - CUP

8. City Council Report

9. Staff Report

A. June 2024 DS 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 this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 18, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE (arrived at 6:01pm), JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS LOREN SHANKS. ALSO PRESENT WAS CITY PLANNER DYLAN EPERT, ATTORNEY MANDY MARSHALL, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. Call to Order – Chairman Wiggins called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.

4. Personal Appearances - None

5. Consent Agenda

a. Approval of Minutes from the June 4, 2024 meeting.

Motion by Commissioner Faulkner, Seconded by Commissioner Petermann to approve the Consent Agenda with one correction.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Absent
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Abstain
Commissioner Urquilla	Abstain
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 6-0-2.

6. Unfinished Business - None

7. New Business -

a. Case #24006 - 195th Street Right-of-Way and Utility Easement - Final Plat

City Planner Dylan Epert gave the Staff Report, including the existing and surrounding zoning, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. Epert noted that the original alignment for the Good Ranch had Dean Avenue going through Ranch Road. There are residents in the vicinity currently, and it is not feasible to have them be moved nor something the City would want to pursue. The previous application of "Dean Ave. Extension ROW 2nd Plat - Final Plat" was approved on August 28, 2023 which revised the road alignment. Dean Avenue shows a connection to 195th Street without the use of Ranch Rd. or disruption to the current residents. The request submitted was for the dedication of additional ROW and to add a Utility Easement. The City received a grant that will help with improvements to 195th Street, however, the requested ROW and U/E are necessary for the improvements to be done. Mr. Epert recommends the Planning &

Zoning Commission accept the submitted findings of fact and forward the case to the City Council with a recommendation of approval.

Motion by Commissioner Urquilla, seconded by Commissioner Petermann, to forward Case #24006, 195th Street Right-of-Way and Utility Easement Final Plat to the City Council with a recommendation of approval subject to the one condition as outlined in the Staff Report.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

Attorney Mandy Marshall gave an update on the most recent City Council meeting since the Commission last met.

9. Staff Report

Mr. Eppert gave the Staff Report, noting that there will not be a meeting on July 2nd, but there will be a meeting on July 16th for a Conditional Use Permit for signage at Chick-Fil-A. The 4th of July celebration, Spirit of America, will take place at Rec Park on June 28th.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Bowie thanked Staff, and wished everyone a happy 4th.

Commissioner Petermann thanked Staff and wished everyone a happy 4th of July.

Commissioner Faulkner thanked Staff.

Commissioner Fizer thanked Staff and noted that the Raymore mural at Harmon Tire is complete.

Commissioner Smith thanked Staff and hoped everyone stayed safe for the 4th.

Commissioner Urquilla apologized for his absence at the last meeting, and wished everyone a happy and safe 4th of July.

Chairman Wiggins mentioned the HTeaO ribbon cutting, have a happy and safe 4th of July.

Mayor Turnbow mentioned that for the 20th year in a row, Raymore was recognized with excellence for budgeting.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, to adjourn the June 18, 2024 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The June 18, 2024 meeting adjourned at 6:13pm.

Respectfully submitted,
Emily Jordan

Chick-Fil-A - CONDITIONAL USE PERMIT FOR SIGNAGE

APPLICANT -

Property Owner: Realty Income Corporation
Applicant: Chick-Fil-A

PROJECT LOCATION REQUESTED ACTION

1920 W. Foxwood Dr. Conditional Use Permit

PROJECT NARRATIVE

The request is for a Conditional Use Permit to install one (1) additional Wall Sign as the UDC allows for a total of 3 wall signs on a commercial building in a "C-2" General Commercial District and to install one (1) monument sign that is proposed to exceed the maximum allotted size of 32 square feet.



ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"C-2" General Commercial District

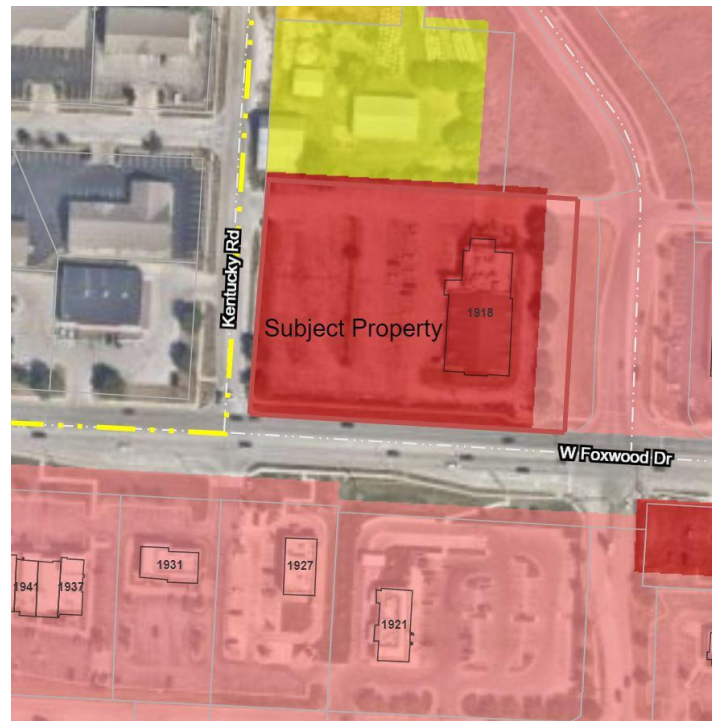
SURROUNDING ZONING & LAND USE

North: "R-1" Single-Family Residential District

South: "C-3" Regional Commercial District

East: "C-3" Regional Commercial District

West: City of Belton



TOTAL TRACT SIZE

2.22 Acres

INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Public Hearing Notice	- June 19, 2024 North Cass Herald - July 24, 2024 North Cass Herald

PAST PLANNING ACTIONS -

1. The subject property was initially built as a Ryan's Steakhouse. The initial site plan for Ryan's Restaurant was approved by the City in 1995.
2. On March 13, 2024, the Board of Zoning Adjustment unanimously approved a variance request to allow for two (2) drive-thru canopies to project into the 30' front yard setback, on both Kentucky Road and 58 Highway.
3. On March 19, 2024, the Planning and Zoning Commission unanimously approved the Chick-Fil-A Site Plan.
4. On April 10, 2024, the Board of Zoning Adjustment unanimously approved another variance request to allow a trash enclosure to be located within the required 5' rear yard setback, also allowing light levels to exceed 30.0 foot candles under the drive-thru canopies and finally for the required landscaping to fall below the 20% requirement for commercial uses.

STAFF COMMENTS -

PLANNING AND ZONING

- Section 435.100 **Conditional Use Permit**
 - A request to install a sign that is not allowed by this chapter or a request to install a sign that is not in conformance with the standards of this chapter may be filed as a Conditional Use Permit in accordance with Section 470.030.
- A total of four (4) wall signs are being proposed. In accordance with the Unified Development Code, only three (3) wall signs are permitted per business. The applicant is also requesting to install one (1) monument sign which exceeds the 32 square foot requirement. Lots with two street frontages are allowed two (2)

monument signs, while the applicant has elected to construct one (1) monument sign.

- Section 435.050 **Sign Types Permitted** is shown below, the highlighted sections outline the sign code requirements as it pertains to the request.

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
C-2, C-3, BP, M-1 and M-2	Monument Sign	Individual building with 1 tenant	1 per street frontage	32	6	direct or indirect	See also Section 435.060D
		Individual building 2-4 tenants	1 per street frontage	48	6	direct or indirect	See also Section 435.060D
		Shopping center under 100,000 square feet	1 per street frontage	80	15	direct or indirect	See also Section 435.060D
		Shopping center 100,000 square feet or more	1 per street frontage	300	30	direct or indirect	See also Section 435.060D
	Monument or Ground	Billboard on lot under 2 ac	1 per street frontage	32	6	direct or indirect	See also Section 435.060D & E
		Billboard on lot 2-5 ac	1 per street frontage	48	6	direct or indirect	See also Section 435.060D & E
		Billboard on lot greater than 5 ac	1 per street frontage	80	15	direct or indirect	See also Section 435.060D & E
	Wall		3 per establishment plus 1 under canopy	10% of facade area	n/a	direct or indirect	See also Section 435.060A, B, C
	Temporary Event	Noncommercial Message	1 per establishment per street frontage for each event, issue, candidate or belief	32	6	not permitted	See Section 435.070
		Commercial Message	1 per establishment per street frontage				

- (10) Conditional Use Permits have been issued for the following properties regarding signs:
 - Smith Brothers Hardware; 213 N. Madison Street; allowed a pole sign; 8/22/05
 - Raymore Galleria Shopping Center; 58 Highway entrance; allowed to increase width of monument sign; 8/22/05
 - Pizza Hut; 2023 W. Foxwood Drive; allowed 2 additional wall signs; 11/13/00
 - McDonald's; 1120 W. Foxwood Drive; allowed a pole sign; 9/25/96
 - Walgreens; 1214 W. Foxwood Drive; allowed 5 additional wall signs; 3/12/07
 - CVS; 1215 W. Foxwood Drive; allowed 4 additional wall signs; 3/10/08
 - Cass County Public Water Supply District; 195th Street water tower; allowed sign to be installed on water tower; 1/23/12
 - Casey's; 234 N. Madison Street; allowed one additional wall sign and additional 4 square feet on monument sign; 5/10/04
 - Casey's; 901 E. Walnut Street; allowed one additional wall sign and additional 4 square feet on monument sign; 8/23/04.
 - Steak 'n Shake; 1905 W. Foxwood Dr; allowed 7 additional wall signs and increased the allowable sign copy area by 104 square feet; 8/13/12

ALIGNMENT WITH COMPREHENSIVE PLAN -

The future land use map within the growth management plan identifies the subject area as appropriate for commercial use. The proposed Chick-Fil-A is considered a permitted use within the "C-2" General Commercial District.

ECONOMIC DEVELOPMENT IMPACT -

The redevelopment of this site will give new purpose to a blighted, underutilized tract of land at a highly visible intersection. Chick-Fil-A will generate additional revenues for the City, bring customers from neighboring cities and increase traffic to nearby businesses. Additionally, we anticipate more development in the surrounding area of the Raymore Gateway to the north will follow once the site is redeveloped.

FINDINGS OF FACT -

Under 470.030(E) of the Unified Development Code, the Planning and Zoning Commission and City Council are directed to make findings of fact taking into consideration the following in the deliberation of a Conditional Use Permit request:

1. The size of the sign is appropriate for the property;

Regarding the wall signs, the largest proposed wall sign occupies 3.8% of the building facade. The current code allows for a maximum of 10% coverage of the facade area. The wall signs are very limited in size and do not dominate or overshadow the architectural features of the building.

The proposed monument sign shows an overall size of 50 square feet which is a 56% increase from the maximum allowed size (32 sq ft.) for 1 monument sign in a "C-2" General Commercial District. However, the code allows for two monument signs to be constructed on the subject property since 1 sign is allowed per street frontage. Since the code would allow for two monument signs to be constructed at a maximum size of 32 square feet each the proposed monument sign is less than the allot maximum size for two signs. The code also requires the monument sign to be setback a minimum of 5' from the property lines which the proposed sign does comply with. If approved, the monument sign is required to be located outside of the sight-vision triangle. Given the proposed location being at the intersection of 58 Hwy and Kentucky which has a high volume of traffic, the sign will need to have supporting documentation showing that it will not impede visibility for vehicular traffic when submitting for sign permits.

2. The location selected for the sign does not interfere with the visibility of any conforming signs installed on adjacent property;

The additional wall sign will not interfere with the visibility of any signs that are installed on any adjacent property. The proposed location of the monument sign is at the northeast corner of 58 Hwy and Kentucky Rd. The nearest sign is located approximately 100' away (immediately west) at Advance Auto Parts which is located in the City Limits of Belton. The proposed monument sign will not interfere with the existing monument sign that is located at the Advance Auto Parts store. There is also an existing monument sign that is associated with China Star but it will be removed as part of the redevelopment of the subject property.

3. The number of signs requested for the property is appropriate;

The number of wall signs requested for the property does not comply with the UDC. However, the applicant is proposing 1 wall sign per building elevation which will still allow a lot of the building features and architecture to be visible. No wall sign is larger than 3.8% of the building facade area, which the UDC allows for a maximum of 10% coverage. The UDC also allows for 1 under canopy sign which the applicant could do by right but makes more sense to install the wall sign above the canopy in this case. The UDC also allows for two monument signs for a corner lot (1 per street frontage) and the applicant is requesting 1 monument sign, which the overall size (50 square feet) of the proposed monument sign is less than what is the permitted maximum size (64 square feet) for two monument signs.

4. Whether there is a condition unique to the property, such as topography, line-of-sight, natural features, or other factor that necessitates that the conditional use be granted so the sign will be visible;

The only unique condition that exists on the subject site is a fairly mature tree that is located in the same vicinity (northeast corner of 58 Hwy and Kentucky Rd.) as the proposed monument sign that could be a sight vision issue in itself which has existed for years.

5. Whether the sign, due to its height, size, or total number of signs on the property will have a significant impact on the general welfare of the neighborhood or community;

The additional wall sign and the proposed monument sign will not have a significant negative impact on the general welfare of the surrounding area as it is primarily commercial in nature already, nor would the request have a significant negative impact on the community as a whole. The subject property is part of a bigger plan for redevelopment which could create at least one more additional lot (2 lots in total). If both lots develop in the future as corner lots they would each be able to have two monument signs total 4 for this site. The applicant is proposing to construct 1 monument sign that will limit the clutter of signage while still complying with the sight triangle requirements so as not to impede visibility for vehicular traffic.

6. Whether the sign is compatible with the general character of the surrounding property.

The proposed signage is compatible with the general character of the surrounding properties. Directly south is a large commercial district with several buildings which utilize signage to be able to direct patrons to their business.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	July 16, 2024
City Council	Review & Approval/Denial	August 12, 2024 August 26, 2024

STAFF RECOMMENDATIONS -

City Staff has reviewed the request and determined that the proposed additional wall sign as well as the monument sign that exceeds the maximum allotted square footage is a reasonable request. The subject property is located on a Major Arterial road and is a prime commercial corridor that is well established. Adequate signage is an important element for a business that is dependent on vehicular traffic. The UDC would allow the applicant to install (2) monument signs which could total 64 square feet of signage. However, the applicant's preference is to reduce the total number of signs on the site by installing a singular monument. As a result the request is to increase the size of the monument sign sign.

Therefore, staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case #24007 Chick-Fil-A - Conditional Use Permit (Signs) to the City Council with a recommendation of approval subject to the following (1) condition:

1. Sign permits must be obtained prior to the installation of any signs.

PROJECT ATTACHMENTS -

1. Staff Report - Site Photos
2. Sign Proofs

Chick-Fil-A - CONDITIONAL USE PERMIT FOR SIGNAGE



View looking north from Panda Express.



View looking west from Firestone.

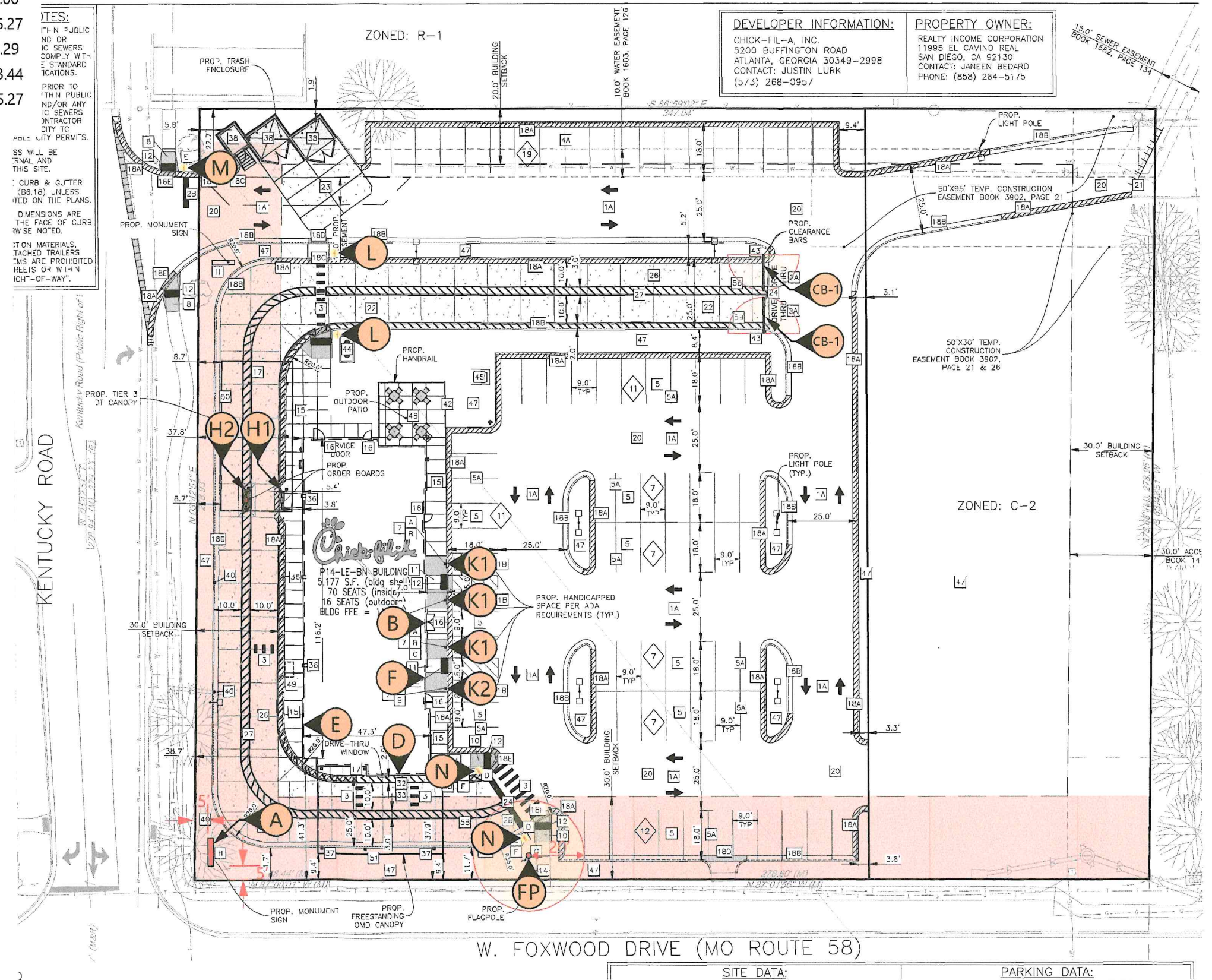


View looking south from the north property line.



View looking east from Advanced Auto Parts (Belton).

Item	Description	Qty
K1	DOT - Handicapped Parking	3
K2	DOT - Handicapped Parking (Van)	1
L	DOT - Pedestrian Sign	2
M	DOT - Stop (30")	1
N	DOT - Stop / Do Not Enter	2
H1-H2	Menu Board (Lane 1 and 2)	2
CB-1	Clearance Bar (single) 13.00'	2
FP	Flag pole (50')	1



SITE PLAN

DRAWING FILE - CFA - RAYMORE, MO SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	October 12, 2021
REVISION DATE	March 5, 2024

STORE NUMBER	STORE ADDRESS
L04604	Chick- ^o -I-A at Raymore, MO 1920 W. Foxwood Drive Raymore, MO 64083

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SITE PLAN

SPECIFICATIONS

SIGN CABINET IS SIGN COMP #2005 EXTRUDED CABINET WITH A SIGN COMP # 2085/2095 BLEED FLEX FACE FRAME
CABINET IS INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS, SPACED EVENLY. PAINT INTERIOR OF CABINETS MATTE WHITE.
CLOSED SUNDAY PANEL (IF SHOWN)
IS .125" ALUM. ROUTED FACE BACKED ACRYLIC.

READER BOARD CABINET (IF SHOWN)
.125" ALUM. FACE PANEL WITH ROUTED OPENING FOR READER BOARD AND COPY READING "CLOSED SUNDAY"
APERCU SENTENCE CASE BOLD.
HINGED VANDAL COVER FRAME WITH 187" THICK CLEAR POLYCARBONATE FACE WITH INSET .125" #7328 WHITE.
READER FACE WITH ZIP TRACK TO ACCOMMODATE WAGNER ZIPLETTER SET THAT INCLUDES FRANKLIN GOTHIC EXTRA CONDENSED UPPERCASE LETTER SET OF 334 CHARACTERS WITH PUNCTUATION MARKS.

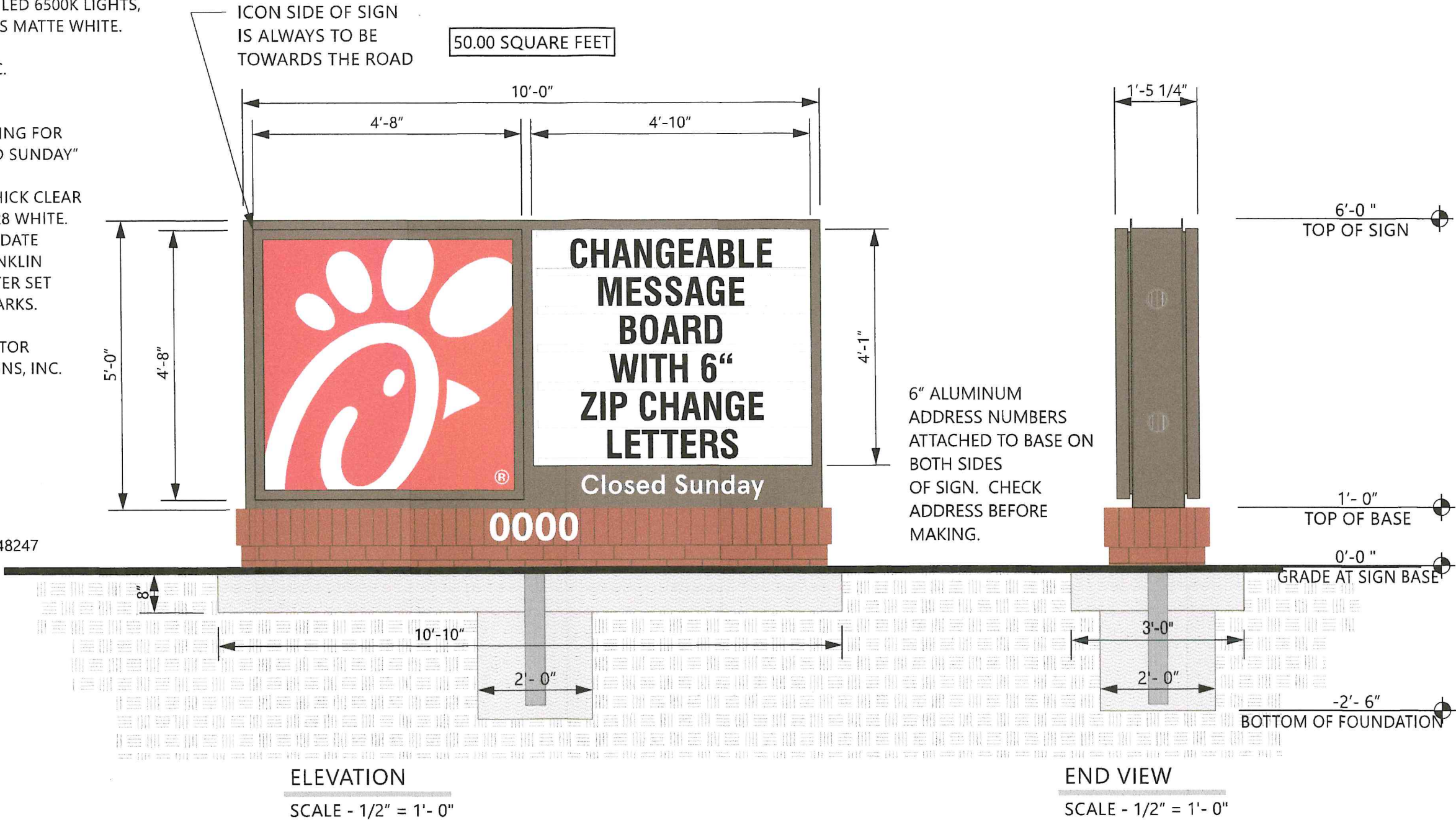
MASONRY WORK BY THE GENERAL CONTRACTOR
FOUNDATION IS FURNISHED BY CLAYTON SIGNS, INC.

3M #3630-53 TRANSLUCENT CARDINAL RED TENSION FRAME COVER TO BE PAINTED
GENESIS M SINGLE STAGE (G2-SERIES) RED #48247

WHITE BLEED 3M PANOGRAPHIC III FLEX FACE
W/ .125" #7328 WHITE PLEX

PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS

MASONRY TO MATCH BUILDING



SEE ENGINEER STAMPED DRAWING FOR FOUNDATION DETAILS



DOUBLE FACED CABINET



LED'S GENWOSP6-71K-DOUBLE SIDED
POWER SUPPLY
GEPS24-24V POWER SUPPLY



WET LOCATION

CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) WIRE NUTS OF THE POWER SUPPLY USING 18-14 AWG THIN ON WIRE CONNECTIONS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

MONUMENT SIGN

DRAWING FILE - CFA - RAYMORE, MO SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE October 12, 2021
REVISION DATE March 5, 2024

STORE NUMBER	STORE ADDRESS
L04604	Chick-fil-A at Raymore, MO 1920 W. Foxwood Drive Raymore, MO 64083

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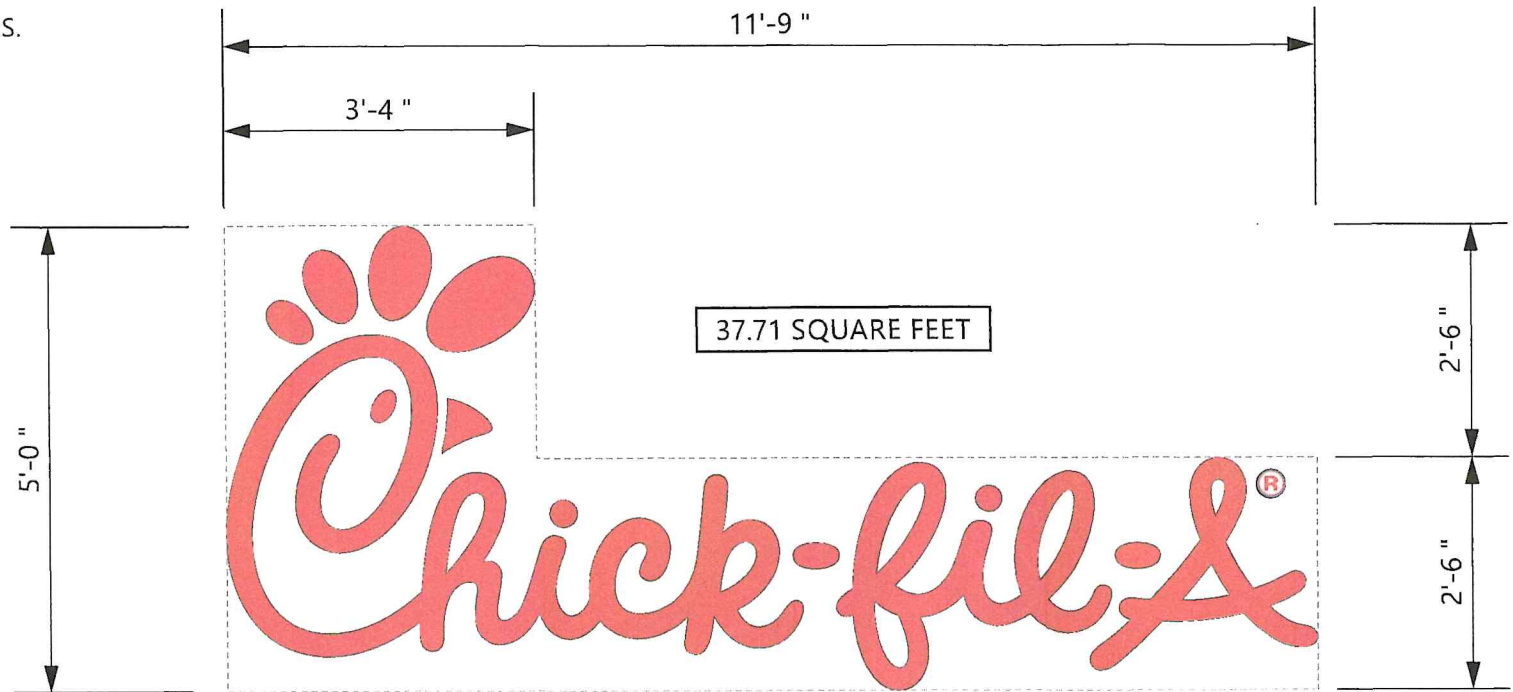
LOCATION
A

SPECIFICATIONS

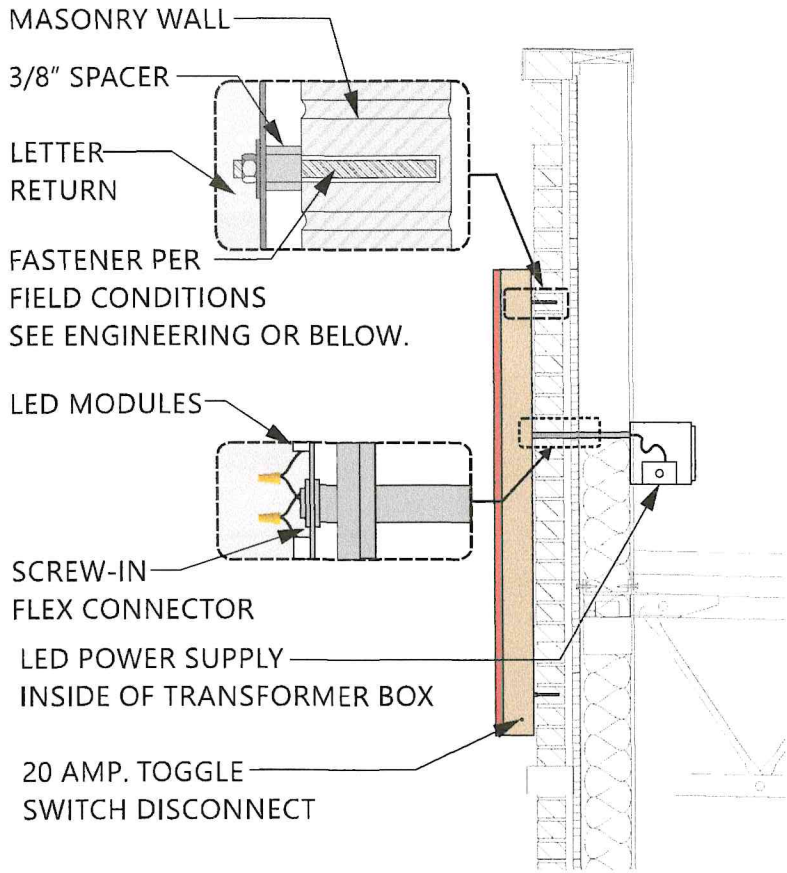
CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP

ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION
SCALE - 1/2" = 1'- 0"



FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION
SCALE - 1/2" = 1'- 0"

	CHANNEL LETTERS (RED ILLUMINATION)	WET LOCATION
LED's JTSLS016R-0.4 RED LED POWER SUPPLY BL-120-12-60 POWER SUPPLY		
CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY (GREEN) WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.		
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		



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LED-ILLUMINATED
CHANNEL LETTERS

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SIGNS ARE
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DRAWN BY Ben Holliday
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LOCATION
B,C,E

SPECIFICATIONS

FLAT CUT-OUT ALUMINUM LETTERS, 1/2" THICK, PIN-MOUNTED TO WALL.

COLORS



MATTHEWS PAINT
EQUUS BRONZE METALLIC
MP20181



ELEVATION
SCALE - 1" = 1'- 0"

FONTS -
APERCU BOLD
CAEGILIA COM 85 HEAVY



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Lake City, GA 30260
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WELCOME WALL SIGN
DIMENSIONAL GRAPHICS

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LOCATION
F

MONTHLY DEPARTMENT REPORT JUNE 2024

BUILDING PERMIT & INSPECTION ACTIVITY -

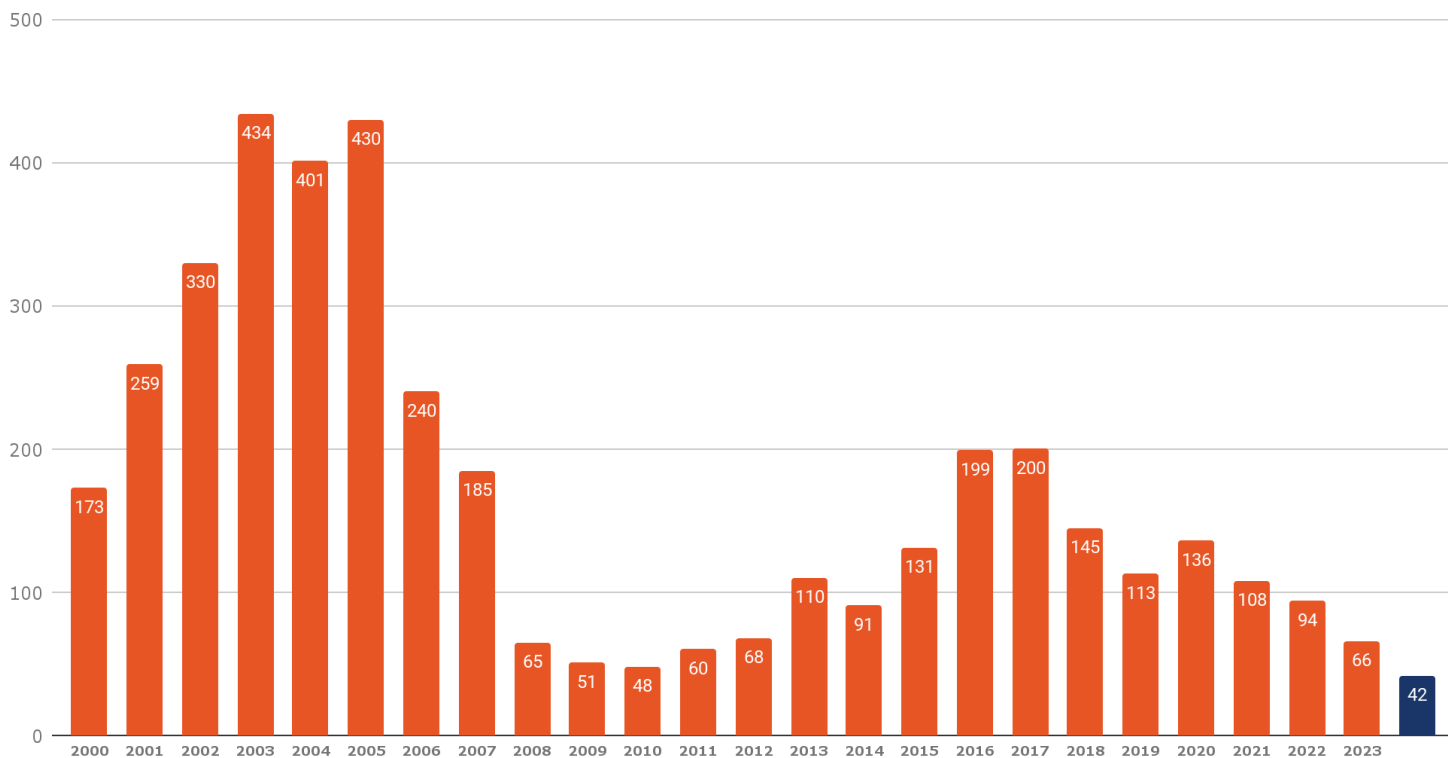
TYPE OF PERMIT	JUN 2024	2024 YTD	2023 YTD	2023 TOTAL
Detached Single-Family Residential	12	42	27	71
Attached Single-Family Residential	0	32	58	110
Multi-Family Residential (apartment)	0	9	0	0
Miscellaneous Residential (deck; roof)	58	387	368	753
Commercial - New, Additions, Alterations	1	11	15	27
Sign Permits	5	36	36	64
BUILDING INSPECTIONS	JUN 2024	2024 YTD	2023 YTD	2023 TOTAL
Total No. of Inspections	417	2,438	2,830	5,514
Residential Inspections	371	1,687	1,295	2,836
Commercial Inspections	46	751	1,535	2,678
INVESTMENT	JUN 2024	2024 YTD	2023 YTD	2023 TOTAL
Total Residential Permit Valuation	\$5,044,200	\$22,462,090.00	\$22,004,500	\$47,930,930
Total Commercial Permit Valuation	\$3,337,100	\$15,096,615.00	\$34,404,900	\$40,675,232

BUILDING CONSTRUCTION ACTIVITY -

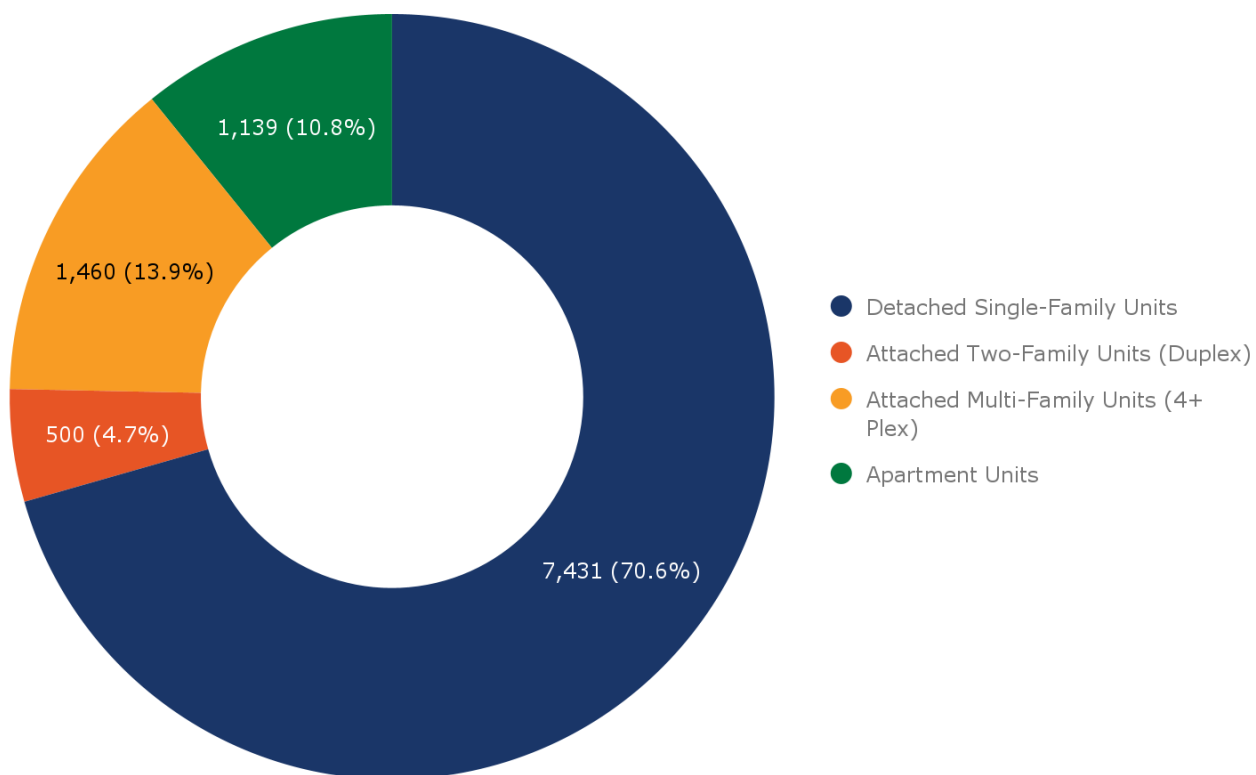
- Site-grading for the multi-tenant building located at [1830-1832 W. Foxwood Drive](#) continues. Excavation in preparation for building footings and foundation is nearing completion.
- Site work continues at the Park Side community pool and clubhouse, located south of 163rd Street and Reed Drive, as well as the 163rd Street road extension.
- Construction of the Ridgeview Estates project located at Lucy Webb and Dean, is nearing completion.
- Land Disturbance permits were approved for the development of the Chick Fil A project located at Kentucky Road and 58 Highway. Site grading and asphalt removal should commence soon.

BUILDING PERMIT TRENDS AND HOUSING UNIT INVENTORY -

Single Family Housing Permit Trends 2000-2024



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	JUN 2024	2024 YTD	2023 YTD	2023 TOTAL
Code Enforcement Cases Opened	73	396	377	682
<i>Notices Mailed</i>		0		
-Tall Grass/Weeds	20	84	70	131
- Inoperable Vehicles	12	141	145	230
- Junk/Trash/Debris in Yard	10	60	63	125
- Object placed in right-of-way	1	4	9	19
- Parking of vehicles in front yard	7	18	13	31
- Exterior home maintenance	17	50	41	76
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	7	25	29	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	3	4	5
Signs in right-of-way removed	86	337	279	628
Violations abated by Code Officer	4	25	27	55

PLANNING AND ZONING ACTIVITY -

CURRENT PROJECTS -

- Comprehensive Plan
- Informational Brochure Updates
- 195th Street ROW
- Chick Fil A Signage Conditional Use Permit
- Southtown Storage Site Plan Amendment/Expansion

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

JUNE 4, 2024 PLANNING AND ZONING COMMISSION -

- Creekside Ranch Final Plat, Lots 1-23, recommended approval

JUNE 10, 2024 CITY COUNCIL MEETING -

- 1st Reading - Creekside Ranch Final Plat, Lots 1-23, approval

JUNE 12, 2024 BOARD OF ZONING ADJUSTMENT (BZA) MEETING -

- 411 S. Pelham Path Fence Variance (public hearing), approval

JUNE 18, 2024 PLANNING AND ZONING COMMISSION -

- 195th Street Right-of-Way Plat, recommended approval

JUNE 24, 2024 CITY COUNCIL MEETING -

- 2nd Reading - Creekside Ranch Final Plat, Lots 1-23, approved
- 1st Reading - 195th Street ROW Plat & Dedication, approval

UPCOMING MEETINGS - JUNE

JULY 2, 2024 PLANNING AND ZONING COMMISSION -

- Meeting Canceled

JULY 8, 2024 CITY COUNCIL MEETING -

- 2nd Reading - 195th Street ROW Plat & Dedication

JULY 16, 2024 PLANNING AND ZONING COMMISSION -

- Chick Fil A Signage Conditional Use Permit (public hearing)

JUNE 22, 2024 CITY COUNCIL MEETING -

- No Development Services items scheduled

MAY DEPARTMENT ACTIVITY & EVENTS - JUNE

- Development Services staff attended a pre-bid meeting for the Dean Avenue South Extension and 195th Street widening projects, both being completed as part of the Raymore Commerce Center South development, in conjunction with the Governor's Transportation Cost Share program with MODOT.
- Development Services Director David Gress attended the Raymore-Peculiar Sunrise Optimist Club meeting to provide information about ongoing projects in the city.
- The Planning and Zoning Commission met on Tuesday, June 4, and reviewed a final plat application for the [Creekside Ranch](#) subdivision, a 23-lot large acreage subdivision located at the northeast corner of Gore Road and Kurzweil Road. The Commission provided a recommendation of approval to the City Council.
- Economic Development Director Jordan Lea attended the planning committee meeting for the upcoming Cass County Childcare Summit.
- Economic Development Director Jordan Lea participated in a webinar hosted by United WE titled Research Release - Nationwide Survey of Childcare Needs of Women Business Owners.
- Mayor Turnbow, Councilmembers and City staff attended the ribbon cutting for [The Depot apartment community](#). The Depot offers a variety of floor plans with fantastic amenities. The complex is located at 101 Dean Avenue by Sam's Club.



- Economic Development Director Jordan Lea attended the Regional Workforce Intelligence Meeting hosted by Mid-America Regional Council (MARC).
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the ribbon cutting for [Always Chic Salon and Suites](#). Congratulations to Always Chic on expanding and reinvesting in the community! The salon is located at 205 N. Madison Street.
- City Planner Dylan Eppert graduated from the University of Kansas Emerging Leaders Academy.
- City Planner Dylan Eppert conducted a final walk through for the Ridgeview Estates senior living project.
- The Board of Zoning Adjustment met on June 12 to review a fence variance request located at 411 S. Pelham Path. The request was to construct a 6' privacy fence within the required front yard setback. The Board of Zoning Adjustment approved the variance request 5-0.
- The Raymore City Council reviewed a final plat application for the [Creekside Ranch](#) subdivision, a 23-lot large acreage subdivision located at the northeast corner of Gore Road and Kurzweil Road. The City Council approved the final plat request on 1st Reading.
- Economic Development Director Jordan Lea attended the planning committee meeting for the upcoming Cass County Childcare Summit.
- Economic Development Director Jordan Lea attended Heartland Certified Public Manager Program presented by the University of Kansas Public Management Center.
- Economic Development Director Jordan Lea attended the Cass County Coalition of Chambers monthly luncheon.
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the Raymore Chamber of Commerce monthly coffee and conversations at Community Bank of Raymore.
- Economic Development Director Jordan Lea attended the International Economic Development Council's Future Forum conference.
- Elected officials and City staff attended the ribbon cutting ceremony for [HTeaO](#). HTeaO offers 26 different flavors of fresh brewed iced tea daily. It is located at 705 W Foxwood Drive. Make sure to stop in!



- Economic Development Director Jordan Lea and Development Services Director David Gress attended the Raymore Chamber of Commerce monthly board meeting.
- Development Services staff met to prepare a presentation of the draft Raymore Blueprint 2045 Comprehensive Plan to the City Council at their July 1 Work Session.
- Development Services staff met with Engineering staff to review the issuance of building permits and certificates of occupancy for construction projects in the city.
- The regular meeting of the Planning and Zoning Commission scheduled for July 2 was canceled due to lack of business.
- Staff mailed notices for a [Conditional Use Permit request](#) for the [Chick Fil A project](#) located at the northeast corner of 58 Highway and Kentucky Road. The request will allow for additional signage to be located at the site. The Planning and Zoning Commission will review the request at their **July 16 meeting**.
- Development Services Director David Gress attended the monthly Chamber of Commerce Luncheon. Presiding Commissioner Bob Huston provided a State of the County presentation to the membership.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's Annual Conference.
- Economic Development Director Jordan Lea was elected as Co-Director for Missouri Economic Development Council's District 3.