



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, September 3, 2024
6:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Personal Appearances**
- 5. Consent Agenda**
 - A. Approval of Minutes from the August 20, 2024 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case #24015 FY 2025-2029 Capital Improvement Plan (Public Hearing)
 - B. Case #24014 2024 Annual Review (UDC)
- 8. City Council Report**
- 9. Staff Report**
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

MEETING PROCEDURES

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 20, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: LOREN SHANKS, JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS ERIC BOWIE. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, CITY ATTORNEY JONATHAN ZERR, 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 July 16, 2024 meeting.

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla to approve the Consent Agenda.

Vote on Motion:

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

Motion passed 7-0-1.

6. Unfinished Business - None

7. New Business -

a. Case #24008 - South Town Storage Site Plan

Bill Breit, owner of South Town Storage, came to the podium to give an overview of the request, noting that he concurs with Staff's findings of facts and recommendation.

City Planner Dylan Eppert 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. Eppert noted that the request is for approval for phase one of the proposed development, and that South Town Storage would be required to come back before the Commission for approval for phase two. The Unified Development Code requires 20% of the site to be landscaped and the applicant has provided 19%. The reduction in landscaping would be approved by Staff using an administrative adjustment. Mr. Eppert noted that this is a site plan amendment. Staff recommends approval of the Case.

Commissioner Urquilla asked if Staff was going to make the landscaping adjustment using the administrative adjustments for this Case, or if it were possible but not taking place.

Mr. Eppert responded that yes, Staff will be making an administrative adjustment to the site plan for the landscaping reduction.

Commissioner Urquilla asked about renderings for the proposed buildings.

Mr. Eppert noted that there are renderings in the packet, and the phase two site plan amendment will have further renderings of the buildings.

Commissioner Faulkner noted that the case numbers on the bottom of the page in the packet need to be corrected, and inquired about some abbreviations on the site plan map that were not labeled.

Motion by Commissioner Urquilla seconded by Commissioner Smith, to approve Case #24008, South Town Storage Site Plan with the 13 conditions as outlined in the Staff Report.

Vote on Motion:

Commissioner Bowie	Absent
Commissioner Shanks	Aye
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

City Attorney Jonathan Zerr gave an update on the most recent City Council meetings held since the Commission last met.

9. Staff Report

Mr. Eppert gave the Staff report, highlighting that the next meeting is scheduled for September 3, 2024. There are two items currently including the CIP and the Annual UDC Review.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Shanks thanked Staff.

Commissioner Petermann thanked Staff.

Commissioner Faulkner thanked Staff.

Chairman Wiggins thanked Staff.

Commissioner Fizer thanked Staff.

Commissioner Smith thanked Staff.

Commissioner Urquilla thanked Staff.

Mayor Turnbow had no comment for the evening.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Faulkner, to adjourn the August 20, 2024 Planning and Zoning Commission meeting.

Vote on Motion:

Commissioner Bowie	Absent
Commissioner Shanks	Aye
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 August 20, 2024 meeting adjourned at 6:19pm.

Respectfully submitted,
Emily Jordan

CAPITAL IMPROVEMENT PROGRAM

FOR FISCAL YEAR BEGINNING NOV. 1, 2024



This page intentionally left blank.

ELECTED OFFICIALS, PLANNING COMMISSION & CAPITAL IMPROVEMENT COMMITTEE

Mayor and City Council

Kristofer Turnbow	Mayor
Donald Baker	Ward I
Brian Mills	Ward I
Joseph Burke III	Ward II
Thomas Circo	Ward II
Kevin Barber	Ward III
Jay Holman (Mayor Pro Tem)	Ward III
Sonja Abdelgawad	Ward IV
Tom Engert	Ward IV

Planning & Zoning Commission

Eric Bowie	Ward I
Kelly Fizer, Vice Chair	Ward I
Jim Peterman	Ward II
Mario Urquilla	Ward II
Matthew Wiggins, Chair	Ward III
Jerry Faulkner	Ward III
Loren Shanks	Ward IV
Eric Smith	Ward IV

Capital Improvement Committee

Jim Feuerborn, City Manager
Ryan Murdock, Assistant City Manager

Elisa Williams	Finance Director
David Gress	Development Services Director
Trent Salsbury	Public Works Director
Jim Mayberry	Integrated Technology Systems Director
Nathan Musteen	Parks & Recreation Director
Jordan Lea	Economic Development Director

CITY OF RAYMORE

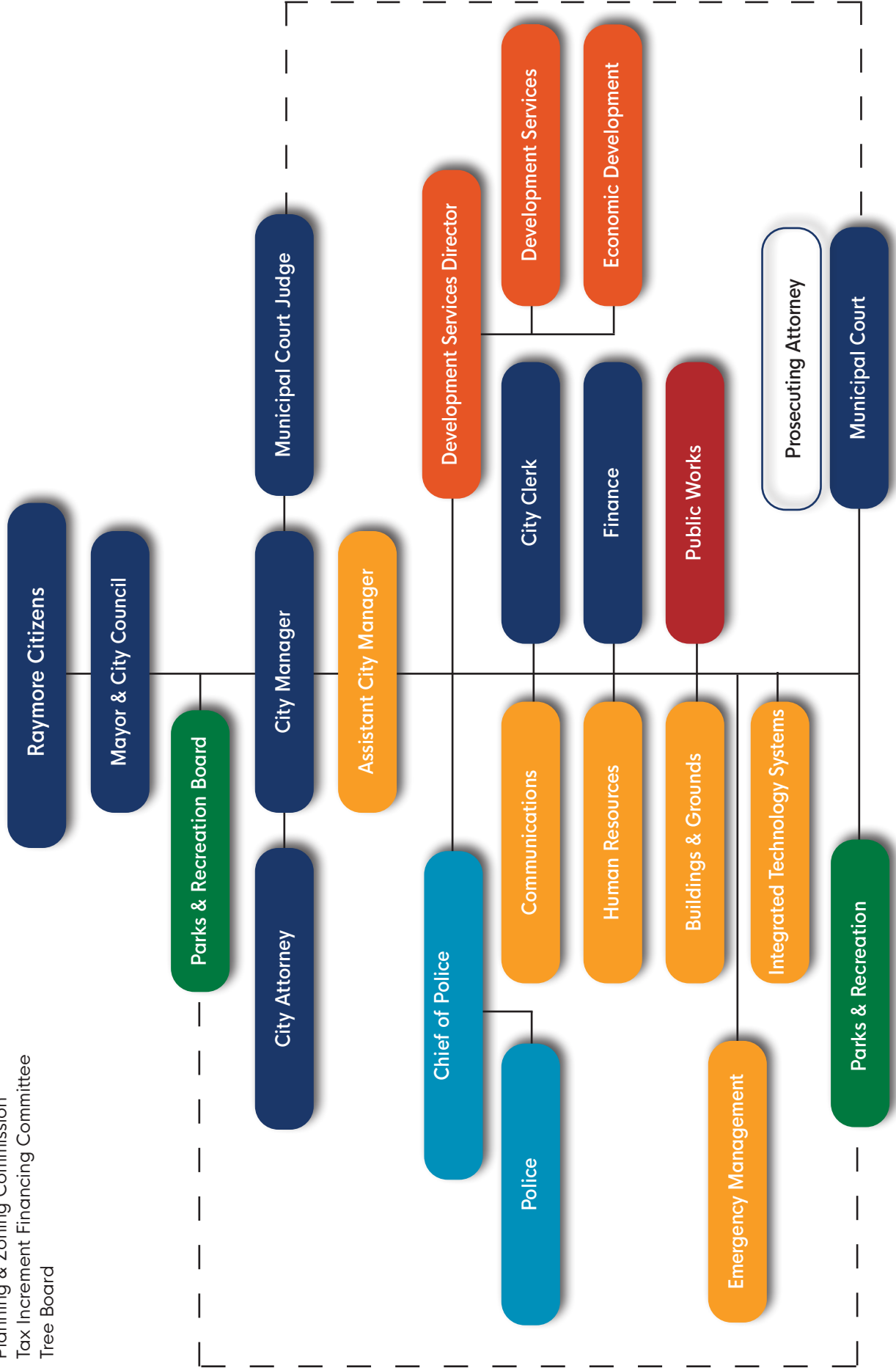


TABLE OF CONTENTS

Elected Officials, Planning Commission & CIP Committee	i
City-wide Organizational Chart	ii
Table of Contents.....	iii
GFOA Distinguished Budget Presentation Award	iv

1. Budget Message

City Manager's Capital Budget Summary & Comments	1
--	---

2. Capital Improvement Program

Program Narrative	5
Excise Tax Project Summary 10-Year Road Plan	9
CIP by Funding Source and Projects: Five-Year Summary	10
Funding Source Summary.....	11
Projects by Funding Source.....	12

3. Buildings & Grounds

Projects by Category and Department	17
Project Descriptions & Graphics	18-27

4. Parks & Recreation

Projects by Category and Department	31
Project Descriptions & Graphics	32-47

5. Sanitary Sewer

Projects by Category and Department	51
Project Descriptions & Graphics	52-57

6. Stormwater

Projects by Category and Department	61
Project Descriptions & Graphics	62-67

7. Transportation

Projects by Category and Department	71
Project Descriptions & Graphics	72-87

8. Water Supply

Projects by Category and Department	91
Project Descriptions & Graphics	92-97



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Raymore
Missouri**

For the Fiscal Year Beginning

November 01, 2023

Christopher P. Morill

Executive Director

CITY OF
RAYMORE
MISSOURI

100 Municipal Circle • Raymore, Mo.
816-331-0488 • www.raymore.com

August 19, 2024

**The Honorable Kristofer Turnbow and
Members of the Raymore City Council**

Dear Mayor Turnbow and Members of Council:

The Adopted Capital Budget for Fiscal Year 2025 and the five-year Capital Improvement Program (CIP) FY 2025 - 2029 are hereby transmitted for Council consideration. The Capital Budget and CIP are designed to further the City Council's goals as established in its:

FY 2025 – 2029 CIP

- *Soon to be adopted Comprehensive Plan with Strategic and Parks Plans*
- *Stormwater Master Plan*
- *Transportation Master Plan*
- *Water System Master Plan*
- *Wastewater System Master Plan*

With these plans in mind the CIP Committee collects project requests submitted by the Department Heads for creation and consideration by the CIP Committee. The CIP Committee, through a series of meetings, develops the project plan for the term of the program. Projects are studied and ranked according to criteria set forth by the Committee. Projects proposed for the CIP are reviewed, evaluated and recommended to the City Manager. The projects accepted by the City Manager are now presented to the City Council for consideration.

REVENUES

The Capital Budget is funded through a number of different operating and capital funds. Some projects may be funded from more than one fund. Some funds are fairly restricted as to what they may be used for and others may be used more broadly. The authorized use of the Capital Fund is explained within the fund narrative. Year-to-year revenues into the capital funds from FY 2024 to FY 2025 in total are anticipated to remain relatively constant.

Sales Taxes: The Transportation Fund (36), Capital Improvement Fund (45), Stormwater Sales Tax Fund (46), and Park Sales Tax Fund (47) obtain as their primary revenue source sales taxes. As stated in the General Fund, estimated FY 2025 revenues are based on current receipts, no loss of business and limited new business coming on line. Within the Parks Sales Tax Fund and the Stormwater Sales Tax Fund the City Council determines each year how to allocate 20% of the revenue from the Park/Stormwater Sales Tax. 40% of the revenue from the half-cent Park/Stormwater Sales Tax is allocated to the Stormwater Sales Tax Fund by law; 40% of the revenue is allocated to the Park Sales Tax Fund by law; and 20% is at the discretion of the Council to allocate. For FY 2025, it is proposed to allocate the discretionary 20% all to the Park Sales Tax Fund to aid with several projects coming up in the next two years, as well as prepare the fund to pay the debt service on the bonding for trails.

Building fees and permits: This is another major component of revenue for certain capital funds including the Park Fee in Lieu Fund (27), Excise Fund (37), Water Connection Fee Fund (52), and Sewer Connection Fee Fund (53). The new residential starts for FY 2025 are estimated at 128 and no new commercial or industrial starts are contemplated in these proposed capital budgets.

Transfers from other funds: A final source of revenue for certain capital funds relies on transfers into them from other funds according to pre-established formulas or funding needs. This allows for a set operational amount to be transferred into the capital fund to avoid spikes in the other funds as needs arise. The two funds that rely on transfers into them are the Building and Equipment Replacement Fund (05) and the Enterprise Capital Maintenance Fund (54). Fund (05) receives a set transfer payment each year of \$100,000 from the Capital Improvement Fund (45), as well as an increasing amount from the Enterprise Fund (50) that this year is recommended to be \$94,542. This transfer is for solid waste and recycling carts. Fund (54) has been receiving \$600,000 each year from the Enterprise Fund (50). It is recommended that this amount be increased to \$750,000 for FY 2025.

PROPOSED FY 2025 CAPITAL BUDGET

The proposed FY 2025 capital budget includes project funding of \$7,753,857 for 27 recommended projects. Immediately following this transmittal message are two project summary sheets showing all of the projects by category and by funding source.

These projects can be found within the capital budget narratives. Each project is listed with project description, justification, budget impact and project cost. Further information can be found within the project detail sheets of the CIP.

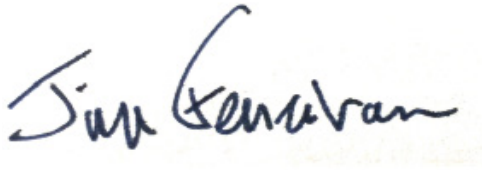
FY 2025 CAPITAL PROJECT SUMMARY

Buildings & Grounds	\$108,563
Parks	\$1,095,000
Sanitary Sewer	\$1,344,137
Stormwater	\$410,600
Transportation	\$4,240,500
Water	\$555,057
Total	\$7,753,857

ACKNOWLEDGMENTS

My sincere thanks go to the department heads and division managers who worked hard to prepare the capital budget, and especially the Capital Improvement Committee. The Acting Public Works Director Trent Salsbury has a major role in putting together data for most of the projects in the capital budget and capital improvement program. Finance Director Elisa Williams put in countless hours of work in working with the CIP Committee, vetting projects and providing estimates and guidance before anything is recommended to the City Manager. My sincere thanks and gratitude go to them for their work.

Respectfully Submitted,

A handwritten signature in dark ink, reading "Jim Feuerborn". The signature is written in a cursive, flowing style. Below the signature, there is a faint, light-colored rectangular stamp or watermark.

Jim Feuerborn, City Manager



CAPITAL IMPROVEMENT PROGRAM FY 2025-2029

Capital improvement programming is a guide allowing the efficient and effective use of public funds on public projects. The result of this improvement programming process is the Capital Improvement Program (CIP), a document published annually that proposes the development, modernization, or replacement of physical public projects over a five-year period. The CIP shows the arrangement of projects in a sequential order based on the schedule of priorities and assigns an estimated cost and anticipated method of financing for each project. The first year of the CIP shows specific funding and reflects projects funded during the regular budget process as the Capital Budget.

Programming capital improvements over time can promote better use of the City's limited resources and assists in the coordination of public and private development. By looking beyond the first year budget and projecting what, where, when, and how capital investments should be made, capital programming enables the City to maintain an effective level of service to the present and future population.

The Capital Improvement Program is a statement of the City's long and short-term capital improvement plans. The short-term element is stated in each year's adopted budget, the Capital Budget. The first year of the adopted CIP is incorporated into the annual operating budget as the Capital Budget. The long-term portion is presented in the City's five-year Capital Improvement Program.

GOALS OF CAPITAL IMPROVEMENT PROGRAM

The goal of the CIP is to establish a system of procedures and priorities by which to evaluate public improvement projects in terms of public safety, public need, the City's Growth Management Plan, project continuity, financial resources, the City Council vision statement, and the strategic goals for the City. The following CIP goals guide the CIP process.

1. Focus attention on and assist in the implementation of established community goals as outlined in the adopted Growth Management Plan
2. Focus attention on and assist in the implementation of the strategic goals established by the City Council
3. Forecast public facilities and improvements that will be needed in the near future
4. Anticipate and project financing needs in order to maximize federal, state, and county funds
5. Balance the needs of future land development areas in the City with the needs of existing developed areas
6. Promote and enhance the economic development of the City of Raymore in a timely manner
7. Balance the need of public improvements and the

present financial capability of the City to provide these improvements

8. Provide improvements in a timely and systematic manner
9. Allow City departments to establish a methodology and priority system to continue providing efficient and effective services
10. Provide an opportunity for citizens and interested parties to voice their requests for community improvement projects

RESPONSIBILITY FOR THE DEVELOPMENT OF THE CIP

The following information summarizes the process used to adopt the CIP and the responsibility of each of the five major groups in that process. The City Charter provides that "The City Manager shall prepare and submit to the Mayor and Council a five (5) year capital program prior to the final date for submission of the budget. The Council by resolution shall adopt the capital program with or without amendment on or before the last day of the month of the current fiscal year."

Capital Improvement Committee — A group of key City staff representatives initiates the CIP process. The staff committee is responsible for establishing an inventory of capital needs within their respective areas, undertaking an evaluation of each project request, describing each proposed project in sufficient detail for others to understand, and, as a group, providing a preliminary ranking of each project relative to the funding cycle.

City Manager — The Capital Improvement Committee's recommendations are forwarded to the City Manager, who reviews the proposed program

for consistency with legal requirements, previous plans, and financial viability. The City Manager then finalizes the recommendations for City Council consideration. Capital projects proposed by the Park Board are passed on to the City Council unchanged as long as they are within the funding amounts available.

Planning & Zoning Commission — The Planning & Zoning Commission has two primary responsibilities in the CIP process. First, the commission ensures that recommendations within the CIP are consistent with the comprehensive plan. Second, the commission takes public comment at a hearing, and serves as a recommending body to the City Council.

Public — Citizens are invited to supply input at all stages of the process, and in particular at the public hearing held by the Planning Commission as well as a second one held by the City Council.

City Council — Finally, the City Council reviews the recommended CIP based upon input from the above groups. This review is usually accomplished in a series of work sessions. A public hearing on the proposed CIP is held by the Council. Finally, the City Council will adopt the Capital Budget as an element of the annual operating budget and endorse the Capital Improvement Program by resolution.

PRIORITIES SETTING

The following criteria is outlined in the Growth Management Plan.

1. Maintenance

- Ordinary: Is this project necessary to improve the quality of life, but is not essential and could be postponed to a later date?
- Continuation: Is this project a continuation of a previous year's ongoing effort and therefore worthy of a higher degree of consideration?
- Imminent: Is this a project that represents some threat to the public health or safety if not undertaken?

2. Redevelopment

- Stabilization of Decline: A project in the original town core, heading toward physical decline, might receive a higher rating than one within a blighted area because it can be seen as eliminating a greater problem before it occurs.
- New Construction: Projects that encourage new construction in older areas of the community are as important, in many instances, as projects in new areas. Consequently, they should be given consideration in the programming process.

3. Public Policy Support

- Growth Management Plan: Projects that serve to implement the goals of the Growth Management Plan should be given immediate consideration.
- Council Goals: Consideration should be given to projects that address adopted Council goals.
- Intergovernmental Considerations: Consideration should be given to projects that encourage intergovernmental cooperation, and/or implement federal or state mandates.
- Geographic Distribution: The CIP should be developed with an eye toward distributing projects in all areas of the city needing attention.
- Timing: It is critical to allow financing for timely projects, such as matching funds for state grants. The CIP process should be

flexible and re-evaluated to accommodate such circumstances; and the availability of such funds should be factored into the rating. Private sector initiatives should be evaluated and supported with public projects so that growth is adequately served.

4. Investment Opportunities

- Term: Consideration should be given to whether the implementation of a project has an immediate impact on the community.
- Characteristics of the Investment: Projects that are calculated to spur economic development should be given a high priority. Care should be taken not to spend public dollars when improvements might be constructed privately in the future, or to undertake projects that might benefit some private parties at the expense of others.
- Leverage: A project that leverages monies from other entities (grants, private investment, special assessments, etc.) might be rated more highly than one which must stand alone; particularly if the "window of opportunity" is small and a program must be taken advantage of immediately.
- Uniqueness and/or Innovation: Some projects represent a unique opportunity to the community. These projects, then, should receive additional consideration.

5. Debt Capacity

- Availability: Clearly the ability of the community to fund improvements must be a consideration. Consequently, a project that utilizes currently budgeted funds should be rated higher than a project that requires a tax bond vote.
- Revenue Source: Some projects may receive a higher rating because of the way they can be funded. For example, a project funded by revenue stream unique to that project may be rated more highly than one that requires general obligation debt. In some instances, some monies are obligated for specific purposes by ordinance, ballot language or bond requirements.

CIP PROJECT COST & TIMING

Proposed project costs are estimates. Near-term project costs, as well as those where design work has been done, are generally the most accurate. The timing of projects is dependent on available funding, administrative capacity, and coordination with other projects when it is beneficial to achieve cost savings and to avoid conflicts.

ORGANIZATION OF THE CIP

The City of Raymore Capital Improvement Program is composed of four major sections.

Section One — Introduction

This section includes narrative information describing the CIP and how it was developed. An overview of the excise tax 10-year road plan is provided in this section. These projects are incorporated into the other sections, but receive detailed treatment here in compliance with the excise tax process.

Section Two – Summary Information

This section provides a summary of projects, including funded amounts by year.

Section Three—Project Detail Sheets

The project detail sheets provide a descriptive narrative of the project, including a detailed breakdown of estimated cost, proposed funding, project description, and justification. The detail sheets in this section are divided into the following areas:

- Buildings & Grounds
- Community Development
- Parks & Recreation
- Sanitary Sewer
- Storm Water
- Transportation
- Water Supply

Section Four—Projects Identified as Future Needs

This section includes a listing of projects identified by department heads. These projects have been identified as future needs of the City, for which no funding source has currently been identified.

CAPITAL FUNDS

Fund Number	Fund
05	BERP Fund
27	Park Fee In-Lieu Fund
36	Transportation Fund
36.38	Transportation GO Bond Funds
37	Excise Tax Fund
45	Capital Improvement Fund
46	Stormwater Sales Tax Fund
47	Park Sales Tax Fund
47.37	Parks GO Bond Funds
52	Water Tap Fund
53	Sewer Connection Fund
54	Enterprise Capital Maintenance Fund

EXCISE TAX PROJECT SUMMARY

10-YEAR ROAD PLAN

The 10-Year Road Plan lays out a plan for the use of funds accumulated in the Excise Tax Fund.

Chapter 605 of the Raymore Municipal Code provides for the collection and administration of the Excise Tax. Section 605.050, Findings, Purpose, Intent and Authority, provides:

- "New growth and development in the City has resulted, and will continue to result, in increased usage, burden and demand on the existing streets of the City, and the need for construction of new streets to add capacity and to complete the street network planned to support full-build-out of the City." [Section 605.050.A.3]
- "The City assumes the responsibility for, and is committed to, raising revenue for the design, construction, reconstruction and repair and maintenance of adequate roads, streets and bridges necessary to serve the population of the City . . . " [Section 605.050.A.4]
- "[The Excise Tax] is for the purpose of raising revenue, the proceeds of which shall be used for streets and related improvements throughout the City, including but not limited to the design, construction, reconstruction and improvements to streets, roads and bridges and related improvements in the City . . . " [605.050.B.1]

While the City Code does provide that the excise tax may be used for repair and maintenance, it has historically been the City's practice to use funds from this source to increase the capacity of the City's road system to cope with the impacts of new development.

In the FY 2015 Budget, the City practice was changed to include maintenance of high volume, large capacity streets as a use for the Excise Tax Funds.

PROPOSED FY 2025 10 YEAR ROAD PLAN

For several years until FY 2012, the 10-Year Road Plan called for the construction of 163rd Street between Foxridge Drive and Kentucky Road in 2020. It has become clear, however, that given the amount of revenue that is raised from this source each year, it will be more than 10 years before sufficient funds are amassed in the Excise Tax Fund. City staff currently estimates that sufficient funds will not be amassed until FY 2027. Accordingly, no major projects are currently listed in the 10-year road plan. In FY 2025, staff is recommending that amount be \$50,000.

Capital Improvement Program by Funding Source and Project - 5 Year Summary

By Fund

	2024-25	2025-26	2026-27	2027-28	2028-29
Building & Equipment Replacement Program (05)					
Server Replacement Program	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
City Hall Cameral Replacement SW Corner	\$ 4,323				
Door Access Controls	\$ 16,534				
Workstation Standardization & Modernization	\$ 42,706				
Public Works Operations Debris Haul Off	\$ 30,000				
Park Fee-in-Lieu Fund (27)					
(no projects scheduled)					
Transportation Fund (36)					
Annual Curb Replacement Program	\$ 674,000	\$ 674,000	\$ 674,000	\$ 674,000	\$ 424,000
Annual Street Preservation Program	\$ 1,098,000	\$ 1,098,000	\$ 1,098,000	\$ 1,098,000	\$ 848,000
Right of Way Infrastructure Repairs	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000
Edgewater 3rd Road Repairs	\$ 615,000				
Transportation GO Bond Fund (36.38)					
(no projects scheduled)					
Excise Tax Fund (37)					
Maintenance of Thoroughfare Routes	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000
Dean Avenue Access Management	\$ 500,000				
Median at Kentucky & 58Hwy	\$ 200,000				
Capital Improvement Fund (45)					
Curb Ramp Repair & Replacement	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500
Baseball Lights Electrical Panel Replacement	\$ 65,000				
Dean Avenue Access Management	\$ 650,000				
Park Street Waterline Replacement	\$ 291,500				
Stormwater Sales Tax Fund (46)					
Annual Curb Replacement Program	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000
Stormwater Culvert Rehabilitation	\$ 100,000	\$ 100,000	\$ 100,000		
Broadmoor and Grandshire Drainage Improvements	\$ 98,600				
Park Sales Tax Fund (47)					
Trails Maintenance	\$ 150,000	\$ 150,000	\$ 150,000		
Hawk Ridge Park Plaza	\$ 530,000				
Dog Park	\$ 350,000				
Park Signage		\$ 80,000			
TB Hanna Station - Station Street			\$ 462,000		
Baseball Concession Stand Renovations				\$ 182,000	
Recreation Park Baseball Complex Scoreboards					
Baseball Shade Structure Replacement				\$ 160,000	
Park GO Bond Fund (47.38)					
(no projects scheduled)					
Water Connection Fee Fund (52)					
(no projects scheduled)					
Sewer Connection Fund (53)					
Owen Good Force Main Replacement	\$ 700,000				
Enterprise Cap. Maint Fund (54)					
Sanitary Sewer Inflow and Infiltration Reduction	\$ 174,137	\$ 178,491	\$ 182,953	\$ 187,527	\$ 192,215
Hydrant Replacement	\$ 189,357	\$ 193,144	\$ 197,007	\$ 200,948	\$ 204,966
Original Town Valve Installation Program	\$ 74,200	\$ 74,200			
Owen Good Generator Transfer Switch Replacement	\$ 110,000				
Owen Good Force Main Replacement	\$ 360,000				
Total Projects by Fiscal Year	\$ 7,753,857	\$ 3,278,335	\$ 3,594,460	\$ 3,232,975	\$ 2,399,681

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

FUNDING SOURCE SUMMARY

Source	FY 25	FY 26	FY 27	FY 28	FY 29	Total
05 - BERP Fund	108,563	15,000	15,000	15,000	15,000	168,563
36 - Transportation Sales Tax Fund	2,546,000	1,931,000	1,931,000	1,931,000	1,431,000	9,770,000
37 - Excise Tax Fund	912,000	212,000	212,000	212,000	212,000	1,760,000
45 - Capital Improvement Sales Tax Fund	1,139,000	132,500	132,500	132,500	132,500	1,669,000
46 - Stormwater Sales Tax Fund	410,600	312,000	312,000	212,000	212,000	1,458,600
47 - Park Sales Tax Fund	1,030,000	230,000	612,000	342,000		2,214,000
53 - Sewer Connection Fund	700,000					700,000
54 - Enterprise Capital Maintenance Fund	907,694	445,835	379,960	388,475	397,181	2,519,145
GRAND TOTAL	7,753,857	3,278,335	3,594,460	3,232,975	2,399,681	20,259,308

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

PROJECTS BY FUNDING SOURCE

Source	Project #	Priority	FY 25	FY 26	FY 27	FY 28	FY 29	Total
05 - BERP Fund								
Server Replacement Program	23-BG-001	2	15,000	15,000	15,000	15,000	15,000	75,000
City Hall Camera Replacement SW Corner	25-BG-001	3	4,323					4,323
Door Access Controls	25-BG-002	1	16,534					16,534
Workstation Standardization & Modernization	25-BG-003	3	42,706					42,706
Public Works Operations Debris Haul Off	25-BG-004	3	30,000					30,000
05 - BERP Fund Total			108,563	15,000	15,000	15,000	15,000	168,563
36 - Transportation Sales Tax Fund								
Annual Curb Replacement Program	09-TRAN-122	2	674,000	674,000	674,000	674,000	424,000	3,120,000
Annual Street Preservation Program	09-TRAN-124	3	1,098,000	1,098,000	1,098,000	1,098,000	848,000	5,240,000
Right of Way Infrastructure Repairs	10-TRAN-117	3	159,000	159,000	159,000	159,000	159,000	795,000
Edgewater 3rd Road Repairs	25-TRAN-001	2	615,000					615,000
36 - Transportation Sales Tax Fund Total			2,546,000	1,931,000	1,931,000	1,931,000	1,431,000	9,770,000
37 - Excise Tax Fund								
Maintenance of Thoroughfare Routes	13-TRAN-001	2	212,000	212,000	212,000	212,000	212,000	1,060,000
58 Hwy Access Modifications At Kentucky Road	20-TRAN-002	2	200,000					200,000
Dean Avenue Access Management	23-TRANS-003	2	500,000					500,000
37 - Excise Tax Fund Total			912,000	212,000	212,000	212,000	212,000	1,760,000
45 - Capital Improvement Sales Tax F								
Curb Ramp Repair & Replacement	22-TRAN-002	2	132,500	132,500	132,500	132,500	132,500	662,500
Dean Avenue Access Management	23-TRANS-003	2	650,000					650,000
Baseball Lights Electrical Panel Replacement	25-PRK-001	1	65,000					65,000
PARK STREET WATERLINE REPLACEMENT	25-WAT-001	2	291,500					291,500
45 - Capital Improvement Sales Tax Fund Total			1,139,000	132,500	132,500	132,500	132,500	1,669,000
46 - Stormwater Sales Tax Fund								
Annual Curb Replacement Program	15-STM-001	2	212,000	212,000	212,000	212,000	212,000	1,060,000
Stormwater Culvert Rehabilitation	22-STM-003	1	100,000	100,000	100,000			300,000
BROADMOOR & GRANDSHIRE DRAINAGE IMPROVEMENTS	25-STM-001	2	98,600					98,600
46 - Stormwater Sales Tax Fund Total			410,600	312,000	312,000	212,000	212,000	1,458,600
47 - Park Sales Tax Fund								
Dog Park	13-PRK-005	3	350,000					350,000
Trails Maintenance Program	23-PK-010	2	150,000	150,000	150,000			450,000

Source	Project #	Priority	FY 25	FY 26	FY 27	FY 28	FY 29	Total
T.B. Hanna Station - Station Street	23-PRK-008	3			462,000			462,000
Baseball Concession Stand Renovations	24-PK-001	3				182,000		182,000
Hawk Ridge Park Plaza - Event Rental Space	24-PK-003	3	530,000					530,000
Park Signage	25-PK-001	4		80,000				80,000
Baseball Shade Structure Replacement	26-PRK-002	3				160,000		160,000
47 - Park Sales Tax Fund Total			1,030,000	230,000	612,000	342,000		2,214,000
53 - Sewer Connection Fund								
Owen Good Force Main Replacement	25-SAN-002	1	700,000					700,000
53 - Sewer Connection Fund Total			700,000					700,000
54 - Enterprise Capital Maintenance								
Sanitary Sewer Inflow & Infiltration Reduction	09-SAN-119	1	174,137	178,491	182,953	187,527	192,215	915,323
Hydrant Replacement	19-WAT-001	1	189,357	193,144	197,007	200,948	204,966	985,422
Original Town Valve Installation Program	23-WAT-002	2	74,200	74,200				148,400
Owen Good Generator Transfer Switch Replacement	25-SAN-001	2	110,000					110,000
Owen Good Force Main Replacement	25-SAN-002	1	360,000					360,000
54 - Enterprise Capital Maintenance Fund Total			907,694	445,835	379,960	388,475	397,181	2,519,145
GRAND TOTAL			7,753,857	3,278,335	3,594,460	3,232,975	2,399,681	20,259,308



This page intentionally left blank.

BUILDINGS & GROUNDS





This page intentionally left blank.

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 25	FY 26	FY 27	FY 28	FY 29	Total
<i>Category</i>							
Buildings and Grounds							
<u>Buildings</u>							
Public Works Operations Debris Haul Off	25-BG-004	30,000					30,000
<i>Sub-Total</i>		30,000					30,000
<u>Buildings Improvements</u>							
Door Access Controls	25-BG-002	16,534					16,534
<i>Sub-Total</i>		16,534					16,534
<u>Equipment: Computers</u>							
Server Replacement Program	23-BG-001	15,000	15,000	15,000	15,000	15,000	75,000
City Hall Camera Replacement SW Corner	25-BG-001	4,323					4,323
Workstation Standardization & Modernization	25-BG-003	42,706					42,706
<i>Sub-Total</i>		62,029	15,000	15,000	15,000	15,000	122,029
Department Total:		108,563	15,000	15,000	15,000	15,000	168,563
GRAND TOTAL		108,563	15,000	15,000	15,000	15,000	168,563

Capital Improvement Program

City of Raymore, Missouri

FY 25 *thru* FY 29

Department Buildings and Grounds

Contact IT Director

Type Equipment

Useful Life 5 years

Category Equipment: Computers

Priority 2 Very Important

Status Active

Total Project Cost: \$105,000

Project # 23-BG-001

Project Name Server Replacement Program

Report Type

Description

This project will move the server replacement program from general funding to the BERP program.

Justification

This project will allow for dedicated funding through the BERP program.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Equip/Vehicles/Furnishings	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
05 - BERP Fund	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Buildings and Grounds
Contact IT Director

Project #	23-BG-001
Project Name	Server Replacement Program



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Buildings and Grounds

Contact IT Director

Type Equipment

Useful Life

Category Equipment: Computers

Priority 3 Important

Status Active

Total Project Cost: \$4,323

Project # 25-BG-001

Project Name City Hall Camera Replacement SW Corner

Report Type

Description

Install a 3-head camera in the southwest corner of the lower-level parking lot at City Hall.

Justification

The project aims to extend surveillance coverage on the lower-level parking lot. Current camera views do not allow us to see this area very well and there have been incidents in this area in the past.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Other	4,323					4,323
Total	4,323					4,323

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
05 - BERP Fund	4,323					4,323
Total	4,323					4,323

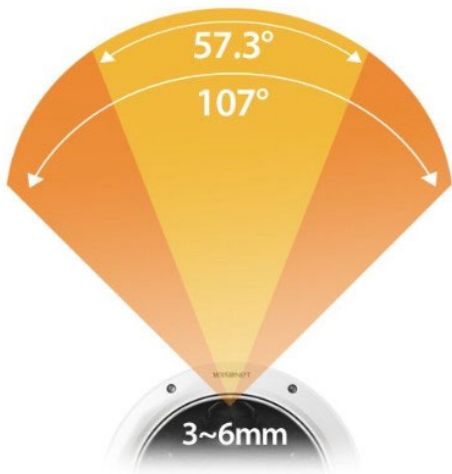
Budget Impact/Other

The quote provided to us listed the cost for furnishing & installation at \$3,930.76. We are adding 10% to this amount (bringing to total to \$4,323) to account for possible inflation of parts and labor.

Project #	25-BG-001
Project Name	City Hall Camera Replacement SW Corner



Max 321° coverage



FoV : 57.3° ~ 107°

Capital Improvement Program

City of Raymore, Missouri

FY 25 *thru* FY 29

Department Buildings and Grounds
Contact IT Director
Type Equipment
Useful Life 5 years
Category Buildings Improvements
Priority 1 Critical
Status Active

Project #	25-BG-002
Project Name	Door Access Controls

Report Type

Description	Total Project Cost: \$16,534
Install access control components at City Hall on the door that leads to the Judge's Chamber / Court Office.	
Install access control components at Centerview on the door that leads to the storage/building control/IT networking room.	

Justification
The door that connects the court office to the judge's chamber is frequently left unlocked posing a potential security risk.
The storage room door at Centerview has no lock on it, allowing unauthorized persons to easily access a room that is filled with expensive A/V and IT networking equipment.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Other	16,534					16,534
Total	16,534					16,534

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
05 - BERP Fund	16,534					16,534
Total	16,534					16,534

Budget Impact/Other
The quote provided to us listed the cost for furnishing & installation at \$15,032. We are adding 10% to this amount (bringing to total to \$16,534) to account for possible inflation of parts and labor.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Buildings and Grounds
Contact IT Director

Project #	25-BG-002
Project Name	Door Access Controls



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Buildings and Grounds

Contact IT Director

Type Equipment

Useful Life

Category Equipment: Computers

Priority 3 Important

Status Active

Total Project Cost: \$42,706

Project # 25-BG-003

Project Name Workstation Standardization & Modernization

Report Type

Description

This project aims to create a standard for the most commonly needed desktop peripherals and to modernize all workstations by implementing these standards and replacing old equipment.

The peripherals we are looking at standardizing/modernizing are the following:

Monitors

Keyboards

Mice

Speakers

Justification

Standardizing these peripherals will allow us to purchase nearly all of our main computer supplies through Dell Technologies, this will provide us with better support for these products and allow us to take advantage of bulk purchase discounts and government pricing.

Additionally modernizing these peripherals will give users a better experience, many workstations are using peripherals that are old or degraded and need to be replaced.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Equip/Vehicles/Furnishings	42,706					42,706
Total	42,706					42,706

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
05 - BERP Fund	42,706					42,706
Total	42,706					42,706

Budget Impact/Other

We estimate the total cost to replace the peripherals for all workstations would be \$42,706.00 if we purchased all the items individually. With bulk discounting, if we purchased everything at once we would be looking at around \$36,000.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Buildings and Grounds
Contact IT Director

Project #	25-BG-003
Project Name	Workstation Standardization & Modernization



Capital Improvement Program

City of Raymore, Missouri

FY 25 *thru* FY 29

Department Buildings and Grounds

Contact Public Works Director

Type Maintenance

Useful Life

Category Buildings

Priority 3 Important

Status Active

Total Project Cost: \$30,000

Project # 25-BG-004

Project Name Public Works Operations Debris Haul Off

Report Type

Description

The 2025 Operations Debris Haul-off project primarily consists of removal of debris from an area that is approximately 23,000 SF. The debris to haul off is primarily dirt, concrete rubble and asphalt debris, but also includes some other miscellaneous materials (no HHW).

Justification

The spoils dump in the back lot at the Public Works Operations building has not been cleaned out in more than 5 years. The area is full and is in need of having everything hauled off. Once the site is cleaned up this initial time, The Public Works Operations Division is planning to do yearly clean up using City Staff.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	30,000					30,000
Total	30,000					30,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
05 - BERP Fund	30,000					30,000
Total	30,000					30,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Buildings and Grounds
Contact Public Works Director

Project #	25-BG-004
Project Name	Public Works Operations Debris Haul Off





This page intentionally left blank.

PARKS & RECREATION





This page intentionally left blank.

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 25	FY 26	FY 27	FY 28	FY 29	Total
Category							
Parks & Recreation							
<u>Park Improvements</u>							
Dog Park	13-PRK-005	350,000					350,000
T.B. Hanna Station - Station Street	23-PRK-008			462,000			462,000
Hawk Ridge Park Plaza - Event Rental Space	24-PK-003	530,000					530,000
Sub-Total		880,000		462,000			1,342,000
<u>Park Maintenance</u>							
Trails Maintenance Program	23-PK-010	150,000	150,000	150,000			450,000
Baseball Concession Stand Renovations	24-PK-001				182,000		182,000
Park Signage	25-PK-001		80,000				80,000
Baseball Lights Electrical Panel Replacement	25-PRK-001	65,000					65,000
Baseball Shade Structure Replacement	26-PRK-002				160,000		160,000
Sub-Total		215,000	230,000	150,000	342,000		937,000
Department Total:		1,095,000	230,000	612,000	342,000		2,279,000
GRAND TOTAL		1,095,000	230,000	612,000	342,000		2,279,000

Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type New Construction
Useful Life 30 years
Category Park Improvements
Priority 3 Important
Status Active

Project #	13-PRK-005
Project Name	Dog Park

Report Type CIP

Total Project Cost: \$453,200

Description

This project involves the construction of fencing, infrastructure and dog park amenities. Includes purchase of amenities, connection to water, construction of double gated fencing, parking lot, walking paths and landscaping.

Justification

The City currently does not have a dog park. Citizens have indicated an interest in adding such an area to the park system. Park land dedication plays a vital role in the location and timing of this project.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	350,000					350,000
Total	350,000					350,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
47 - Park Sales Tax Fund	350,000					350,000
Total	350,000					350,000

Budget Impact/Other

Staff anticipates additional staffing and maintenance costs of \$6,360 per fiscal year. This will provide an additional park as well as make the City more inviting to people to visit or move in to the community.

Budget Items	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Other (Insurance, Utilities)	1,000	1,000	1,000			3,000
Staff Cost	4,800	4,800	4,800			14,400
Supplies/Materials	560	560	560			1,680
Total	6,360	6,360	6,360			19,080

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	13-PRK-005
Project Name	Dog Park



Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation
Contact Parks and Recreation Director
Type Maintenance
Useful Life
Category Park Maintenance
Priority 2 Very Important
Status Active

Project #	23-PK-010
Project Name	Trails Maintenance Program

Report Type

Description	Total Project Cost: \$750,000
BILL 3750: Amendment 4: The Capital Improvement Sales Tax Fund also be amended to include a transfer into the Park Sales Tax Fund of \$150,000 per year in each of the next five years to be used for a trails maintenance program.	

Justification

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	150,000	150,000	150,000			450,000
Total	150,000	150,000	150,000			450,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
47 - Park Sales Tax Fund	150,000	150,000	150,000			450,000
Total	150,000	150,000	150,000			450,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 23-PK-010

Project Name Trails Maintenance Program



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type New Construction
Useful Life
Category Park Improvements
Priority 3 Important
Status Active

Project #	23-PRK-008
Project Name	T.B. Hanna Station - Station Street

Report Type

Description	Total Project Cost: \$462,000
This project involves the construction of three corner entrances at T.B. Hanna Station. Matching the current corner improvements at Olive and Washington Streets, the project will provide a finished look to the entire city block and be an inviting approach for park patrons from all directions, while protecting large mature trees currently at the unfinished corners.	

Justification
At the present time there is only one access to the park from the surrounding streets.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance			462,000			462,000
Total			462,000			462,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
47 - Park Sales Tax Fund			462,000			462,000
Total			462,000			462,000

Budget Impact/Other
No anticipated impact on the operating budget beyond regular maintenance at a minimal cost. Regular maintenance extends the useful life.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 23-PRK-008

Project Name T.B. Hanna Station - Station Street



Capital Improvement Program

City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation
Contact Parks and Recreation Director
Type Maintenance
Useful Life 20 years
Category Park Maintenance
Priority 3 Important
Status Active

Project #	24-PK-001
Project Name	Baseball Concession Stand Renovations

Report Type

Description	Total Project Cost: \$182,000
New roofs on the two concession stands at Recreation Park.	

Justification
The current roofs on the concession stands at Recreation Park were installed in the early 2000's. The colors are faded and in need of painting. The metal roofs are nearing their life expectancy.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance				182,000		182,000
Total				182,000		182,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
47 - Park Sales Tax Fund				182,000		182,000
Total				182,000		182,000

Budget Impact/Other
Minimal maintenance costs are anticipated.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	24-PK-001
Project Name	Baseball Concession Stand Renovations



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type New Construction
Useful Life 20 years
Category Park Improvements
Priority 3 Important
Status Active

Project #	24-PK-003
Project Name	Hawk Ridge Park Plaza - Event Rental Space

Report Type CIP

Description	Total Project Cost: \$530,000
Construction of an event plaza on the east side of Hawk Ridge Park. This will be an additional enhancement to the 2020 No Tax Increase Bond Project approved by voters to build a parking lot and trail connection to the Johnston Lake Loop Trail.	
The project would be used for construction and as matching funding for a grant application for the Land Water Conservation Fund Federal Grant.	

Justification
The Plaza is designed to be the main rental attraction at Hawk Ridge Park to complement the Amphitheater for outdoor events such as concerts, weddings and receptions.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	500,000					500,000
Admin/Inspection	30,000					30,000
Total	530,000					530,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
47 - Park Sales Tax Fund	530,000					530,000
Total	530,000					530,000

Budget Impact/Other
The cost to the City for this project would be \$215,000 and a matching grant from the LWCF will be applied for.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	24-PK-003
Project Name	Hawk Ridge Park Plaza - Event Rental Space



Capital Improvement Program

City of Raymore, Missouri

FY 25 *thru* FY 29

Department

Parks & Recreation

Contact

Parks and Recreation Director

Type

Maintenance

Useful Life

Category

Park Maintenance

Priority

4 Consideration

Status

Active

Project #

25-PK-001

Project Name

Park Signage

Report Type CIP

Description

Total Project Cost: \$80,000

Replace and/or install all new park signage throughout the park system including the trails.

The completion of the Parks and Recreation Master Plan will help identity and further define the scope of work including a better cost estimate.

Justification

Overall park enhancement.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Equip/Vehicles/Furnishings		80,000				80,000
Total		80,000				80,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
47 - Park Sales Tax Fund		80,000				80,000
Total		80,000				80,000

Budget Impact/Other

Project # 25-PK-001

Project Name Park Signage



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type Maintenance
Useful Life
Category Park Maintenance
Priority 1 Critical
Status Active

Project #	25-PRK-001
Project Name	Baseball Lights Electrical Panel Replacement

Report Type

Description	Total Project Cost: \$65,000
This project is to replace the two electric panels in the main area of the baseball/softball complex. They have been in operation since 2001.	

Justification
The aging equipment has reached its life expectancy. When the new scoreboards were installed, it was determined that the electric panels that operate the complex lights require significant work to remain in operation.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Equip/Vehicles/Furnishings	65,000					65,000
Total	65,000					65,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
45 - Capital Improvement Sales Tax Fund	65,000					65,000
Total	65,000					65,000

Budget Impact/Other
No major impact of regular maintenance.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	25-PRK-001
Project Name	Baseball Lights Electrical Panel Replacement



Capital Improvement Program

City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation
Contact Parks and Recreation Director
Type Maintenance
Useful Life 10 years
Category Park Maintenance
Priority 3 Important
Status Active

Project #	26-PRK-002
Project Name	Baseball Shade Structure Replacement

Report Type

Description	Total Project Cost: \$160,000
Replacement of the shade structures at the baseball/softball complex.	

Justification
The shade structures at Recreation Park are showing wear and tear. Some holes have formed and the color is beginning to fade. 2026 will be 10 years since the structures were originally installed. Replacement is needed.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance				160,000		160,000
Total				160,000		160,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
47 - Park Sales Tax Fund				160,000		160,000
Total				160,000		160,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 26-PRK-002

Project Name Baseball Shade Structure Replacement





This page intentionally left blank.

SANITARY SEWER





This page intentionally left blank.

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 25	FY 26	FY 27	FY 28	FY 29	Total
Category							
Sanitary Sewer							
<u>Equipment: PW Equip</u>							
Owen Good Generator Transfer Switch Replacement	25-SAN-001	110,000					110,000
Sub-Total		110,000					110,000
<u>Wastewater</u>							
Sanitary Sewer Inflow & Infiltration Reduction	09-SAN-119	174,137	178,491	182,953	187,527	192,215	915,323
Owen Good Force Main Replacement	25-SAN-002	1,060,000					1,060,000
Sub-Total		1,234,137	178,491	182,953	187,527	192,215	1,975,323
Department Total:		1,344,137	178,491	182,953	187,527	192,215	2,085,323
GRAND TOTAL		1,344,137	178,491	182,953	187,527	192,215	2,085,323

Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Sanitary Sewer
Contact Public Works Director
Type Maintenance
Useful Life 50 years
Category Wastewater
Priority 1 Critical
Status Active

Project #	09-SAN-119
Project Name	Sanitary Sewer Inflow & Infiltration Reduction

Report Type CIP

Total Project Cost: \$3,027,856

Description

This project involves relining of sewer mains, sealing of manholes and other actions to eliminate the infiltration of clean water entering the sanitary sewer system.

Justification

Clean water entering the sanitary sewer system results in increased costs due to the need to have larger pump stations and having pumps run more often than necessary, thereby increasing utility costs. In addition, the increased inflow/infiltration increases treatment costs for treatment by the Little Blue Valley Sewer District (LBVSD). The City has committed to LBVSD to make substantial efforts to reduce inflow and infiltration. The 2004 Sanitary Sewer Master Plan identified areas of significant inflow and infiltration throughout the City. This project will continue the City's longstanding annual program to alleviate inflow and infiltration in identified areas.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	174,137	178,491	182,953	187,527	192,215	915,323
Total	174,137	178,491	182,953	187,527	192,215	915,323

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
54 - Enterprise Capital Maintenance Fund	174,137	178,491	182,953	187,527	192,215	915,323
Total	174,137	178,491	182,953	187,527	192,215	915,323

Budget Impact/Other

A reduction in the flow will result in a decrease in the City's payment for treatment. Staff estimates annual savings of \$30,000. This maintains an overall systemize approach to maximize our maintenance dollars, as well as provide a clean safe sanitary system.

Budget Items	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Maintenance	-30,000	-30,000	-30,000			-90,000
Total	-30,000	-30,000	-30,000			-90,000

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Sanitary Sewer
Contact Public Works Director

Project #	09-SAN-119
Project Name	Sanitary Sewer Inflow & Infiltration Reduction



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Sanitary Sewer
Contact Public Works Director
Type Equipment
Useful Life 15 years
Category Equipment: PW Equip
Priority 2 Very Important
Status Active

Project #	25-SAN-001
Project Name	Owen Good Generator Transfer Switch Replacement

Report Type

Description	Total Project Cost: \$110,000
This Project will replace the switch that transfers the power from the standard power grid to the generator that is on-site at the Owen-Good Lift Station. There will be additional improvements as part of this project that will make the entire lift station operate more reliably, especially during bad weather. As part of the repairs to the transfer switch, the main controller for the generator is going to be replaced so that it can better communicate between the pumps and the generator.	

Justification
Currently, the power supply at the Owen-Good Lift station is not very reliable. There is an issue where the station will partially lose power, but not completely. When this happens the pumps do not run as they should and it can cause damage to the pumps which are being replaced this year. When this happens the generator needs to kick on but cannot because the transfer switch is not functioning correctly. We have worked with a contractor to address this issue and have received a quote for the work. The replacement of the transfer switch and other associated improvements will allow for the Owen-Good Lift station to fully operate at all times.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Equip/Vehicles/Furnishings	110,000					110,000
Total	110,000					110,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
54 - Enterprise Capital Maintenance Fund	110,000					110,000
Total	110,000					110,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Sanitary Sewer
Contact Public Works Director

Project #	25-SAN-001
Project Name	Owen Good Generator Transfer Switch Replacement



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Sanitary Sewer
Contact Public Works Director
Type Maintenance
Useful Life 30 years
Category Wastewater
Priority 1 Critical
Status Active

Project #	25-SAN-002
Project Name	Owen Good Force Main Replacement

Report Type

Description	Total Project Cost: \$1,060,000
This project will replace 2050 feet of the Owen Good forcemain starting just North of Hubach Hill Road.	

Justification
This project needs to be completed because we have had three force main breaks in this area within the last six months. This pipe has reached the end of its useful life and is in need of being replaced.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	1,000,000					1,000,000
Admin/Inspection	60,000					60,000
Total	1,060,000					1,060,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
53 - Sewer Connection Fund	700,000					700,000
54 - Enterprise Capital Maintenance Fund	360,000					360,000
Total	1,060,000					1,060,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Sanitary Sewer
Contact Public Works Director

Project #	25-SAN-002
Project Name	Owen Good Force Main Replacement





This page intentionally left blank.

STORMWATER





This page intentionally left blank.

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 25	FY 26	FY 27	FY 28	FY 29	Total
<i>Category</i>							
Stormwater							
<u>Storm Sewer/Drainage</u>							
Annual Curb Replacement Program	15-STM-001	212,000	212,000	212,000	212,000	212,000	1,060,000
Stormwater Culvert Rehabilitation	22-STM-003	100,000	100,000	100,000			300,000
BROADMOOR & GRANDSHIRE DRAINAGE IMPROVEMENTS	25-STM-001	98,600					98,600
<i>Sub-Total</i>		410,600	312,000	312,000	212,000	212,000	1,458,600
Department Total:		410,600	312,000	312,000	212,000	212,000	1,458,600
GRAND TOTAL		410,600	312,000	312,000	212,000	212,000	1,458,600

Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type Improvement
Useful Life 50 years
Category Storm Sewer/Drainage
Priority 2 Very Important
Status Active

Project #	15-STM-001
Project Name	Annual Curb Replacement Program

Report Type CIP

Total Project Cost: \$2,784,000

Description

The City is in the midst of a multi-year program to address curb deterioration. Proposed funding from both the Transportation and Storm Water Funds will provide for removal and replacement of approximately 18,000 feet of curb and gutter at various locations each year.

Justification

The concrete curb and gutter has deteriorated in many areas throughout the City. Engineering staff completed a condition survey of curb and gutter throughout the city in 2020, and the survey was updated in summer and fall of 2022. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Admin/Inspection	12,000	12,000	12,000	12,000	12,000	60,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000
Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
46 - Stormwater Sales Tax Fund	212,000	212,000	212,000	212,000	212,000	1,060,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000

Budget Impact/Other

Estimated reduction in maintenance costs of \$750 per fiscal year. The replacement now significantly extends the useful life of the curbs. This will provide a cleaner stormwater environment.

Budget Items	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Maintenance	-750	-750	-750			-2,250
Total	-750	-750	-750			-2,250

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Stormwater
Contact Public Works Director

Project #	15-STM-001
Project Name	Annual Curb Replacement Program



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Storm Sewer/Drainage
Priority 1 Critical
Status Active

Project #	22-STM-003
Project Name	Stormwater Culvert Rehabilitation

Report Type CIP

Description	Total Project Cost: \$715,000
This project involves the rehabilitation / replacement of stormwater culverts in the Woodcreek, Silverlake, Cumberland Hills and Heritage Hills subdivisions.	

Justification
In the spring of 2021, Engineering staff initiated a televised inspection program of stormwater culverts that were near or past the expected service life of 25 years. The culverts in these neighborhoods were found to have missing portions of the pipe, which has reduced the structural capacity of the culverts. This can lead to the formation of sinkholes and pavement failures if not addressed.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	100,000	100,000	100,000			300,000
Total	100,000	100,000	100,000			300,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
46 - Stormwater Sales Tax Fund	100,000	100,000	100,000			300,000
Total	100,000	100,000	100,000			300,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Stormwater
Contact Public Works Director

Project #	22-STM-003
Project Name	Stormwater Culvert Rehabilitation



Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Stormwater
Contact Public Works Director
Type Maintenance
Useful Life 30 years
Category Storm Sewer/Drainage
Priority 2 Very Important
Status Active

Project #	25-STM-001
Project Name	BROADMOOR & GRANDSHIRE DRAINAGE IMPROVEMENT

Report Type

Description

Total Project Cost: \$98,600

The 2025 Broadmoor and Grandshire drainage improvements project will fix groundwater issues on Broadmoor Drive in Silver Lake and Grandshire Drive in Creekmoor.

Justification

There have been ongoing issues with groundwater running across residents' yards and public sidewalks at both locations. This is both a safety issue for pedestrians who could slip on the sidewalk and is also a significant nuisance to the residents that are impacted.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	93,000					93,000
Admin/Inspection	5,600					5,600
Total	98,600					98,600

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
46 - Stormwater Sales Tax Fund	98,600					98,600
Total	98,600					98,600

Budget Impact/Other

--

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Stormwater
Contact Public Works Director

Project #	25-STM-001
Project Name	BROADMOOR & GRANDSHIRE DRAINAGE IMPROVEMENT





This page intentionally left blank.

TRANSPORTATION





This page intentionally left blank.

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 25	FY 26	FY 27	FY 28	FY 29	Total
Category							
Transportation							
<u>Street Construction</u>							
Right of Way Infrastructure Repairs	10-TRAN-117	159,000	159,000	159,000	159,000	159,000	795,000
Maintenance of Thoroughfare Routes	13-TRAN-001	212,000	212,000	212,000	212,000	212,000	1,060,000
58 Hwy Access Modifications At Kentucky Road	20-TRAN-002	200,000					200,000
Curb Ramp Repair & Replacement	22-TRAN-002	132,500	132,500	132,500	132,500	132,500	662,500
Edgewater 3rd Road Repairs	25-TRAN-001	615,000					615,000
Sub-Total		1,318,500	503,500	503,500	503,500	503,500	3,332,500
<u>Street Paving</u>							
Annual Street Preservation Program	09-TRAN-124	1,098,000	1,098,000	1,098,000	1,098,000	848,000	5,240,000
Sub-Total		1,098,000	1,098,000	1,098,000	1,098,000	848,000	5,240,000
<u>Street Reconstruction</u>							
Annual Curb Replacement Program	09-TRAN-122	674,000	674,000	674,000	674,000	424,000	3,120,000
Sub-Total		674,000	674,000	674,000	674,000	424,000	3,120,000
Department Total:		3,090,500	2,275,500	2,275,500	2,275,500	1,775,500	11,692,500
Transportation - Excise Tax							
<u>Street Reconstruction</u>							
Dean Avenue Access Management	23-TRANS-003	1,150,000					1,150,000
Sub-Total		1,150,000					1,150,000
Department Total:		1,150,000					1,150,000
GRAND TOTAL		4,240,500	2,275,500	2,275,500	2,275,500	1,775,500	12,842,500

Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 50 years
Category Street Reconstruction
Priority 2 Very Important
Status Active

Project # 09-TRAN-122
Project Name Annual Curb Replacement Program

Report Type CIP

Description **Total Project Cost:** \$9,097,612
 The City is in the midst of a multi-year program to address curb deterioration. The proposed FY 2023 and future funding from both the Transportation and Stormwater Funds will provide for removal and replacement of approximately 18,000 feet of curb and gutter at various locations each year.

Justification
 The concrete curb and gutter has deteriorated in many areas throughout the City. Engineering staff completed a condition survey of curb and gutter throughout the city in 2020, and the survey was updated in summer and fall of 2022. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance measure.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	650,000	650,000	650,000	650,000	400,000	3,000,000
Admin/Inspection	24,000	24,000	24,000	24,000	24,000	120,000
Total	674,000	674,000	674,000	674,000	424,000	3,120,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
36 - Transportation Sales Tax Fund	674,000	674,000	674,000	674,000	424,000	3,120,000
Total	674,000	674,000	674,000	674,000	424,000	3,120,000

Budget Impact/Other

Budget Items	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Maintenance	-750	-750	-750			-2,250
Total	-750	-750	-750			-2,250

Capital Improvement Program

City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation

Contact Public Works Director

Project # 09-TRAN-122

Project Name Annual Curb Replacement Program



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 10 years
Category Street Paving
Priority 3 Important
Status Active

Project # 09-TRAN-124
Project Name Annual Street Preservation Program

Report Type CIP

Description **Total Project Cost:** \$11,436,000
 Street Preservation involves taking actions to preserve the local street network, which may include milling of streets and overlaying with several inches of pavement, micro paving, chip/sealing, and crack sealing. This occurs in various locations around the City, approved by the City Council on an annual basis.

Justification
 The City's Comprehensive Pavement Management program outlines a regular maintenance schedule for the street network in order to maintain the network in "good" condition or better. Staff is currently updating the Pavement Management Program.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	1,050,000	1,050,000	1,050,000	1,050,000	800,000	5,000,000
Admin/Inspection	48,000	48,000	48,000	48,000	48,000	240,000
Total	1,098,000	1,098,000	1,098,000	1,098,000	848,000	5,240,000
Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
36 - Transportation Sales Tax Fund	1,098,000	1,098,000	1,098,000	1,098,000	848,000	5,240,000
Total	1,098,000	1,098,000	1,098,000	1,098,000	848,000	5,240,000

Budget Impact/Other

Budget Items	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Supplies/Materials	-1,300	-1,300	-1,300			-3,900
Total	-1,300	-1,300	-1,300			-3,900

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation
Contact Public Works Director

Project #	09-TRAN-124
Project Name	Annual Street Preservation Program



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 30 years
Category Street Construction
Priority 3 Important
Status Active

Project #	10-TRAN-117
Project Name	Right of Way Infrastructure Repairs

Report Type CIP

Description	Total Project Cost: \$4,046,722
Following completion of the annual sidewalk program, this program will provide funding for repair of various infrastructure within Public Rights of Way such as sidewalks/pathways, curb and gutter, and stormwater culverts.	

Justification
Operations and Maintenance has a considerable backlog of sidewalk and curb repairs. This project will provide supplemental funding for the removal and replacement of displaced sidewalk panels that can not be corrected by mudjacking. Staff is also starting to encounter a number of street crossing culvert failures which require immediate attention. This project will provide funding for these repairs. It is proposed that the hierarchy for the use of these funds would be sidewalk repairs, curb repairs and culvert repairs.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	150,000	150,000	150,000	150,000	150,000	750,000
Admin/Inspection	9,000	9,000	9,000	9,000	9,000	45,000
Total	159,000	159,000	159,000	159,000	159,000	795,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
36 - Transportation Sales Tax Fund	159,000	159,000	159,000	159,000	159,000	795,000
Total	159,000	159,000	159,000	159,000	159,000	795,000

Budget Impact/Other
No anticipated additional operating costs.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation
Contact Public Works Director

Project #	10-TRAN-117
Project Name	Right of Way Infrastructure Repairs



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 6 years
Category Street Construction
Priority 2 Very Important
Status Active

Project # 13-TRAN-001
Project Name Maintenance of Thoroughfare Routes

Report Type CIP

Total Project Cost: \$3,172,000

Description

This project involves micro-surfacing of collector and arterial roads on a regular six-year cycle. For FY 2023, locations have not been determined at this time.

Justification

The City's Comprehensive Pavement Management Program recommends that collector and arterial streets receive surface treatments on a regular basis to preserve the integrity of the pavement and increase service life.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Admin/Inspection	12,000	12,000	12,000	12,000	12,000	60,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
37 - Excise Tax Fund	212,000	212,000	212,000	212,000	212,000	1,060,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000

Budget Impact/Other

Estimated reduction in maintenance costs of \$750 per fiscal year. This is a surface preservation and extends the surface life of the pavement, as well as improves the safety and esthetics of the system.

Budget Items	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Maintenance	-750	-750	-750			-2,250
Total	-750	-750	-750			-2,250

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation
Contact Public Works Director

Project #	13-TRAN-001
Project Name	Maintenance of Thoroughfare Routes



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life
Category Street Construction
Priority 2 Very Important
Status Active

Project #	20-TRAN-002
Project Name	58 Hwy Access Modifications At Kentucky Road

Report Type

Description	Total Project Cost: \$200,000
This project will involve the design and construction of an access modification to 58 Highway at Kentucky.	

Justification
After the construction of the Westgate Drive, the left turn movement off of the old Kentucky needs to be restricted. This can only be accomplished with a median island, The median island will restrict the left turn movement from the entrance to the south and from Kentucky, but will allow left turns from 58 Highway to Kentucky and the entrance. Thereby reducing the potential for traffic accidents at this location.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	200,000					200,000
Total	200,000					200,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
37 - Excise Tax Fund	200,000					200,000
Total	200,000					200,000

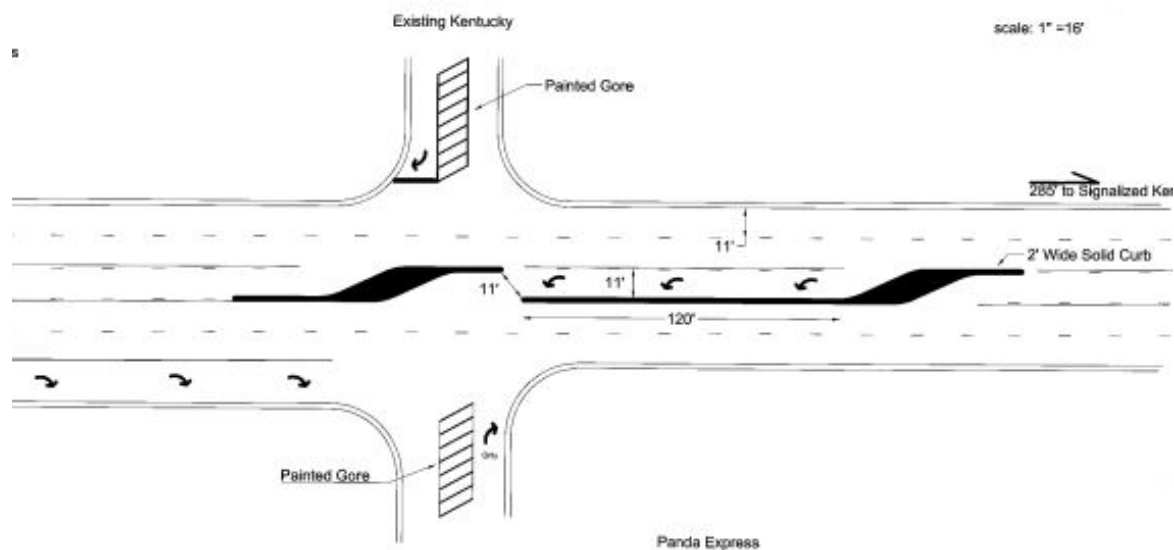
Budget Impact/Other
No anticipated additional costs.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation
Contact Public Works Director

Project #	20-TRAN-002
Project Name	58 Hwy Access Modifications At Kentucky Road



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 25 years
Category Street Construction
Priority 2 Very Important
Status Active

Project #	22-TRAN-002
Project Name	Curb Ramp Repair & Replacement

Report Type CIP

Description	Total Project Cost: \$977,500
This project will provide funding to repair and/or replace curb ramps throughout the City	

Justification
During the Spring of 2021 Engineering staff conducted a comprehensive condition survey of 1,400 curb ramps within the City. The survey determined that 59% or 826 ramps were in need of some type of repair ranging from crack sealing to complete removal and replacement in order to comply with ADA requirements.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	125,000	125,000	125,000	125,000	125,000	625,000
Admin/Inspection	7,500	7,500	7,500	7,500	7,500	37,500
Total	132,500	132,500	132,500	132,500	132,500	662,500

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
45 - Capital Improvement	132,500	132,500	132,500	132,500	132,500	662,500
Sales Tax Fund						
Total	132,500	132,500	132,500	132,500	132,500	662,500

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation
Contact Public Works Director

Project #	22-TRAN-002
Project Name	Curb Ramp Repair & Replacement



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 15 years
Category Street Construction
Priority 2 Very Important
Status Active

Project #	25-TRAN-001
Project Name	Edgewater 3rd Road Repairs

Report Type

Description	Total Project Cost: \$615,000
This project will repair the worst areas of Lakecrest Circle and Vista Cove. The bad subgrade and pavement will be removed and replaced with gravel and concrete pavement. In addition, a French drain will be installed on portions of the road to collect groundwater and pipe it to the nearest storm inlet.	

Justification
There are significant road failures in this area that make portions of this road very difficult to drive on. The areas require more work to repair than just an asphalt patch.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	580,000					580,000
Admin/Inspection	35,000					35,000
Total	615,000					615,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
36 - Transportation Sales Tax Fund	615,000					615,000
Total	615,000					615,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation
Contact Public Works Director

Project #	25-TRAN-001
Project Name	Edgewater 3rd Road Repairs



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Transportation - Excise Tax

Contact Public Works Director

Project # 23-TRANS-003

Project Name Dean Avenue Access Management

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 2 Very Important

Status Active

Report Type

Total Project Cost: \$1,500,000

Description

The project will cover the design costs associated with the Dean Avenue Access Management Project that will be completed in 2024. This involves installing a median down part of Dean Avenue from 58 Highway to a new entrance toward the middle of Walmart's parking lot. This will include installing a left turn lane and new stop light on Dean Avenue. The engineer and the City will be working with Walmart to modify the layout of their parking lot to accommodate the new infrastructure.

Justification

Currently, during peak hours, traffic gets backed up on Dean Avenue due to northbound left turns. Traffic leaving Walmart and going toward 58 Highway also gets backed up trying to make a left turn. By installing the median, left turn lane and stoplight, traffic will be able to safely navigate up to the 58 Highway corridor. During conversations with Walmart, they have been very supportive of this project.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	1,150,000					1,150,000
Total	1,150,000					1,150,000

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
37 - Excise Tax Fund	500,000					500,000
45 - Capital Improvement Sales Tax Fund	650,000					650,000
Total	1,150,000					1,150,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Transportation - Excise Tax

Contact Public Works Director

Project # 23-TRANS-003

Project Name Dean Avenue Access Management





This page intentionally left blank.

WATER SUPPLY





This page intentionally left blank.

City of Raymore, Missouri
Capital Improvement Program
 FY 25 thru FY 29

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 25	FY 26	FY 27	FY 28	FY 29	Total
<i>Category</i>							
Water Supply							
<u>Water</u>							
Hydrant Replacement	19-WAT-001	189,357	193,144	197,007	200,948	204,966	985,422
Original Town Valve Installation Program	23-WAT-002	74,200	74,200				148,400
PARK STREET WATERLINE REPLACEMENT	25-WAT-001	291,500					291,500
<i>Sub-Total</i>		555,057	267,344	197,007	200,948	204,966	1,425,322
Department Total:		555,057	267,344	197,007	200,948	204,966	1,425,322
GRAND TOTAL		555,057	267,344	197,007	200,948	204,966	1,425,322

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Water Supply
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Water
Priority 1 Critical
Status Active

Project # 19-WAT-001
Project Name Hydrant Replacement

Report Type CIP

Total Project Cost: \$1,875,239

Description

This project involves the replacement of water hydrants at various locations throughout the City.

Justification

During routine hydrant flushing and maintenance, these hydrants were found to be in need of replacement.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	189,357	193,144	197,007	200,948	204,966	985,422
Total	189,357	193,144	197,007	200,948	204,966	985,422
Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
54 - Enterprise Capital Maintenance Fund	189,357	193,144	197,007	200,948	204,966	985,422
Total	189,357	193,144	197,007	200,948	204,966	985,422

Budget Impact/Other

No anticipated additional costs.

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Water Supply

Contact Public Works Director

Project # 19-WAT-001

Project Name Hydrant Replacement



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Water Supply
Contact Public Works Director
Type Improvement
Useful Life 25 years
Category Water
Priority 2 Very Important
Status Active

Project #	23-WAT-002
Project Name	Original Town Valve Installation Program

Report Type CIP

Description	Total Project Cost: \$296,800
The project involves inserting additional valves around Original Town in an ongoing effort to limit the number of service disruptions that residents in this part of town experience.	

Justification
Many of the valves in Original Town are broken or buried. Adding additional valves allows for City crews to shut water off to fewer residents during maintenance operations.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	70,000	70,000				140,000
Admin/Inspection	4,200	4,200				8,400
Total	74,200	74,200				148,400

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
54 - Enterprise Capital Maintenance Fund	74,200	74,200				148,400
Total	74,200	74,200				148,400

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Water Supply
Contact Public Works Director

Project #	23-WAT-002
Project Name	Original Town Valve Installation Program



Capital Improvement Program

FY 25 *thru* FY 29

City of Raymore, Missouri

Department Water Supply
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Water
Priority 2 Very Important
Status Active

Project #	25-WAT-001
Project Name	PARK STREET WATERLINE REPLACEMENT

Report Type

Description	Total Project Cost: \$291,500
Installation of a new 6" waterline and fire hydrants on Park Street from 58 Highway to Pine Street. The water lines in Original Town are reaching the end of their useful life and do not meet the minimum standards for Raymore. Currently, the line is not in good enough condition to replace fire hydrants.	

Justification
The water lines in Original Town are reaching the end of their useful life and do not meet the minimum standards for waterline size in Raymore. This is part of an ongoing effort to bring the infrastructure in Original Town up to the same standards as the rest of Raymore.

Expenditures	FY 25	FY 26	FY 27	FY 28	FY 29	Total
Construction/Maintenance	275,000					275,000
Admin/Inspection	16,500					16,500
Total	291,500					291,500

Funding Sources	FY 25	FY 26	FY 27	FY 28	FY 29	Total
45 - Capital Improvement Sales Tax Fund	291,500					291,500
Total	291,500					291,500

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 25 *thru* FY 29

Department Water Supply
Contact Public Works Director

Project #	25-WAT-001
Project Name	PARK STREET WATERLINE REPLACEMENT





This page intentionally left blank.



2024 ANNUAL REVIEW

UNIFIED DEVELOPMENT CODE

2024 ANNUAL REVIEW UNIFIED DEVELOPMENT CODE

PURPOSE OF THE ANNUAL REVIEW -

The current Unified Development Code (UDC) for the City of Raymore, Missouri was adopted by the Raymore City Council by Ordinance 28117 on December 8, 2008. In December of 2009 the Raymore City Council adopted a set of Goals for the City of Raymore that included the following goal:

“Evaluate current zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported”.

Completing an annual review of the UDC enables the Commission to ensure the code is an effective tool in achieving the Council goal that diversity in new developments is encouraged and that community goals and needs are supported. The UDC is one of the primary tools to ensure the goals of the City Growth Management Plan are achieved.

There have been thirty-six (36) proposed amendments to the UDC, the most recent amendment approved on October 9, 2023.

In 2012 the Planning and Zoning Commission commenced a program to complete an annual review of the UDC. A report is prepared by City staff outlining activities affecting the UDC over the previous year and identifying any issues or concerns with any provision of the UDC.

The thirty-six (36) proposed amendments to the UDC have been submitted in response to:

- a need to comply with state statute or case law;
- a change to a general City code provision that impacted a provision of the UDC; or
- a desire to provide clarification to a provision of the UDC.



The 2024 annual review is the thirteenth attempt for the Commission to be proactive in reviewing the UDC as an entire document and determining if the UDC has been effective in creating a development that is meeting the goals of the Growth Management Plan and expectations of the residents of the City.

SUMMARY OF PREVIOUS AMENDMENTS -

Amendment 1 – approved March 9, 2009

Amendment 1 changed the composition of the membership of the Planning and Zoning Commission to be consistent with Missouri State Statute. Additionally, the amendment included provisions regarding what happens when a Commission member moves out of the Ward he/she represents and the process for appointing a Commission member.

Amendment 2 – approved July 27, 2009

Amendment 2 included minor changes to several different chapters of the UDC, including clarification on when a 2nd driveway is permitted on a residential lot; clarifying that citizens are appointed to the Board of Adjustment by the Mayor with the advice and consent of the City Council; changing any reference of the City Administrator to City Manager; and adding a code provision regarding the expiration of applications that remain inactive for more than one year.

Amendment 3 – approved September 14, 2009

Amendment 3 established the code provisions regarding renewable energy systems.

Amendment 4 – approved November 9, 2009

Amendment 4 eliminated any listing of specific fees and charges and replaced the language with a reference to the adopted Schedule of Fees and Charges.

Amendment 5 – approved April 26, 2010

Amendment 5 established the Original Town Overlay Zoning District.

Amendment 6 – approved June 14, 2010

Amendment 6 included minor changes to several different chapters of the UDC, including clarifications on temporary uses; illumination of signs; inspection of public improvements in new subdivisions; and vacation of easements.

Amendment 7 – approved August 9, 2010

Amendment 7 clarified regulations pertaining to home occupations.

Amendment 8 – approved February 28, 2011

Amendment 8 included minor changes to several different chapters of the UDC, including clarification on the installation of sidewalks on residential lots; installation of street lights; posting of signs for required public hearings; and projection of structures into a required yard.

Amendment 9 – approved April 11, 2011

Amendment 9 included numerous changes to the sign chapter, including clarification of commercial message signs and non-commercial message signs; temporary signs; and sign definitions.

Amendment 10 – approved April 25, 2011

Amendment 10 added a definition of bar and definition of free standing fast food restaurant to the UDC and added 3 uses to the list of prohibited uses in the City Center Overlay Zoning District.

Amendment 11 – approved August 8, 2011

Amendment 11 included minor changes to several different chapters of the UDC, including projections into required setback areas; parking of recreational vehicles; and concrete mix utilized on residential driveways and public sidewalks.

Amendment 12 – approved June 25, 2012

Amendment 12 included minor changes to the requirements regarding installation of sidewalks on undeveloped lots. Code language was modified to reflect that sidewalks are required on undeveloped lots when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 5 years from the effective date of the UDC.

Amendment 13 – approved September 24, 2012

Amendment 13 included several miscellaneous changes that were recommended as part of the 2012 UDC Annual Review and Report. Code provisions that were modified included: parking of vehicles; sign maintenance; accessible parking; residential fences; variances; and building setbacks along 58 Highway.

Amendment 14 – approved October 22, 2012

Amendment 14 adopted the new Flood Insurance Rate Maps for the City of Raymore.

Amendment 15 – approved February 11, 2013

Amendment 15 included changes to the requirements pertaining to temporary uses, including adding language regarding mobile vendors.

Amendment 16 – approved August 26, 2013

Amendment 16 included miscellaneous changes recommended from the 2013 UDC annual review completed by the Planning and Zoning Commission at its June 4, 2013 meeting. The changes included (1) allowing an electronic sign along Arterial Streets in the Original Town Overlay District; (2) allowing accessory uses and structures on property zoned Agricultural without the necessity of having a principal

structure on the property; (3) stating that no residential driveway may be constructed within a sight triangle; (4) allowing privacy fences to be within ten feet of the front corner of a house; (5) clarifying when the Community Development Director can determine if an application is inactive; and (6) clarifying what happens when a motion by the Commission on an application fails.

Amendment 17 – approved February 10, 2014

Amendment 17 included miscellaneous changes to the UDC. The changes included (1) requiring canopy lights to be recessed so the lens cover is flush with the bottom of the canopy; (2) clarifying that when a sidewalk is required to be constructed on an undeveloped corner lot that the sidewalk is installed along both street frontages; and (3) allowing the Commission to have final approval authority on inflatable sign permit applications.

Amendment 18 – approved February 10, 2014

Amendment 18 included changes that allow an accessory dwelling unit upon property that is zoned Agricultural, Rural Estate or Rural Residential.

Amendment 19 - approved September 8, 2014

Amendment 19 updated the stream buffer provisions contained within the UDC.

Amendment 20 - approved September 8, 2014

Amendment 20 established a new Stormwater Treatment section in the UDC. This code provision applies to all new land development activities within the City.

Amendment 21 - approved January 26, 2015

Amendment 21 included miscellaneous changes recommended as part of the 2014 annual review of the UDC. The changes included (1) clarifying that no outdoor display of commodities, products or merchandise associated with a home occupation is allowed; (2) clarified side and rear yard setbacks for an accessory structure; (3) clarified how sign height is measured for monument signs; (4) clarified that sign permit requests that are not in compliance with the UDC can be applied for as a conditional use permit; (5) included a prohibition of any portion of a non-residential platted lot to extend into floodplain area; and (6) included definitions of subject property and undeveloped lot.

Amendment 22 - approved September 14, 2015

Amendment 22 included miscellaneous changes recommended as part of the 2015 annual review of the UDC. The changes include 1) clarified all utilities in new subdivisions must be underground; 2) incorporated new cul-de-sac design; 3) clarified that sidewalk must be installed in common areas when adjacent lots are developed; 4) clarified stormwater treatment provisions; 5) Planning Commission can approve inflatable sign permits; 6) established specific findings of fact for a Conditional Use Permit for a sign; and 7) defined private utilities and public utilities.

Amendment 23 - approved December 28, 2015

Amendment 23 clarified that if any portion of a corner lot has frontage along a street that meets the threshold to require sidewalk to be installed (on an undeveloped lot), then sidewalk is required to be installed on all street frontages of the corner lot.

Amendment 24 - approved February 13, 2017

Amendment 24 included miscellaneous changes recommended as part of the 2016 annual review of the UDC. The changes include: 1). clarify no building can be located in an easement; 2) eliminates requirement for developer to pay a fee for street lights; 3) clarifies corner lots require installation of an ADA ramp when sidewalk is installed; 4) modification to notification process for erosion control enforcement; 5) Replats can be approved by Community Development Director; 6) Replat procedures established; 7) terms unnecessary hardship and replat are defined; and 8) penalty section is modified.

Amendment 25 - approved August 28, 2017

Amendment 25 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes include 1) replaced term "mini-warehouse" with self-storage facility; (2) clarified the procedure to request a waiver to a design requirement in the Original Town zoning district; (3) clarified when outdoor patio dining areas are allowed; (4) added requirements for indoor self-storage facilities; (5) clarified applicable code sections for subdivision review; (6) clarified improvements required as part of subdivision development; (7) clarified enforcement procedures for removal of mud and debris deposited in the street; (8) clarified responsibility of subdivider for collector and arterial roads; (9) clarified subdivider responsibilities for construction of public improvements; (10) required street name changes to comply with the City Addressing Policy; and (11) clarified when park land is dedicated as part of a new subdivision.

Amendment 26 - approved January 22, 2018

Amendment 26 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes included clarification of code language related to the keeping of animals on residential lots and clarified language related to the installation of new solar energy systems.

Amendment 27 - approved June 11, 2018

Amendment 27 allows accessory dwelling units in all single-family residential districts.

Amendment 28 - approved September 10, 2018

Amendment 28 included miscellaneous changes recommended as part of the 2018 annual review of the UDC. The changes included increased right-of-way when street trees are proposed; requiring commercial recycling trash receptacles to be screened; and updating the definition of manufactured home.

Amendment 29 - approved January 14, 2019

Amendment 29 increased the minimum width of sidewalk in new residential developments to five feet.

Amendment 30 - denied by City Council on June 24, 2019

Amendment 30 proposed to allow the keeping of fowl on lots zoned RR, R-1A and R-1. At its May 21, 2019 meeting the Planning and Zoning Commission did not obtain the required number of votes for a binding recommendation. No majority vote of the entire Commission was obtained as the vote was 4-3 on a motion for a recommendation of approval. Five votes constitutes a majority vote of the Commission. The amendment was forwarded to the City Council with no recommendation.

On June 24, 2019, on a motion to approve the amendment on 1st reading, the motion failed by a 2-6 vote. With the motion failing to get a majority vote, the amendment was not approved.

Amendment 31 - approved July 22, 2019

Amendment 31 established where a medical marijuana facility may be located in the City. A companion ordinance created a new Chapter 660 of City Code that establishes the local regulations regarding medical marijuana facilities.

Amendment 32 - approved October 12, 2020

Amendment 32 established the requirements for installation of small wireless communication facilities within the City.

Amendment 33 - approved November 23, 2020

Amendment 33 included miscellaneous changes recommended as part of the 2020 annual review of the UDC. The changes included minor language changes for clarification purposes to several code sections; established architectural design requirements for multi-family developments; and established standards for drive-through menu boards

Amendment 34 - approved December 6, 2021

Amendment 34 included changes recommended as part of the 2021 annual review of the UDC. The changes included minor changes that provided clarity and consistency with language throughout the UDC regarding Sign Code, as well as providing a simplified process for review and approval of minor subdivision plats.

Amendment 35 - approved October 24, 2022

Amendment 35 included changes that were initiated by staff pertaining to needed clarity in the Code related to screening requirements for above-ground utilities, swimming pool gates and enclosures, yard-tree requirements, as well as the keeping of bees on residential properties in the City.

Amendment 36 - approved October 9, 2023

Amendment 36 included changed that were initiated by staff as part of the 2023 Annual Review, including: (1) changes to the code relating to medical and recreational marijuana under the State's term "Comprehensive Marijuana"; (2) changes to the development standards for fences on residential corner lots; and (3) modification to the review process for easement vacation requests by removing the requirement for public hearings.

USE OF THE ANNUAL REVIEW -

Should the Planning and Zoning Commission decide if any amendments to the UDC should be proposed, the Commission may direct staff to take the necessary steps in accordance with the UDC for a code-text amendment, including the preparation of an ordinance summarizing the proposed amendments.

The UDC provides that the Commission will hold a public hearing on the proposed ordinance, and provide a recommendation to the City Council for their review.

TOPICS FOR CONSIDERATION BY THE PLANNING AND ZONING COMMISSION -

Staff has identified the following topics based on ongoing development or code enforcement activities through the year that impact the provisions of the UDC. For these items staff has completed significant research for discussion purposes with the Commission, including proposed regulations.

FIREWORKS TENT REGULATIONS

Fireworks in the City of Raymore are currently regulated by Chapter 215 of the City Code, including both the discharge of and sale of fireworks, as well as permitting and licensing requirements. Current regulations on the sale of fireworks pertain to the location of firework tents and stands, primarily including zoning and setback restrictions.

As the City has continued to develop, availability of locations for firework tents have decreased. Vacant properties have either become developed, or new development (residential) has caused other vacant sites to no longer meet the required setbacks. Additionally, this year staff received an increasing number of complaints about the condition and location of fireworks tents. As a result, staff has prepared use-restrictions for firework tents and stands to better regulate them as temporary uses in the City.

SIGN CODE UPDATE

In recent years, rulings by the Supreme Court - most notably *Reed v. Town of Gilbert* (Arizona) - have impacted the ways in which municipalities can implement regulations pertaining to signage, particularly relating to 'content based restrictions'. The ruling has caused many municipalities to revisit sign regulations and update regulations that are consistent with the ruling of the Supreme Court.

Staff has prepared an amendment to Chapter 435 of the UDC to improve the regulation of signage in compliance with the Supreme Court ruling, including the revision of all content based regulations and in favor of 'time, place and manner' regulations, and clear, concise, and descriptive definitions of sign types and standards.

As part of the review of the Sign Code, staff would like to also gather input from local businesses to better understand the needs and impacts to businesses on sign regulations, and consider their input on any proposed changes to the Sign Code. A draft sign code has been attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

As mentioned previously the City is undergoing the process of adopting the Comprehensive Plan. One of the goals within the Comprehensive Plan is to explore the code requirements and the implementation process for a CPTED program. CPTED (Crime Prevention Through Environmental Design) is defined as the proper design and effective use of the built environment that can lead to a reduction in the fear and incidents of crime and an improvement in the quality of life. The four basic CPTED principles are: Natural Access Control, Natural Surveillance, Territorial Reinforcement and Maintenance.

The intent of this program would be to collaborate with the Police Department on future commercial development projects that propose certain uses (banks, convenience stores, marijuana facilities etc.) which have a propensity for an increase in crime and the goal would be review these projects through a lens of reducing crime using certain design elements including landscaping, lighting, access control, ect. Staff has prepared draft CPTED code requirements attached to this report.

OFF-STREET PARKING REQUIREMENTS - EATING & DRINKING ESTABLISHMENTS

UDC Section 425.020(A) regulates off-street parking requirements for new development in the City. In recent projects, staff has encountered an interpretation issue with the calculation of required parking spaces for Eating and Drinking Establishments, which is currently regulated at *"1 parking space per 4 seats or 1 parking space per 50 square feet of customer services area, whichever is greater"*.

Given that each business addresses customer service areas and seating areas differently, as we saw with recent projects like HTeaO, Chick-Fil-A, Johnny's Tavern, etc... staff has researched a new calculation method of required parking space utilizing the total square footage of the building only, as opposed to functional areas of the restaurant.

Staff has provided a comparison of existing and proposed parking calculations for previously approved projects, as well as information on parking requirements for standard comparison cities.

MISCELLANEOUS TEXT UPDATES

445.020(J) - Subdivision Design Requirements - Asbuilts

Staff is exploring clarifications to the Code regarding the requirements for the submittal asbuilt construction drawings following the completion and acceptance of public infrastructure for subdivisions and development.

REPORT ATTACHMENTS -

1. Proposed Fireworks Tent Regulations
2. Proposed Sign Code Regulations
3. Proposed CPTED (Crime Prevention Through Environmental Design) Regulations
4. Proposed Parking Regulations - Eating and Drinking Establishments

TOPICS FOR DISCUSSION -

In addition to the topics above, staff has identified the following topics below for further discussion with the Commission. These topics are generally more complex in nature, impacting multiple sections of the UDC, or other areas of City Code, and in some cases may also benefit from a joint discussion with the City Council prior to proceeding with any directed changes. Staff is seeking input on the following topics:

RAYMORE BLUEPRINT2045 COMPREHENSIVE PLAN -

The City is currently in the process of drafting a new Comprehensive Plan for the City, the first comprehensive overhaul of the city's growth plan since the adoption of the Growth Management Plan in 2009. The Raymore Blueprint2045 Plan includes various goals, objectives, strategies, and implementation tools aimed at promoting and improving development over the next 20+ years.

The UDC is the primary tool that directs review processes and development in the City, including subdivision development regulations, site plan review requirements for commercial and residential development, and infrastructure construction. Quality zoning and subdivision regulations ensure that new growth and development meet the growth goals and vision of the City.

SITE PLAN REVIEW PROCEDURES

The Unified Development Code guides the site plan review process for new development, and/or expansions to existing development, including development regulations and required timelines to staff review. The Code currently provides for a one-step, 30-day review process from start to finish for plan submission, review, correction, and submittal to the Planning and Zoning Commission for consideration. The Commission has final approval authority for site plan applications.

Raymore is one of only a few cities that offers a one-step site plan process, with most cities offering a two-step review process (preliminary site plan and final site plan). Due to increasingly complex projects, and required staff time, staff would like to explore revising the timeline and process for site plan review to allow for more in depth review, providing for adequate time for plan resubmittal and review prior to forwarding applications for the Planning and Zoning Commission.

USE TABLE REVIEW & UPDATE

The City is currently undergoing the process of adopting the Comprehensive Plan. As part of the update, staff feels it may be time for a comprehensive review of the Land Use Table within the UDC and ensure that it best aligns with the vision for growth and development of the City, including expanding, clarifying or adding new uses into the table, and reviewing "P" Permitted, "C" Conditional, and Prohibited uses within the Code.

NON-OWNER OCCUPIED RESIDENTIAL USE REGULATIONS

In 2023, staff presented information to the City Council regarding short and long term rental properties within the City. Staff was directed to develop regulations for non-owner occupied residential properties within the City. Staff is currently exploring the Code requirements and implementation process for a registration program for non-owner occupied residential properties within the City, which will include future amendments to the Unified Development Code and Property Maintenance Code. The intent of the program is to improve communication between property owners, landlords, property management companies, tenants, and the city's various departments, including water utilities, building inspections and permitting, and code enforcement.

DRAFT FIREWORKS TENT REGULATIONS

OBSERVATIONS FROM THE 2024 FIREWORKS SEASON -

During the 2024 fireworks tent sales, staff inspected all permitted locations, and observed the following items pertaining to potential regulations.

- **Facility located on grass vs. pavement** - Tents that are located wholly on paved surfaces were better kept, and easier to clean up/maintain. Grass tents had more overgrowth/weeds around the tent bases, and were overall muddier and messier than others.
- **Number of tents, location setback etc...**- predominately singular larger tents. One permitted stand had multiple tents. I do not recall having a chance to review the "detailed conceptual plan of the proposed tent area indicating access points to the site and parking areas" (215.030)
- **Containment of merchandise and supplies** - most tents kept materials and supplies contained, but one had various items regularly scattered around the site. Tent side flaps were also being anchored using pallets, boxes etc... versus straps or something more secure.
- **Trash and debris** - all tents have a dumpster on site. Most kept trash items picked up - one had empty boxes, pallets, plastic wrapping etc... not contained within the dumpster. Dumpster locations were also not consistent.
- **Limited signage** (on tent, in tent, on-premise etc...) - signage is inconsistent between tents.
- **Parking areas** - parking was mixed between grassy areas and paved areas for tents. Paved parking lots were more easily manageable, grassy parking lots were muddy, unsightly with the amount of rain we've had.
- **Cleanup-Removal of tents** - current code requires that sales end at 10:00pm on July 4th, but no time-frame requirement for when the site must be cleaned up and tents must be removed

PROPOSED UDC REGULATIONS -

Keep licensing requirements within Chapter 215 of the City Code, but provide zoning and use regulations for fireworks tents to Section 420.060 Temporary Uses

Need to modify 420.060(B) "Except as to a fireworks stand, which shall be specifically excluded from the provisions of this Chapter 420, the operation, maintenance and location of which have been fully addressed in Chapter 215 of the Raymore City Code, the following events shall qualify as a seasonal outdoor sales event:"

Fireworks Tents and Stands

1. Fireworks tents and stand shall be limited to the timeframes and hours prescribed by Section 215 of the Raymore City Code
2. Fireworks Tents and Stands may occur anywhere within a paved parking area, provided that:
 - a. No entrance or exit is blocked
 - b. No principal access drives through the property are blocked
 - c. No fire lane is blocked
 - d. Parking requirements generated by the temporary use can be accommodated within the parking lot that the use is located.
Temporary parking on non-paved surfaces is prohibited.
3. Fireworks Tents and Stand shall contain the merchandise, supplies being sold wholly within the tent or stand being utilized for the events. Merchandise shall not be permitted outside of the perimeter of the tent. Tent flaps shall be required to be secured or anchored to the ground during off-business hours.
4. Fireworks tents and stands shall provide at least 1 dumpsters on-site for the containment of trash, refuse and debris. Pallets, plastic wrapping, boxes and containers shall be wholly contained within the dumpster at all times.
5. Following the conclusion of the sale of fireworks as permitted by Section 215, tents, structures, debris, materials etc... related to the sale of fireworks shall be removed from the property within 48 hours.

DRAFT SIGN CODE UPDATE - Chapter 435

Chapter 435: Signage

435.010 Purpose

- A. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Raymore.
- B. To provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- C. To provide for adequate business identification, advertising, and communication;
- D. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City of Raymore;
- E. To protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic;
- F. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community;
- G. To differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- H. To minimize the possible adverse effects of signs on nearby public and private property; and
- I. To implement the goals and objectives of the Comprehensive Plan

435.020 Applicability

- A. Generally. The regulations of this chapter apply to all signs within the corporate limits of Raymore unless otherwise expressly stated.
- B. Permits Required.
 - a. Except as otherwise provided in this chapter, it is unlawful for any person to erect, construct, enlarge, move or convert any sign in the City of Raymore, Missouri or cause the same to be done without first obtaining a sign permit from the Development Services Director.
 - b. Permits are not required for:
 - i. Replacing or altering the changeable copy area of a sign;
 - ii. Painting, repairing, cleaning or maintaining an existing sign, unless a structural change is being made
 - c. Permits shall be reviewed and issued in accordance with the sign permit procedures of Section 470.190
- C. Signs Exempt for Regulations
 - a. The following signs are exempt from regulations under this Chapter:
 - i. Signs placed by a governmental body, governmental agency, or public authority, such as traffic signs, signals or regulatory devices or warnings; public notices; signs of historical interest; or other similar signs or devices;
 - ii. Memorial signs or tablets, names of buildings and date of construction or establishment when cut into any masonry surface;
 - iii. Signs inside buildings, inside windows or painted on windows or on glass portions of doors of buildings;
 - iv. Banners on public utility pole brackets placed by public entities; and

- v. Signs carried by a person; and
- vi. Temporary event signs for public, charitable, religious or fraternal organizations, provided that they comply with [size and height regulations]

435.030 Sign Definitions, Measurements, and Interpretations

A. Sign Definitions -

Permanent Signage Group - Signage that is either securely anchored to the ground or affixed to a building surface or parapet structure or designed to be permanently anchored to the ground and remain in its original location without modification.

Permanent Freestanding Signage Category - A sign permanently resting on or supported by a slab, pedestal, post, pylon, or any other form of base located on the ground.

Monument sign. A type of freestanding sign in which the bottom edge of the sign face is located within one foot of a ground-mounted pedestal.

Monument sign, multi-tenant. A type of freestanding monument sign designed with two or more removable panels to identify the tenants in a building with more than one tenant space, or in a development with more than one building.

Monument sign, Subdivision Entrance. A freestanding monument sign that is located at an entrance of a residential subdivision and is associated with identification of the subdivision.

Dual post sign. A type of freestanding sign mounted to the sides or ends of two or more posts, with the majority of the sign area located between the outermost posts, with the bottom edge located within an average of three feet of existing grade.

Landscape wall sign. A sign consisting of individual letters mounted on the face of a retaining wall, or similar structure.

Electronic message sign. A type of sign that displays words, lines, logos, graphic images, or symbols, which may be changed electronically to provide different information, and which includes computer signs, electronic reader boards, video screens, LCD signs, electronic time and temperature signs, and other signs with electronically controlled changing or moving displays.

Menu/Order Board Signage - A type of daily notice sign used only in conjunction with drive-through or drive-in establishments.

Building Signage Category - Any type of sign permanently affixed to an outside wall of a building.

Wall Sign. A type of on-building sign attached to or erected against an exterior wall of a building or structure that projects not more than twelve (12) inches from a wall and presents only one (1) face with advertising copy to the public and does not extend above the roofline.

Wall Sign, Residential Community. A type of on-building signage typically used in residential communities to identify the name of community or neighborhood building, clubhouse or other similar structure.

Awning sign. A type of on-building sign that is directly affixed via sewing, silk screening, painting, or similar method to a non-rigid removable awning which is mounted to the façade of a building via rigid framing or other similar support.

Canopy sign. A type of on-building sign that is directly affixed via bolts, brackets, or similar method to a rigid permanent canopy which is mounted to, or adjacent to, the façade of a building.

Marquee sign. A type of on-building signage attached to and made part of a permanent canopy or roof structure projecting beyond a building wall at an entrance to a building. Marquees generally extend along a building's wall and are generally

designed and constructed to provide protection against weather.

Directional Sign. A type of permanent signage designed to provide direction to pedestrian and vehicular customer traffic to a specific destination within a development or site.

Addressing Signage. Signage that is affixed to a commercial building or structure, or residential dwelling or building containing addressing numerals for the purposes of identifying mailing address information.

Temporary Signage Group. A sign which is securely anchored by two or more posts, poles or stakes located outside of or affixed to a building or property for up to four 30-day periods of display in a calendar year. Such signs are not intended, designed or installed for permanent display, and often used for the purpose of informing the public of a temporary event.

Temporary Freestanding Sign Category. A temporarily, but securely anchored to the ground with one or more posts or poles, or securely resting on the ground by its own weight.

Banner sign. A type of temporary board and banner sign that is made of flexible material such as cloth or vinyl and is supported along one or more sides or at two or more corners by wires, ropes, string, nails, or other removable fastening materials.

Board sign. A sign that is temporarily placed on the ground and is made of rigid material such as plywood or corrugated plastic.

Feather sign. A sign consisting of a piece of vertically elongated, flexible material such as cloth or vinyl which is affixed to a single support post driven in the ground. The pole may be rigid or flexible but is not permanent. Feather signs are also known as feather flags, banner flags, bow flags, wind feather and teardrop signs.

Flag Sign. A type of temporary sign made of vinyl, fabric, or other similar lightweight all-weather flexible material which is mounted on a pole. The pole can either be driven into the ground or attached to a building. If the pole is driven into the ground, it must be rigid and permanent. If the pole is attached to the building, it must also be rigid and securely anchored.

Sandwich Board/A-Frame Sign. A type of daily notice sign placed on the ground and constructed in such a manner as to form an "A"-like shape, hinged or not hinged at the top, with each angular face held together at an appropriate distance by a supporting element such as a folding bar, latch, or chain.

Inflatable Display Sign. A display, object or sign that is intended to be filled with air or other gas that depicts any container, figure, product, object or message.

Window Signage Category - A sign located within a building that is attached to the inside face of an exterior window.

Window sign - A type of sign that is either painted onto a window, attached to the inside face of an exterior window, or located inside a building within three feet of a window and intended to be viewed from the exterior of the building. Window signs may face toward the outside, the inside, or both.

Yard Signage Category - A sign category that is intended to accommodate a wide variety of sign purposes (e.g. Garage sale signs, for sale signs, political or initiative signs, etc.), often needed on a temporary basis. Such signs are freestanding and mounted on one or two stakes or posts and do not have footings. All Yard Signs must be placed on-site and not within the City Right-of-Way.

Stake sign. A type of yard sign that consists of a sign face erected upon one or more metal wires or wood, metal, or plastic stakes of no more than three inches in width.

Frame sign. A type of yard sign that consists of a frame into which a sign face can be inserted and secured upon two wood, metal, or plastic stakes or ground spikes.

Development and Construction Signage Category - A sign category which is limited to display during the active development of a subdivision plat or commercial construction projects.

Active Building Board Sign. A type of temporary development and construction signage, constructed of rigid material such as plywood or corrugated plastic which may be displayed on the site of a building actively under construction, and permitted only during the time in which a building permit is valid

Active Plat Board Sign. A type of temporary development and construction signage made of rigid material such as plywood or corrugated plastic which may be displayed on the site of subdivision plat active under construction

Directional Sign. A type of temporary development and construction signage designed to provide direction to pedestrian and vehicular traffic within a facility during the construction process

Pennant/streamer. Any small strips of lightweight plastic, fabric, or similar material shaped triangularly or rectangularly, suspended from a rope, wire, or string, usually in a series. The term "pennant" shall not include a "banner sign" as defined and regulated herein.

Pole sign. A freestanding sign that is mounted on a pole, tube, or other fabricated member without any architectural covering of the support structure.

Portable sign. A temporary sign that is not permanently affixed to one location and has the capability of being moved from one site to the next site, including any vehicle or trailer containing any advertising matter, words, symbols, or pictures, that is parked on public or private property, for the primary purpose of advertising or

directing attention to a business. This definition does not include sandwich signs or permitted temporary signs.

Snipe Sign. Any sign of a material such as cardboard, paper, pressed wood, plastic or metal that is attached to a fence, tree, light pole, utility pole or temporary structure or those staked into the ground, or any sign that is not securely fastened to a building or firmly anchored to the ground.

Vehicle Sign. A sign attached to, placed upon, mounted, painted, pasted or drawn on any vehicle or trailer that is parked on a property for the principal purpose of displaying the sign message and is not regularly and customarily used in the operation of the business.

B. Sign Measurements

- a. **Measurement of Area of Individual Signs.** The area of a sign face will be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The area of a sign face does not include any supporting framework, bracing or decorative fence or wall when the fence or wall otherwise meets the regulations of this chapter and is clearly incidental to the display itself.
- b. **Sign Height Measurement.** For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For freestanding signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground

directly below the sign. For lots with an elevation below the adjacent street, the height of the sign will be computed as the distance from the highest point of the sign structure to the height of the sidewalk, or curb line of street if no sidewalk exists, adjacent to the property, provided the sign is installed within thirty (30) feet of the street right-of-way line.

- c. **Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.
 - d. **Sign Face Separation.** For the purposes of computing sign area, a single sign becomes two (2) signs if there is an angle created between the two (2) outer surfaces of the sign greater than forty-five degrees (45°)
- C. **Sign Setbacks** - signs must be located on-site, and outside of the public right of way and sight triangles. Each sign must be setback at least 5' from all property lines, and in compliance with any special restrictions listed in Table _____

435.040 General Standards of Applicability

- A. Materials and Construction
 - a. Except as otherwise expressly stated in this chapter, all permanent signs, sign structures and non-structural trim must be constructed of approved combustible or non-combustible materials.
 - b. Letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign must be safely and securely built or attached to the sign structure.

- c. Illuminated signs produced in quantity (as opposed to signs custom-built for specific locations) must be constructed in accordance with the “Standards for Electric Signs” (U.L. 48) of the Underwriters’ Laboratories, Inc.
 - d. All electrical signs must be connected to permanent electrical service installed according to the requirements of the electrical code. All wiring for newly constructed detached signs must be underground.
 - e. Any sign, other advertising structure, marquee, canopy or awning as defined in this chapter must be designed and constructed to withstand a wind pressure of not less than twenty-five (25) pounds per square foot of net surface area; and must be constructed to receive dead loads as required in the building code and/or other City ordinances.
 - f. Any sign drawing submitted with a sign permit application for a monument or projecting sign shall include the signature and seal of an engineer or architect registered in the State of Missouri.
- B. Obstructions.
- a. No sign may interfere with, block or obstruct:
 - b. Any vehicular entrance or exit to a parking lot;
 - c. Any vehicular access way;
 - d. Any parking space; or
 - e. Any pedestrian sidewalk, path or crosswalk.
- C. Master Signage Plan - A master signage plan shall be submitted with any site plan application for new developments. The signage plan should generally depict location and design of monument and wall signs. The actual tenant name does not need to be identified on the signage plan.

435.050 Sign Types Permitted - See Sign Tables attached as exhibits

TABLE 1 - SIGNAGE REGULATIONS FOR COMMERCIAL AND INDUSTRIAL PROPERTIES

TABLE 2 - SIGNAGE REGULATIONS FOR RESIDENTIAL PROPERTIES

435.060 Additional Standards for Sign Types

A. Permanent Signage

a. Freestanding Monument Signs

- i. A freestanding monument sign shall be supported with a base that is at least 80 percent of the width of the sign at its widest point.
- ii. All freestanding monument signs shall be landscaped in accordance with Section 430.050.
- iii. Freestanding monument signs located in residential neighborhoods or commercial development shall be located at entrances to the subdivision or development and shall be within a common area tract, sign easement, or wholly on private property.
- iv. In case of malfunction, the sign display shall be defaulted to a blank screen.
- v. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed seven thousand (7,000) NITS during daylight hours and two thousand five hundred (2,500) NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.
- vi. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

- b. Freestanding Dual Post Signs
 - c. Electronic Message Signs. Electronic message center signs are permitted subject to the following limitations:
 - i. Only one Electronic Message Sign is permitted per property, regardless of street frontages. In the case of a corner lot or lot with multiple street frontages, an Electronic Message Sign and Monument Sign shall not exist on the same property.
 - ii. An electronic message sign shall not comprise more than 50% of the allowable sign area.
 - iii. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. Exception to this requirement is made for a sign that displays time and temperature.
 - iv. The change from one (1) message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or images.
 - v. Electronic message signs shall be maintained so as to be able to display messages in a complete and legible manner.
 - d. Building Signs
- B. Temporary Signage
- a. Freestanding Signs
 - b. Window Signs
 - c. Yard Signs
 - i. Yard Signs must be located on-site and must not be located within any street right-of-way (which includes the entire public sidewalk and planting strip), and must be outside of the sight triangle.

- ii. Up to 3 yard signs are permitted on residentially zoned properties within a period of 30 days prior to, and 5 days following, any local, state, or federal election hosted by the City, with a maximum area of 6 square feet per sign and maximum height of 4 feet per sign.
- iii. Up to 4 yard signs are permitted on commercially or industrially zoned properties within a period of 30 days prior to, and 5 days following, any local, state, or federal election hosted by the City, with a maximum area of 32 square feet per sign and maximum height of 4 feet per sign.
- d. Development and Construction Signs
 - i. Development and Construction signs shall only be permitted throughout the duration of an active building permit.

435.070 Sign Illumination

A. General Standards for Illumination

- a. Signs may be illuminated as permitted within Table 1234, and in accordance with other relevant section of the Code
- b. Flashing lights, rapidly changing or intermittent-type illumination, rotating beams, or illumination resembling emergency lights are prohibited for the illumination of signs.
- c. The electric wiring for all illuminated signs must be located underground. Any transformers or electrical appurtenances required for the illumination of a sign shall be concealed within a sign cabinet, or landscaped in accordance with Section 430.050
- d. An electrical permit shall be obtained for any illuminated sign.

B. Methods of Illumination

- a. **Direct Illumination** - Illumination in which the source of light comes from an appurtenance to the sign itself, including wall mounted, ground mounted, or accessory lighting fixture
 - i. **Backlit** - Illumination that is arranged in such a way that the light is cast from behind the sign to the eyes of the viewer.
 - ii. **Wall Mounted Lamp** - Illumination resulting from light emitted directly from a shielded light fixture located at the top of the sign and angled downward onto the sign face. The fixture is typically attached to a curved or adjustable mount, allowing light to be directed at the sign.
 - iii. **Ground Mounted Lamp** - illumination resulting from light emitted directly from a light fixture located on and secured to the ground and angled upward onto the sign face. The fixture is typically anchored to the ground allowing light to be directed at the sign.
- b. **Indirect or Ambient Illumination** - Illumination in which the only light that falls onto the sign comes from sources that are available naturally (e.g. sunlight, moonlight) or from artificial lighting sources used for other purposes in the vicinity of the sign

435.080 Nonconforming Signs - Nonconforming signs are those that were lawfully established but no longer comply with the sign regulations of this Code. A nonconforming sign may remain, subject to the regulations of Section 475.070

435.090 Removal of Abandoned and Illegal Signs

- A. Any temporary sign for which a permit has expired shall be considered an illegal sign.

- B. Any sign that fails to meet the maintenance requirements of this chapter shall be deemed to be abandoned
- C. Except as specifically provided elsewhere in this chapter, any sign placed within the City right-of-way shall be considered an illegal sign.
- D. Abandoned and illegal signs shall be subject to the enforcement provisions of Chapter 480.

435.100 Conditional Use Permits for Signage - 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.

435.110 Inflatable Sign Permit - In order to install an inflatable sign, an application shall be filed for an Inflatable Sign Permit. Applications for an Inflatable Sign Permit shall be filed in accordance with Section 470.240.

435.120 Prohibited signage and limitations

- 1. No sign shall be erected at any location where it may, by reason of its position, shape, color or design, interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
- 2. No signs shall project above the parapet wall or eave of a building, or be mounted or extended above the roof of a building.
- 3. No signs shall be mounted or displayed on an unlicensed vehicle
- 4. No signs shall be placed in such a manner that would impede vehicular or pedestrian access or visibility, and should not obstruct ingress or egress from any door, window or fire escape.
- 5. The following types of signs shall be expressly prohibited:
 - a. Snipe signs;

- b. Vehicle signs;
- c. Portable signs;
- d. Any sign or other advertising structure displaying any obscene, indecent or immoral matter;
- e. Any sign that obstructs or is attached to a fire escape;
- f. Any sign that obstructs a window, door, opening required for legal ventilation, or any other opening; or prevents free passage from one part of the roof to another;
- g. Attention-attracting devices, electrical signs, displays or illuminated signs that may impair night vision, are a hazard to traffic or interfere with or conflict with traffic signals, whether inside or outside the building;
- h. All signs in the public right-of-way or on public property, whether permanent or temporary, except signs installed by a government entity;
- i. Pole signs; and
- j. Roof signs.
- k. Pennant/Streamer
- l. Inflatable Signs
- m. Abandoned Signs

TABLE 1 - SIGNAGE REGULATIONS FOR COMMERCIAL AND INDUSTRIAL PROPERTIES

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Permanent Signage Group							
Permanent Freestanding Signage Category							
Monument Sign, Single Tenant Building	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	
Monument Sign, 2-4 Tenant Building	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	48 SF Max 6'Height	80 SF Max 15'Height	
Monument Sign, Shopping Center less than 100,000 GFA	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	80'Max 15' Height	Not allowed	
Monument Sign, Shopping Center greater than or equal to 100,000 GFA	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	300 SF Max 30' Height	Not allowed	
Dual Post Sign	1 per street frontage	5' from all property lines	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts	Indirect	32 SF Max 6'Height	48 SF Max 6'Height	
Pole Sign	Not Permitted						
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect			
Electronic Message Sign	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	
Menu or Order Board Sign	1 per establishment with drive-thru facility	5' from all property lines		Direct or Indirect		Not allowed	
Permanent Building Signage Category							
Wall Sign, Single Tenant	1 per exterior wall or building facade, plus one additional per customer entrance	On building facades, not to project above any roof line	Durable, all-weather materials	Direct or Indirect	10% of facade area		
Wall Sign, Multi-Tenant		On building facades, not to project above any roof line	Durable, all-weather materials	Direct or Indirect	10% of facade area		
Awning Sign		On building facades above or around window casings or similar architectural features	Durable, all-weather materials	Direct or Indirect			
Canopy Sign		Attached to or on top of a buildings canopy or portico, and not extending above the roof of the building	Durable, all-weather materials	Direct or Indirect			
Marquee Sign		On building facades, not to project above any roof line	Durable, all-weather materials	Direct or Indirect			
Permanent Miscellaneous Signage Category							
Directional Sign		On building, or freestanding located at least 5' from all property lines	Any durable, all-weather material	Not allowed			

Addressing Signage	1 per assigned address	On building facades that are visible from the street	Any durable, all-weather material	Indirect			
Temporary Signage Group							
Freestanding Temporary Signage Category							
Banner Sign	1 per street frontage	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not allowed	32 SF Max 6'Height	32 SF Max 6'Height	
Board Sign	1 per street frontage		Plywood, corrugated plastic or similar rigid all-weather material	Not allowed	32 SF Max 6'Height	32 SF Max 6'Height	
Feather Sign	1 per establishment		Vinyl, Fabric, or Lightweight all-weather material.	Not allowed	32 SF Max Can not exceed building height	32 SF Max Can not exceed building height	
Flag Sign			Not allowed	32 SF Max Can not exceed building height	32 SF Max Can not exceed building height		
Sandwich Board/A-Frame Sign		Located within 10' of any customer entrance	Plywood, corrugated plastic or similar rigid all-weather material	Not allowed	10 SF Max 5' Heigh	10 SF Max 5' Heigh	
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Window Signage Category							
Window Sign		Only allowed interior side of the window	Vinyl, Fabric, Paper, Paints, or similar lightweight material				
Yard Signage Category							
Stake Sign	1 per establishment	5' from all property lines	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not allowed	6 SF max, 4' height	6 SF max, 4' height	
Frame Sign	1 per establishment	5' from all property lines	Durable, rigid materials such as plastic or metal, mounted or secured within a picture frame-like support.	Not allowed	6 SF max, 4' height	6 SF max, 4' height	
Development and Construction Signage							
Active Building Board Sign	1 per street frontage	5' from property lines, located on site actively under construction	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts	Indirect	60 SF Max, 6' Height	60 SF Max, 6' Height	
Active Plat Board Sign	1 per street frontage			Indirect	60 SF Max, 6' Height	60 SF Max, 6' Height	
Directional Signage							

TABLE 2 - SIGNAGE REGULATIONS FOR RESIDENTIAL PROPERTIES

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Permanent Signage Group							
Freestanding Permanent Signage Category							
Monument Sign, Subdivision or Residential Community	1 per street frontage	5' from all property lines, or within common area or easement for subdivision signage	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	Landscaping
	2 per entrance to a subdivision to an arterial or collector street.						
Dual Post Sign	1 per street frontage	5' from all property lines, or within common area or easement for subdivision signage	Durable, rigid materials, supported by at least 2 treated 4" x4" wood posts	Indirect	32 SF Max 6'Height	32 SF Max 6'Height	
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect			
Electronic Message Sign	Not allowed						
Permanent Building Signage Category							
Wall Sign, Residential Community	3 per residential building	On building facades, not to project above any roof line		Direct or Indirect	Not allowed	10% of building facade area	
Permanent Miscellaneous Signage Category							
Directional Sign							
Addressing Signage	1 per assigned address	On building facades that are visible from the street	Any durable, all-weather material	Indirect			
Temporary Signage Group							
Freestanding Temporary Signage Category							
Banner Sign	1 per street frontage	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not Allowed	Not allowed	32 SF Max 6'Height	
Board Sign			Plywood, corrugated plastic or similar rigid all-weather material	Not Allowed	Not allowed	32 SF Max 6'Height	
Feather Sign			Vinyl, Fabric, or Lightweight all-weather material.	Not Allowed	Not allowed	32 SF Max Can not exceed building height	
Flag Sign				Not Allowed	Not allowed	32 SF Max Can not exceed building height	
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Yard Signage Category							
Stake Sign	1 per street frontage, plus one additional	5' from all property lines	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not Allowed	6 SF max, 4' height	6 SF max, 4' height	
Frame Sign		5' from all property lines	Durable, rigid materials such as plastic or metal, mounted or secured within a picture frame-like support.	Not Allowed	6 SF max, 4' height	6 SF max, 4' height	
Development and Construction Signage							
Active Building Board Sign	1 per street frontage	5' from property lines, must be located in common area tract or sign easement.	Durable, rigid materials, supported by at least 2 treated 4" x4" wood posts	Indirect	60 SF Max, 6' Height	60 SF Max, 6' Height	
Active Plat Board Sign	1 per street frontage	5' from property lines, must be located in common area tract or sign easement.		Indirect	60 SF Max, 6' Height	60 SF Max, 6' Height	
Directional Signage							

DRAFT CPTED REGULATIONS

PROPOSED UDC REGULATIONS -

Provide zoning and use regulations for CPTED (Crime Prevention Through Environmental Design to Section 410.050 "CPTED" or "Crime Prevention Through Environmental Design".

This amendment would propose to add a new section to the Code, Section 410.050 CPTED. City Staff would continue to explore future requirements for a CPTED program to either amend the Unified Development Code or to adopt CPTED requirements through accredited materials.

410.050 CPTED

- A. CPTED is defined as the proper design and effective use of the built environment that can lead to a reduction in the fear and incidents of crime and an improvement in the quality of life. The four basis CPTED principles are:
 - a. Natural Access Control: Guides people entering and leaving place through the placement of entrances, exits, fences, landscaping and lighting.
 - b. Natural Surveillance: Uses design features to increase the visibility of a property or building.
 - c. Territorial Reinforcement: Physical design provides clear distinction between private and public property.
 - d. Maintenance: Proper upkeep signals property is being well cared for and inhospitable to criminals.
- B. CPTED Review Committee established
 - a. The CPTED Review Committee, CRC, is composed of a select number of City Staff members from the Development Review Committee, DRC, who have completed both basic and advanced training in CPTED principles through the National Crime Prevention Council.

C. CPTED Review requirements

- a. All commercial development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during the development review process will require mandatory compliance . Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in section 420.030 "Use Specific Standards, Commercial Uses".

D. CPTED uses specified

- a. The following uses have been classified as "Uses with Conditions" of this chapter, having been determined with a tendency towards an increased risk of crime. Specific conditions for such uses shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.
 - i. Bank/Financial Services;
 - ii. Bank drive-thru facility;
 - iii. Bars/Taverns
 - iv. Body Art Services
 - v. Check cashing and payday loan businesses;
 - vi. Convenience Store (C-Store);
 - vii. Financial services with drive-up window or drive-thru facility;
 - viii. Pawn Shop;
 - ix. Title Loan, if performing on site cash transactions;
 - x. Unattended Self-Serve gas pumps;
 - xi. Unsecured Loan Business;
 - xii. Medical Marijuana dispensary facility;
 - xiii. Medical Marijuana cultivation facility;
 - xiv. Medical Marijuana-Infused products manufacturing facility;
 - xv. Marijuana Testing Facility;
 - xvi. Medical Marijuana transportation facility;
 - xvii. Comprehensive Marijuana cultivation facility;
 - xviii. Comprehensive Marijuana dispensary facility;
 - xix. Comprehensive Marijuana-Infused products manufacturing facility;
 - xx. Marijuana Microbusiness facility;

- xxi. Microbusiness dispensary facility;
- xxii. Microbusiness wholesale facility;
- xxiii. Marijuana transportation facility;
- xxiv. Any other type of marijuana-related facility or business licensed or certified by the Department of Health and Senior Services, or its successor, under article XIV of the Missouri Constitution.
- xxv. Other similar uses shall meet the same standards as the above.

Off-Street Parking Requirements - Proposed Change

Section 425.010 Off-Street Parking Requirements

A. Parking Spaces Required

Off-street parking spaces are required as specified in the table below.

Use	Minimum Parking Spaces Required (Current Code)
COMMERCIAL USES	
Eating and Drinking Establishment	1 per 4 seats or 1 per 50 square feet of customer service area, whichever is greater.

City staff has reviewed the following recently approved or completed projects classified as Eating and Drinking Establishments, and provided a summary of the parking calculations and provisions below.

Parking Examples				
Business Name	Building SQ FT.	Parking Required Dining Area	Parking Required Seating	Parking Provided
Chick-Fil-A	5,222	31	22	81
HTeaO	2,000	7	N/A	15
Raymore Galleria North (Lot 3 Multitenant Bldg)	3,734	18	N/A	39
Willowind Lot 2	1,600	16	N/A	27
Johnny's Tavern	8,101	92	63	111
Starbucks	2,230	20	N/A	24
Whataburger	3,746	28	14	86
Panda Express	2,587	27	16	29
Taco Bell	2,029	17	10	25

City staff reviewed parking requirements for Eating and Drinking Establishment for the following comparison cities:

Comparison Cities				
City	Per Seat	Per Employee	Per GFA	Per Service Floor Area
Grandview**	1 space per 2 seats	1 space for each employee on maximum shift	N/A	N/A
Gladstone	N/A	N/A	N/A	1 space per 200 SQ FT of SFA (Maximum)
Raytown	N/A	N/A	1 space per 100 SQ FT of GFA	N/A
Blue Springs	N/A	N/A	1 per 150 SQ FT for the first 2,500 SQ FT, plus 1 per 100 SQ FT over 2,500SQ FT	N/A
Lee's Summit	N/A	N/A	14 spaces per 1,000 SQ FT.	N/A
Belton	1 space per 4 seats	N/A	N/A	or 1 per 50 SQ FT of Customer Service Area
Liberty**	1 per 3 seats	N/A	N/A	N/A

Parking requirements varied across comparison cities. The cities of Grandview, MO and Liberty, MO, have revised their parkings requirements to institute maximum parking requirements, as opposed to minimum parking requirements.

Based on staff's research of comparison cites and recently approved project, we considered 4 different scenarios of calculating the requirement for parking, and compared those calculations against the current code requirement of "1 per 4 seats or 1 per 50 square feet of customer service area, whichever is greater"

- 5 spaces per 1,000 Gross Floor Area
- 7 spaces per 1,000 Gross Floor Area
- 10 spaces per 1,000 Gross Floor Area
- 14 spaces per 1,000 Gross Floor Area

Gross Floor Area Examples				
Business Name	5 spaces per 1,000	7 spaces per 1,000	10 spaces per 1,000	14 spaces per 1,000
Chick-Fil-A	30	42	60	84
HTeaO	10	14	20	28
Raymore Galleria North (Lot 3)	20	28	40	56
Willowind (Lot 2)	10	14	20	28
Johnny's Tavern	45	63	90	126
Starbucks	15	21	30	42
Whataburger	20	28	40	56
Panda Express	15	21	30	42
Taco Bell	15	21	30	42

Spreadsheet Key	
Same As Current Regulation	Green
Lower than Current Regulation	Blue
Higher than Current Regulation	Red
Instituted Parking Maximums	Purple

Based on staff's findings, it would be suggested to evaluate amending the parking requirement for Eating and Drinking Establishment from a calculation based on customer service area and seating, to a building area calculation, **at a rate between 5 and 7 spaces per 1,000 square feet of gross floor area.**