



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, June 18, 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 June 4, 2024 Meeting

6. Unfinished Business

7. New Business

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

8. City Council Report

9. Staff Report

10. Public Comment

11. Commission Member Comment

12. Adjournment

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 4, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE, JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, AND MAYOR TURNBOW. ABSENT WAS LOREN SHANKS, ERIC SMITH, AND MARIO URQUILLA. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, ASSISTANT CITY ENGINEER TRENT SALSBURY, CITY ATTORNEY JONATHAN ZERR, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. Call to Order – Chairman Wiggins called the meeting to order at 6:04 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 March 19, 2024 meeting.

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

Vote on Motion:

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

Motion passed 5-0-1.

6. Unfinished Business - None

7. New Business -

a. Case #24004 - Creekside Ranch - Final Plat

City Planner Dylan Eppert gave an overview of the Staff Report. 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 there are 23 lots, 22 3-acre lots and 1 10-acre lot. The very east portion of the property will remain in unincorporated Cass County. Cass County Water District will not service the development, and it will be on Raymore City water. Mr. Eppert noted that a landscaping plan has not been submitted by the applicant, and will be conditioned as a requirement for approval of the case. Mr. Eppert recommends the Planning & Zoning Commission accept the submitted findings of fact and forward the case to the City Council with a recommendation of approval.

Commissioner Fizer asked why there will be one lot larger than the rest.

Mr. Eppert noted that the developer of the project plans to build their personal home on the large lot.

Commissioner Faulkner asked for clarification about the number of conditions mentioned for the motion.

Mr. Eppert Clarified that the first two conditions will be standard conditions moving forward and then there is a third conditions that requires the applicant to submit a landscaping plan for approval prior to the second reading by City Council.

Motion by Mayor Turnbow, seconded by Commissioner Bowie, to forward Case #24004, Creekside Ranch Final Plat to the City Council with a recommendation of approval subject to the three conditions as outlined in the Staff Report.

Vote on Motion:

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

Motion passed 6-0-0.

8. City Council Report

City Attorney Jonathan Zerr gave an update on the three most recent City Council meetings.

9. Staff Report

Mr. Eppert gave the Staff Report, noting that there will be a meeting on June 18th for a Right-of-Way plat.

City Engineer Trent Salsbury noted that Johnston Drive has finished construction, Ward Road has approximately two weeks until completion of the storm sewer, as well as two bridge abutments complete.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Bowie thanked Staff.

Commissioner Petermann thanked Staff and had no additional comments.

Commissioner Faulkner thanked Staff and mentioned he likes the new mural being painted.

Commissioner Fizer thanked Staff and gave an update about a new mural going in on the side of Harmon Tire.

Chairman Wiggins thanked Staff, congratulated the Mayor on finalizing the sale of land to quash the landfill, and mentioned that The Depot is a great asset for the City of Raymore.

Mayor Turnbow mentioned a ribbon cutting for the opening of the new apartment complex, The Depot.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Turnbow, to adjourn the June 4, 2024 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 6-0-0.

The June 4, 2024 meeting adjourned at 6:19pm.

Respectfully submitted,
Emily Jordan

195th St. ROW and Utility Easement - FINAL PLAT

APPLICANT -

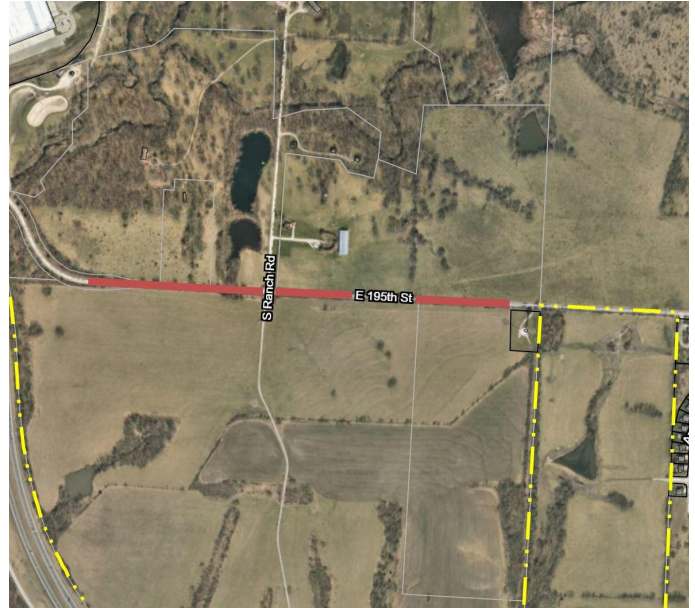
Property Owner: KCI Raymore South, Inc.
Engineering/Arch. Firm Olsson, Inc.

PROJECT LOCATION REQUESTED ACTION

SE Corner of 195th St. and Interstate 49 Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of 195th St. Right-of-Way and Utility Easements.



ZONING AND LAND USE SUMMARY -

Road Classification

Major Collector

SURROUNDING ZONING & LAND USE

North: PUD, Planned Unit Development
A, Agricultural
PR, Parks, Recreation and Public Use (Lift Station)

South: PUD, Planned Unit Development

East: A, Agricultural
BP, Business Park (Water Tower)
Unincorporated Cass County

West: Interstate 49



TOTAL TRACT SIZE

4.52 Acres

PAST PLANNING ACTIONS -

1. The preliminary plan for the Raymore Industrial Development (now Raymore Commerce Center), proposed by Van Trust Real Estate for 136 acres adjacent to the west side of the proposed Dean Avenue extension right-of-way, was approved on December 23, 2019.
2. Dean Ave. Extension 1st Plat - Final Plat was approved by the City Council on August 24, 2020.
3. On July 25, 2023 the City Council voted to approve the Raymore Commerce Center South PUD and Preliminary Development Plan.
4. On August 28, 2023 the City Council voted to approve the Dean Ave. Extension 2nd Plat - Final Plat.

STAFF COMMENTS -

PLANNING AND ZONING -

1. On November 16, 2010 the Planning Commission voted to approve the Growth Management Plan and change the zoning classification of the Future Land Use Plan from "low density" to "Business Park for the location of the Raymore Commerce Center South (directly south of 195th St).
2. The original alignment of Dean Ave. was planned to cut through Ranch Rd. and connect to 195th. Due to conflicts with the existing properties within the Good Ranch, this alignment is not feasible without relocating occupied homes, or condemning properties for right-of-way, which is not desirable for the City. Rather the City agreed to alter the alignment to still provide access to 195th Street as originally planned, but through a different alignment of Dean Avenue.
3. The Governor's Cost Share grant was awarded to the City of Raymore to help offset some of the overall cost of the construction for the road extension. The grant also covers costs associated with the Dean Avenue/North Cass Parkway traffic signal, and future improvements to 195th Street as part of the Raymore Commerce Center South project.

PUBLIC WORKS & ENGINEERING -

- The additional Right-of-Way will allow for turn lanes to be installed and allow for the road to be widened as needed.
- The addition of the utility tract (tract A) will allow for utilities to safely remain at the back of the Right-of-Way.

ALIGNMENT WITH GROWTH MANAGEMENT PLAN -

Growth Management Plan - The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for Business Park. The Growth management also identifies the right-of-way area as a future road.

Major Street Plan - The Major Thoroughfare Plan Map classifies S Dean Avenue and the extension of the road, as a Minor arterial road and 195th St. as Major Collector.

FINDINGS OF FACT -

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The final plat is substantially the same as the Preliminary Plan. Dean Avenue has always intended to connect to 195th Street under the Good Ranch MOU/Land Use Plan. The final alignment has been adjusted to avoid conflict with existing homes within the Good Ranch property. The proposed Right-of-Way as well as Utility Easements were needed to help provide utilities to the Raymore Commerce Center South site as well as ROW for the road improvements to be completed.

2. Complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City.

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. Complies with any condition that may have been attached to the approval of the preliminary plat.

The proposed final plat complies with the conditions that were attached to the approval of the preliminary development plan and rezoning of Raymore Commerce South project located immediately south of 195th Street. The plat will provide the needed ROW to support widening/improvement to 195th Street to tie into the Dean Avenue extension, as well as the turn lanes on 195th Street to serve the future Raymore Commerce Center South development.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	June 18, 2024
City Council	Review & Approval/Denial	June 24, 2024 July 8th, 2024

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forwards Case #24006 195th St. ROW and Utility Easement - Final Plat to the City Council with a recommendation of approval.

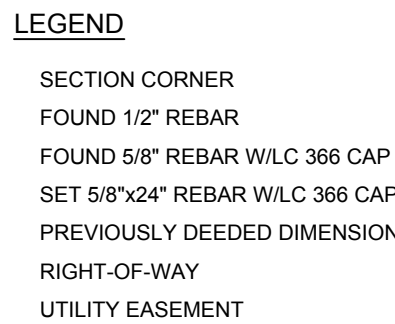
The recommendation for approval is subject to the following one (1) condition:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.

PROJECT ATTACHMENTS -

- Final Plat Drawing
- Aerial Map Exhibit Drawing

An unplatted tract of land lying in the North Half of Section 32, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri

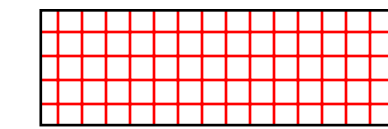
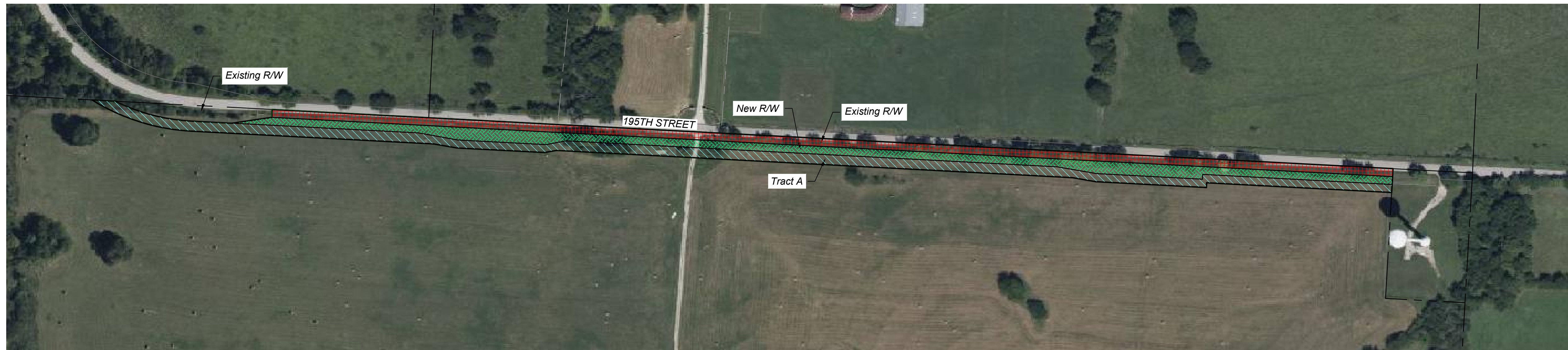


KC Metro Control Monument CA-25
Published Coordinates (2003 Adjustment):
N:292132.789m (958438.992')
E:848865.647m (2784986.710')
Observed Coordinates (MoDot Network):
N:958438.935' (292132.8772m)
E:2784986.325' (848865.530m)
Local Coordinates:
N:958438.935' (292132.8772m)
E:2784986.325' (848865.530m)

REVISIONS

An unplatted tract of land lying in the North Half of Section 32, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri

A north arrow pointing upwards with the letter 'N' in the center. Below it is a graphic scale bar labeled 'SCALE IN FEET' with markings at 0', 100', 200', and 400'. Above the 100' and 200' markings, it says '1" = 200'.



195th Street

PROJECT LOCATION

1:60

1:60

E. 203rd Street

Section 32, T46N, R32W

VICINITY MAP

SCALE: 1" = 2000'

Prepared For/Property Owner:
KCI RAYMORE SOUTH, LLC
4900 Main Street, Suite 400
Kansas City, Missouri 64112

Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

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Final Plat 195th Street, First Plat An unplatted tract of land lying in the North Half of Section 32, Township 46 North, Range 32 West	CITY OF RAYMORE, CASS COUNTY, MISSOURI 2024
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drawn by: _____ CRS
designed by: _____ CRS
project no.: _____ 021-05673
date: _____ 05.17.2024

SHEET
1 of 1