AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, February 4, 2025
6:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Personal Appearances**
5. **Consent Agenda**
   A. Approval of Minutes from the December 3, 2024 meeting Meeting
6. **Unfinished Business**
7. **New Business**
   A. Election of Officers for 2025
   B. Case No. 25004 - Raymore Gateway Final Plat, Lots 1-2
8. **City Council Report**
9. **Staff Report**
10. **Public Comment**
11. **Commission Member Comment**
12. **Adjournment**

MEETING PROCEDURES

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.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, DECEMBER 3, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE, LOREN SHANKS, JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, AND MAYOR TURNBOW. ABSENT WAS ERIC SMITH AND MARIO URQUILLA. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, PUBLIC WORKS DIRECTOR TRENT SALSBURY, 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 November 19, 2024 meeting.**

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

    Vote on Motion:

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

Motion passed 7-0-0.

6. **Unfinished Business -**

    a. Case #24022 - Original Town Block 14 Alley Right of Way Vacation *(public hearing)*

    The public hearing was previously opened at the last meeting of the Commission.

    Pam Hatcher, 1403 N Madison St., came to the podium as one of the co-applicants to give an overview of the case. Mrs. Hatcher owns a building that abuts the alleyway and is working with the adjacent property owner for the vacation request. Mrs. Hatcher noted that the alley is behind her commercial building, and that people who come down the alley frequently use her sideyard to access the street. The concern is that this creates a liability for her business and a safety concern for the children at the dance studio that occupies the commercial building. Mrs. Hatcher noted that should the Case be approved, she would like to build a fence to no longer allow vehicular access to the side yard of her property. Mrs. Hatcher showed examples of cars driving through the alleyway and her side yard and presented aerial maps for the Commissioners to view.

Development Services Director David Gress gave the Staff Report, including the existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. This is a jointly filed application that if approved, would vacate the 14’ alley for a length of 120’ that directly abuts the property lines of the applicants. City Staff has determined the alley to be in an unimproved condition, meaning it is not suitable for vehicle traffic. Several alleyways in the neighborhood have debris, sheds, fences, etc., that encroach into the alleyway. If approved, the vacated space will be divided evenly between the abutting property owners, and maintenance of that portion of the alley would remain the responsibility of the property owners. Upon vacation of the alleyway, there will be a required utility easement dedication by the owners, allowing access for public and private utilities. The approval of the Case would also allow for a fence to be built on each property to the back of the new property line.

Commissioner Bowie asked if the other co-applicant was at the meeting.

> Mr. Gress noted that she is.

The Case was opened for public comment.

Attorney Chuck Weedman came to the podium on behalf of the Rust family. The Rusts live at 306 S Franklin, next door to one of the co-applicants. Mr. Weedman stated that the alleyway is a drivethrough alley, and residents currently still use it as a means to access the rear of their property. Mr. Weedman gave testimony on behalf of the Rust and Horan families. Mr. Weedman also noted that there is not a sidewalk on Franklin, and pedestrians use the alleyway for a safe means of transportation within the neighborhood to the park.

Karen Rust, 306 S Franklin St., came to the podium to give her comments. Mrs. Rust noted that any hired service providers, such as tree trimming services, need access to the alley to be able to service trees along the backs of properties that abut the alley. There is not a way to turn around while in the alley for larger vehicles except to go through private property, and if the alley is impeded, the service vehicles would have to back all the way out. Mrs. Rust noted that she spoke with City Staff regarding a bush that was planted wrongly in the alleyway, and she was not pleased with the action that was taken to address the issue. She also noted that she believes that the alleyway does not belong to homeowners and should not be vacated.

The Public Hearing was closed at 6:30pm.

Mayor Turnbow asked if the maps that Mrs. Hatcher brought showed accurate property information according to the Cass County Assessor’s Office.

> Mrs. Hatcher noted that yes, the images were pulled from the Assessor’s website.

Mayor Turnbow asked how sheds and fences were allowed to encroach into the alleyway.

> Mr. Gress noted that sheds are supposed to be 20’ back, and that most of the sheds currently located in the alley are allowed as nonconforming structures, meaning they are essentially grandfathered in. Access to the rear of properties is important, so the City decided it was best to not vacate the whole alley. Access to the rear yards is still available from the entrance on Plum Street which has a more solid gravel drive, and Mr. Gress noted that there is a drainage culvert and fire hydrant located along the Olive Street side of the alley that generally prevents vehicles from accessing the alley without potentially crossing into private property.

Chairman Wiggins noted that the drainage culvert and fire hydrant appear to be new. Chairman Wiggins also asked if there were restrictions on where Mrs. Hatcher might be able to put a fence, or an option to remove the culvert.

Mr. Gress noted that the fence could not be constructed any closer to the alleyway that is currently without the vacation. The fence could, however, be extended towards the street (Olive Street) making trespassing more difficult. Public Works Director Trent Salsbury noted that property owners are required to maintain the culverts and ditches installed by the City, but it is a possibility that the property owner could remove the culvert.

Commissioner Faulkner asked if the culvert was on City property.

Mr. Salsbury noted that yes, ditches and culverts are on City property, but not maintained by the City.

Commissioner Faulkner made mention that vehicles have reverse, and questioned the practicality of driving through the remaining alleyway if vacated.

Motion by Mayor Turnbow, Seconded by Commissioner Bowie to accept the Findings of Fact and forward Case #24022, Original Town Block 14 Alley Right-of-Way Vacation to the City Council with a recommendation of approval with the conditions as outlined.

Vote on Motion:

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

Motion passed 7-0-0.

7. New Business - None

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. Gress gave the Staff Report including the monthly department report. The December 17th meeting will be canceled.

Mayor Turnbow commented on some commotion surrounding the previous Case.

10. Public Comment

Mrs. Hatcher came to the podium and thanked the Commission for their time.

11. Commission Member Comment

Commissioner Bowie thanked Staff and Commissioner Faulkner for his time serving on the Commission.

Commissioner Shanks thanked Chairman Wiggins.

Commissioner Petermann thanked Staff.

Commissioner Faulkner thanked Staff.

Chairman Wiggins thanked Commissioner Faulkner, Staff, and wished everyone a happy holiday.

Commissioner Fizer thanked Commissioner Faulkner for his service and reminded everyone of the Mayor's Christmas Tree lighting.

Mayor Turnbow noted that Commissioner Faulkner has served for 22 years and thanked him for his service.

Mr. Zerr thanked Commissioner Faulkner as well.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Petermann, to adjourn the December 3, 2024 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The December 3, 2024 meeting adjourned at 7:00pm.

Respectfully submitted,
Emily Jordan

RAYMORE PLANNING AND ZONING COMMISSION
RULES OF PROCEDURE

Article I. Name of Commission.

The name of this organization shall be Raymore Planning and Zoning Commission (hereafter referred to as the "Commission").

Article II. Authorization.

The authorization for the establishment of this Commission is set forth under authorization of the Raymore Charter; Chapter 89 of RSMO; and Section 465.020 of the Unified Development Code.

Article III. Membership, term of office and vacancies.

Section 1. Composition of the Commission shall be in accordance with Section 465.020B of the Unified Development Code.

Section 2. The term of appointment for each Commission member shall be in accordance with Section 465.020C of the Unified Development Code.

Section 3. Vacancies on the Commission shall be filled in accordance with Section 465.020D of the Unified Development Code.

Article IV. Officers, Duties and Powers.

Section 1. The officers of the Commission shall consist of a Chairman, Vice-Chairman and a Secretary. These officers shall perform the duties prescribed by these rules in addition to their duties and responsibilities as a member of the Commission.

Section 2. The Chairman shall:

1. Preside at all meetings of the Commission;
2. Call special meetings of the Commission as needed;
3. See that all actions of the Commission are properly taken;
4. Be responsible for conducting the meeting and may take appropriate

actions necessary for the Commission to fulfill its responsibilities; and

5. Pronounce the decisions of the Commission for purposes of recording in the minutes.

Section 3. The Vice-Chairman shall act during the absence, disability or disqualification of the Chairman and shall exercise or perform all duties and be subject to all the responsibilities of the Chairman. The Vice-Chairman shall succeed the Chairman if the office is vacated before the term is completed and serve the unexpired term of the vacated office. A new Vice-Chairman shall be elected at the next regular meeting.

Section 4. The Secretary shall act during the absence, disability or disqualification of the Chairman and Vice-Chairman and shall exercise or perform all duties and be subject to all the responsibilities of the Chairman. The Secretary shall also attest to the approval of all subdivision plats for recording purposes and to the approval of the Rules of Procedure and any amendments thereof.

Section 5. The powers and duties of the Commission shall be in accordance with Section 465.020 of the Unified Development Code.

Article V. <u>Election of Officers.</u>

Section 1. All offices of the Commission shall be filled within the group of eight (8) citizen members.

Section 2. The first regular meeting held on or after November 1st of each year shall be known as the annual organizational meeting and shall be for the purpose of electing officers.

Section 3. Nominations shall be made from the floor at the annual organizational meeting of the Commission scheduled for the first regular meeting held on or after November 1st of each year and the election of the officers specified in Section 1 of Article IV shall follow immediately thereafter.

Section 4. A candidate receiving a majority vote of the membership of the Commission in attendance shall be declared elected and shall serve for one year or until his/her successor shall take office.

Section 5. Vacancies in office shall be filled at the next regular meeting by nomination, and a majority vote. The officer elected to such vacancy shall serve only for the remainder of the term of officer he/she replaces.

Section 6. The Commission shall elect a Chairman Pro Tempore from among its members if the Chairman; Vice-Chairman; and Secretary are absent.

Article VI. <u>Meetings and Public Hearings</u>

Section 1. A schedule of regular meeting dates, including filing deadlines, shall be established at the organizational meeting of the Commission.

Section 2. Regular meetings will be held on the first and third Tuesday of each month beginning at 6:00p.m. All meetings will be held in the Council Chambers unless otherwise stated.

Section 3. Regular meetings may be cancelled by the Chairman when there are no applications pending or reason for the Commission to meet. Notification must be provided to the Commission members and public at least forty-eight (48) hours prior to the time set for such a meeting.

Section 4. All meetings shall be open to the public, except for executive sessions called in accordance with applicable law.

Section 5. In addition to those required by law, the Commission may hold public hearings when it decides that such hearings will be in the public interest.

Section 6. Any person or group of people, desiring to be heard by the Commission during a personal appearance must submit their request to be heard or proposal in writing to the Development Services Director (hereafter referred to as "Director") at least five (5) working days in advance of the next regular meeting.

Section 7. Robert's Rules of Order are hereby adopted for the governing of the Commission in all cases not otherwise provided for in these rules. The City Attorney shall be consulted for interpretations of the rules stated herein or Robert's Rules of Order.

Section 8. Each member of the Commission, who has knowledge of the fact that he/she will not be able to attend a scheduled meeting of the Commission, shall notify the Director at the earliest possible opportunity and, in any event, prior to 5:00 p.m. on the date of the meeting. The Director shall notify the Chairman of any known absences.

Section 9. A Commissioner shall be deemed to be neglecting their duty if they fail to attend three (3) consecutive regular scheduled meetings of the Commission or more than twenty-five percent (25%) of the Commission's regular scheduled meetings as established by Article VI, Section 1 of these Rules of Procedure during any twelve (12) month period without being excused. The Commission may make a recommendation to the Mayor requesting the removal and replacement of a Commission member that is negligent in their duties for their remaining unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty.

Section 10. Any member of the Commission, who feels that he/she has a conflict of interest on any matter that is on the Commission agenda, shall voluntarily excuse themselves and refrain from discussing and voting on said items as a Commissioner.

Section 11. The Director must be informed prior to the meeting if the applicant desires a continuance. At least seven (7) days notice must be given to the Director in order for written notice of the continuance to be given to all interested parties. If the Director determines adequate notice is not given to allow a continuance of time, the application shall be scheduled for the Commission meeting and the applicant shall, in person or by agent, request a continuance at the meeting. It shall be within the discretion of the Commission to grant or deny requests for continuances at the meeting.

Section 12. In the presentation of a case, the burden shall be upon the applicant to supply all information, documentation, and evidence necessary for the Commission to have a clear understanding of the application. The Commission may continue the hearing or deny the application when in its judgment the applicant has not provided sufficient information or evidence to make a determination.

Section 13. If the applicant, or representative for the applicant, fails to appear at the scheduled meeting to present the application, the Commission may continue the application or take action upon the application in absence of the applicant.

Section 14. The Commission may require additional information as deemed necessary for a determination to be made on an application.

Section 15. The Chairman may impose reasonable limits upon the time for consideration of any item upon the Commission agenda or upon the presentation by any individual so that adequate time is afforded to all individuals wishing to speak on any application or other item before the Commission.

Section 16. The swearing in of witnesses and cross examination of witnesses shall be permitted only upon approval by a majority of the Commission.

Section 17. Once the Chairman has closed the public hearing, no comments or testimony may be made by the applicant or public unless specifically called upon by the Chairman to answer a question(s) or provide additional information.

Section 18. Any person who desires a verbatim record of the Commission meeting shall make provision for such verbatim record to be made. The Commission does not prepare or provide such a record.

Article VII. <u>Order of Business.</u>

The following order of business will normally be followed except it may be rearranged by the Chairman for individual items if necessary to expedite the conduct of business:

Section 1. The order of business at regular meetings shall ordinarily be:

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Personal Appearances
5. Consent Agenda
6. Old Business
7. New Business
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment.

Section 2. A motion from the floor must be made and passed in order to amend or add to any item on the agenda.

Section 3. All matters referred to the Commission by the City Council shall be placed on the calendar for consideration and action as soon as possible consistent with established deadlines.

Article VIII. Meeting Conduct

Section 1. An individual can only speak during the meeting under the following circumstances:

1. The individual has made a formal request to the Director to make a personal appearance before the Commission; or
2. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered; or
3. An individual may speak under Public Comment at the end of the meeting.

Section 2. Individuals wishing to speak to the Commission must proceed to the podium and state their name and address for the record.

Section 3. Talking on phones or having a conversation that becomes disruptive to the conduct of business by the Commission is not allowed.

Section 4. Public displays, such as clapping, cheering, or comments when another person is speaking is not allowed.

Section 5. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Commission and shall be dealt with as the Chairman may deem proper.

<u>Article IX Employees.</u>

The Development Services Department has been designated under the annual budget of the City of Raymore to provide staff support to the Commission. Staff support shall include the following:

1. Acceptance and scheduling of applications submitted to the City for consideration by the Commission;
2. Preparation of notices of meetings and legal notice publications for meetings of the Commission;
3. Preparation of staff reports and recommendations for all matters to come before the Commission;
4. Preparation of meeting agendas;
5. Delivery of packets to Commission members containing documents and information on all matters to be considered by the Commission at its meeting;
6. Preparation of minutes of regular and special meetings; and
7. Preparation of an annual report of Commission activity.

The Commission may employ consultants to aid in its work. Funding for any consultant may be requested as part of the annual budget process for the City. Selection of a consultant shall be completed by the Commission with the consent of the City Council.

Article X. <u>Official Action.</u>

Section 1. All deliberations of the Commission shall be conducted and made at a meeting that is open to the public, except those actions as authorized by statute under an executive session.

Section 2. A motion may be made by any member of the Commission after the agenda item has been introduced.

Section 3. A motion that does not receive a second shall die from lack of a second.

Section 4. Each member shall be entitled to one vote.

Article XI. <u>Amendments.</u>

These Rules of Procedure may be amended at any meeting of the Commission by a majority of the quorum of the Commission, provided that notice of said proposed amendment is given to each member in writing at least two weeks prior to said meeting.

RAYMORE GATEWAY FINAL PLAT

APPLICANT -	
Property Owner:	Realty Income Corporation
Engineering/Arch. Firm	HR Green

PROJECT LOCATION	REQUESTED ACTION
58 Highway, between Kentucky Road & Westgate Drive	Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Raymore Gateway final plat, which formally plats the partially redeveloped property located at the NE corner of 58 Highway and Kentucky Road, creating two commercial lots.

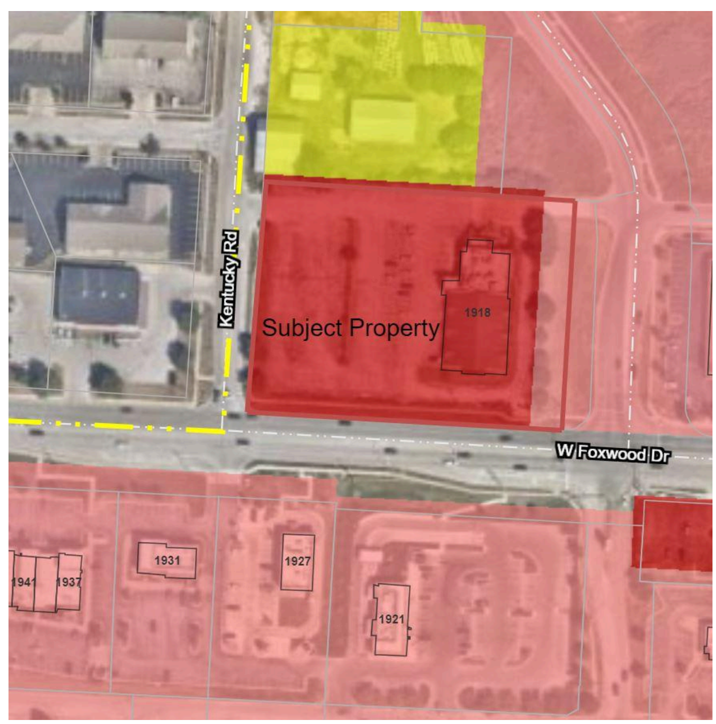
ZONING AND LAND USE SUMMARY -

EXISTING ZONING

“C-2” General Commercial District

SURROUNDING ZONING & LAND USE

North:	C-3 Regional Commercial, undeveloped R-1 Single Family Residential, agricultural building/barn
South:	C-3 Regional Commercial, Retail Shopping Center
East:	C-3 Regional Commercial, Retail Shopping Center
West:	Kentucky Road, Commercial and Professional Office uses, City of Belton, MO



RAYMORE development services

PLANNING APPLICATION
FINAL PLAT STAFF REPORT

TOTAL TRACT SIZE	NUMBER OF LOTS
2.2 acres	2

PAST PLANNING ACTIONS -

- The subject property was initially built as a Ryan's Steakhouse. The initial site plan for Ryan's Restaurant was approved by the City in 1995.
- In 2010 the City approved the Raymore Galleria North First Final Plat. This plat included the right-of-way for the relocation of Kentucky Road to align with the access drive to the Raymore Galleria shopping center on the south side of 58 Highway (which provides access to Lowe's, Whataburger, Codes Dispensary, etc…)
- In 2016 the City of Raymore completed construction of an access drive from the northeast portion of the subject property parking lot to connect with relocated Kentucky Road (Westgate Drive). This access drive allows users of the subject property parking lot to access Westgate Drive and the traffic signal on 58 Highway.
- In 2020, the City completed the construction of Westgate Drive to the east of the subject property, which provides improved access to the signal at Westgate Drive and 58 Highway.
- The site development plan for the Chick Fil A was approved on March 19, 2024 by the Planning and Zoning Commission.

DEVELOPMENT STANDARDS -

The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	2,000 sq. ft.
Lot Width x Lot Depth	100 ft. x 100 ft.
Front-Yard Setback	30 ft.
Side-Yard Setback	10 ft.

Side-Yard Setback (abutting residential district)	15 ft.
Rear-Yard Setback	20 ft.
Building Height	80 ft
Building Coverage	40%

STAFF COMMENTS -

PLANNING AND ZONING -

- This property is an ongoing re-development project for the City. At the time of the initial construction of the Ryan's Steakhouse, final plats were not required as part of the building permitting process, thus no formal or recorded final plat exists.

- The final plat is being approved to formalize the official boundaries of the subject property, including several pre-existing easements, and new easements that were needed due to the construction of Chick Fil A on Lot 1.

- With the redevelopment of the property, the applicant and owner are proposing to create an additional lot for future development.

ALIGNMENT WITH GROWTH MANAGEMENT PLAN -

Growth Management Plan - The Future Land Use Plan Map designates this property as appropriate for commercial development.

Major Street Plan - The Major Thoroughfare Plan Map classifies Kentucky Road as a Minor Arterial and 58 Highway/Foxwood Drive as a Major Arterial.

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 subject property is a redevelopment of a former commercial restaurant occupying a singular underutilized lot. The subject property has been un platted since it was originally annexed into the City, therefore no preliminary plat was required at the time. The final plat application for the subject property will formally plat a pre-existing property, bringing it into compliance with the regulations of the City of Raymore.

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 relevant requirements of the Unified Development Code.

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

There are no conditions attached to the preliminary plat. The property includes several pre-existing easements for access, utilities, and signage, as well as new easements required as a result of new development, all of which have been retained and properly documented on the final plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	February 4, 2025
City Council	Review & Approval/Denial	February 24, 2025 (1st read) March 10, 2025 (2nd read)

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 25004 Raymore Gateway Final Plat to the City Council with a recommendation of approval.

The recommendation for approval is subject to the following conditions:

- 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 -

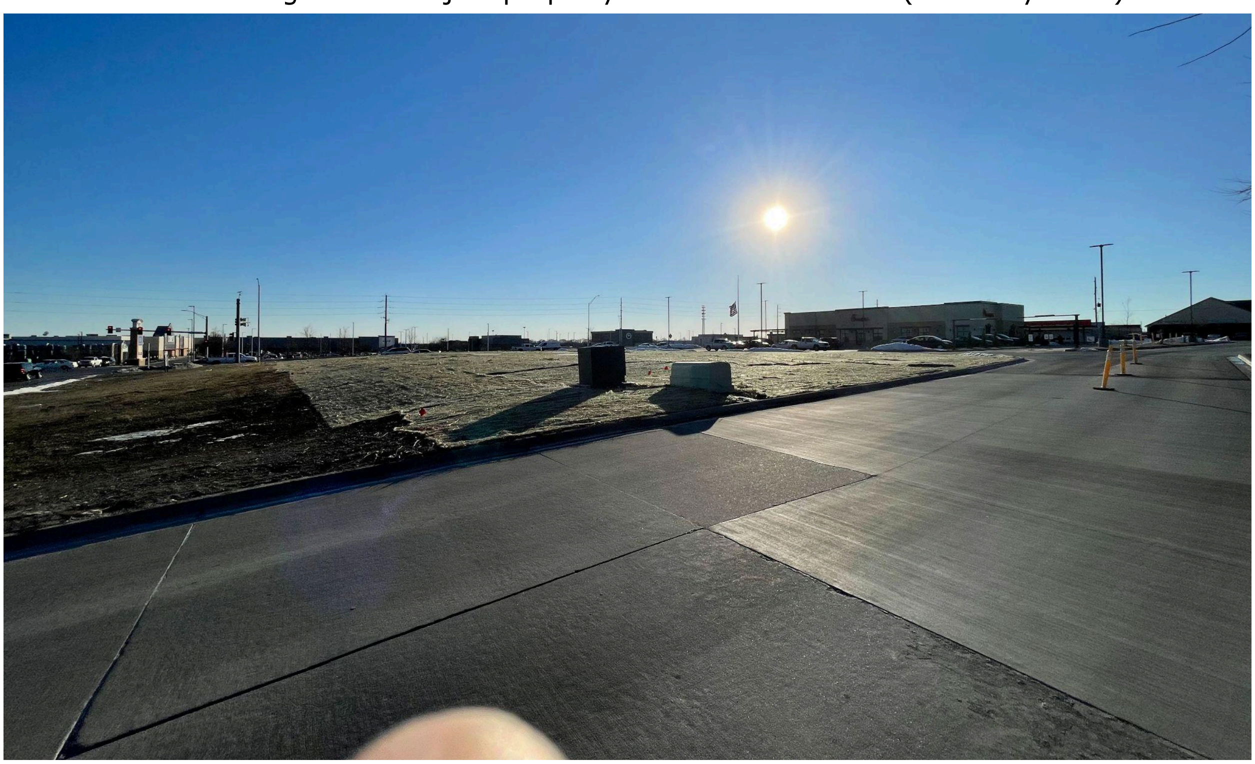
1. Final Plat Drawings

RAYMORE GATEWAY FINAL PLAT SITE PHOTOS

View looking at the subject property from the SE Corner (58 Highway & Westgate Drive)

View looking at the subject property from the SW corner (58 Highway & Kentucky Rd)

View looking at the subject property from the NW corner (Kentucky Road)

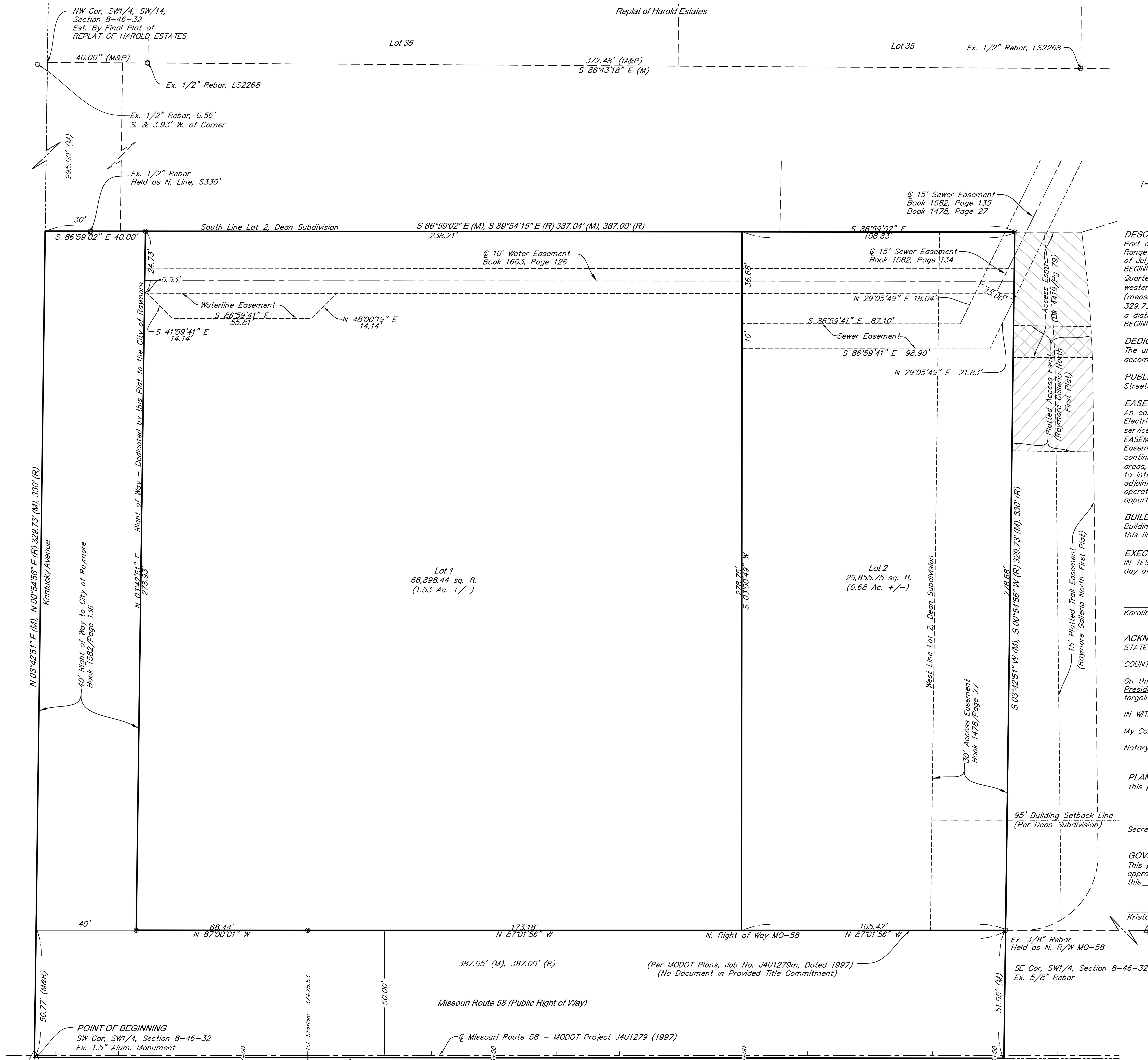


View looking at the subject property from the NE corner (Westgate Drive & Access Road)

Final Plat of:

Raymore Gateway, Lots 1-2

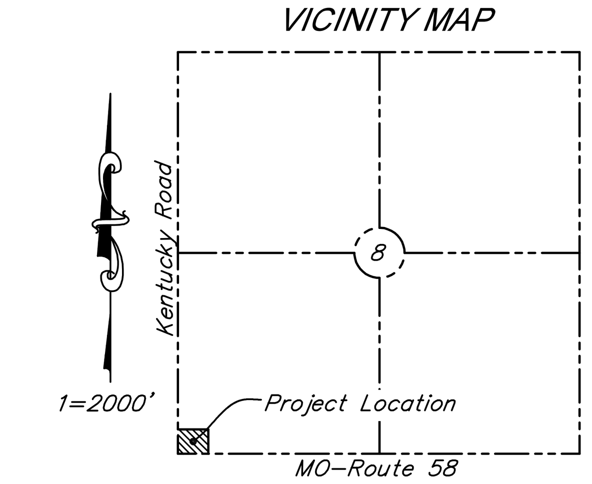
Pt. SW1/4 Section 8-46-32 & Pt. Lot 2, Dean Subdivision
Raymore, Cass County, Missouri



SCI Project No.: 21108_FP

Revisions: July 2, 2024 – Rev. Boundary
Sept. 11, 2024 – Easements
Nov. 14, 2024 – Easements & Dedication
Jan. 30, 2025 – City Comment

VICINITY MAP



Sec. 8, T46N, R32W
Raymore, Cass County, Missouri

BASIS OF BEARINGS

Missouri Coordinate System of 1983

SYMBOL LEGEND

- Ex. Section Corner (Monument Noted)
- Found Iron Bar (Origin Noted if Known)
- Set 5/8" x 24" Rebar & MO 2001015274 Cap
- (R) Record Dimension
- (M) Measured Dimension

N

Scale: 1'=20'

20' 0 20'

DESCRIPTION:

Part of Lot 2 Dean Subdivision, a subdivision in Raymore, Cass County, Missouri AND part of the Southwest Quarter of Section 08, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, being more particularly described by Joseph B. Strick, PLS 2001015274 on this 2nd day of July, 2024;

BEGINNING at the Southwest corner of the Southwest Quarter of said Section 8; thence North 03°42'51" East, along the West line the Southwest Quarter of said Section 8, a distance of 329.73 feet (measured, 330 feet, record); thence South 86°59'02" East, now along the Southerly line of the westernmost portion of Lot 2 (and extension thereof), Dean Subdivision, a subdivision in Raymore, Cass County, Missouri; a distance of 387.04 feet (measured, 387 feet record); thence South 03°42'51" West, parallel with the west line of the Southwest Quarter of said Section 8, a distance of 329.73 feet (measured, 330 feet record) to a point on the South line of said Southwest Quarter; thence North 86°59'02" West, along said South line, a distance of 387.04 feet (measured, 387 feet– record), to the Southwest corner of the Southwest Quarter of said Section 8 and POINT OF BEGINNING.

DEDICATION:

The undersigned representatives for the Owner of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Raymore Gateway, Lots 1–2".

PUBLIC STREET/ROAD RIGHT OF WAY DEDICATION:

Streets shown on this plat and not heretofore dedicated for public use as street right of way, are hereby so dedicated to the City of Raymore.

EASEMENT DEDICATION:

An easement is hereby granted to Raymore, Missouri, for the purpose of locating constructing, operating and maintaining facilities for Water, Gas, Electricity, Sewage, Telephone, Cable TV and Surface Drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated as SEWER EASEMENT or S/E and WATERLINE EASEMENT or W/E. Where easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above Easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences; with the exception of Drainage Easements (DE) where no fences shall be erected) nor shall there be any obstruction to interfere with the agents and employees of Raymore, Missouri and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably neccessary in exercising the rights granted by these easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above the state or the appurtenances thereto without the written approval of the Director of Public Works, as to all easements dedicated to the City.

BUILDING LINES:

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

EXECUTION:

IN TESTIMONY WHEREOF: Realty Income Corporation, a Maryland corporation, has caused this instrument to be executed this______________ day of ___________________, 20_____.

____

Karolina Ericsson, Senior Vice President & Associate General Counsel

ACKNOWLEDGMENT:

STATE OF ____________________

COUNTY OF ____________________

On this ______ day of __________________________ , 20_________ , before me, a Notary Public, personally appeared Karolina Ericsson, Senior Vice President & Associate General Counsel of Realty Income, a Maryland corporation, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the Date last above written.

My Commission Expires: ________________________

Notary Public: ____________________________

PLANNING AND ZONING COMMISSION

This plat of Raymore Gateway, Lots 1–2 has been submitted to and approved by the Raymore Planning and Zoning Commission this_________day of _______________________, 20________.

Secretary (Printed Name) | Signature

GOVERNING BODY:

This plat of Raymore Gateway, Lots 1–2, including easements, rights of way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No.: _________________, duly passed and approved by the Mayor of Raymore, Missouri, on this__________ day of____________________, 20________ .

Kristopher Turnbow, Mayor | Erica Hill, City Clerk | Trent Salsbury, City Engineer

SURVEYORS NOTES:

1) Title information shown hereon is limited to that information contained in Title Commitment No. 192210, Commitment Date of May 10, 2024 & Updated May 14, 2024 at 8:00 a.m. and issued by Chicago Title Insurance Company.

2. By graphic plotting ONLY, the herein described tract lies entirely within Zone X, Areas determined to be outside of the 0.2% chance annual floodplain, based on Flood Insurance Rate Map 29037C0028F, effective on 01/02/2013.

SURVEYORS CERTIFICATE:

This survey was executed in accordance with the Missouri Standards for Property Boundary Surveys as set forth in Chapter 16 of the Rules of Department of Insurance Financial Institutions and Professional Registration, Division 2030 – Missouri Board for Professional Land Surveyors.

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Joseph B. Strick, MO LS–2001015274

STRICK & COMPANY, INC.
PROFESSIONAL.LAND SURVEYORS
806 S. Creekside Drive, Gardner KS 66030 • 913.856.0164 • (fax) 913.856.0165
Missouri Certificate of Authority: 2007022756-F
Kansas Certificate of Authority: LS189