



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, April 15, 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 March 18, 2025 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Timber Ridge Final Plat
 - B. Hibner Acres Lot 1-B Rezoning: C-2 to C-2P (public hearing)
- 8. City Council Report**
- 9. Staff Report**
 - A. March 2025 DS Report
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

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

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, MARCH 18, 2025** 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, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARION URQUILLA, AND MAYOR TURNBOW. ABSENT WAS AARON HARRISON. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DAVE MCCUMBER, 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 February 4, 2025 meeting.

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

Vote on Motion:

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

Motion passed 7-0-1.

6. Unfinished Business - None

7. New Business -

a. Case #25006 - Madison Valley 4th Final Plat

City Planner Dave McCumber gave an overview of the case, including the staff report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. McCumber noted that there are three common tracts of land, two for landscaping and one for water detention. The original plat was approved in 2021 and was set to expire in 2022, but the applicant filed for an extension. Staff recommends the Commission accept the findings of fact and approve the Case.

Chairman Wiggins asked if the dead end street could be removed and something different could be worked out for that area.

Mr. Gress noted that the street was designed that way to provide access to Wedgewood Meadows, the subdivision to the south, during a future development.

Motion by Mayor Turnbow, seconded by Commissioner Urquilla to accept the Staff proposed findings of fact and approve Case #25006, Madison Valley 4th Final Plat with the three conditions as outlined in the report.

Vote on Motion:

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

Motion passed 8-0-0.

b. Raymore Blueprint 2024 Comprehensive Plan Update

Mr. McCumber and Mr. Gress gave an overview of the updated Comprehensive Plan and answered questions from the Commissioners.

Commissioner Bowie asked if the Comprehensive Plan was published anywhere currently.

Mr. Gress noted that it has been digitally published.

Commissioner Shanks asked Staff how long between updates is expected.

Mr. Gress noted that the next large update for the Comprehensive Plan will be 2045, with smaller revisions taking place annually.

Mayor Turnbow mentioned how the Comprehensive Plan will be a great reference for the Commission to study, and it will be a living document that will change with the City as needed. Mayor Turnbow also mentioned the balance between different types of housing and how the Comprehensive Plan will protect the City, and guide developers on how to move forward with development applications.

Commissioner Shanks asked about a traffic study, and voiced concern regarding traffic congestion when new developments are being constructed in the south of the City.

Mr. Gress noted that there is not a vote on the topic, but Staff wanted to bring it before the Commission for input before bringing it back for acceptance.

8. City Council Report

City Attorney Jonathan Zerr gave an update on the most recent City Council meetings held since the Commission last met, as well as an update on the White Tail Run project that was heard by the Commission at the end of 2024.

9. Staff Report

Mr. Gress gave the monthly department report, and noted that the April 1st meeting will be cancelled, but the April 15th meeting will be held as scheduled.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Bowie thanked Staff and agreed that the Comprehensive Plan update was well done.

Commissioner Shanks thanked Staff, and noted to Staff that the Comprehensive Plan was a job well done.

Commissioner Petermann thanked Staff.

Chairman Wiggins thanked Staff and seconded his fellow Commissioners.

Commissioner Fizer thanked Staff.

Commissioner Smith thanked Staff.

Commissioner Urquilla thanked Staff and welcomed Mr. McCumber to the Staff.

Mayor Turnbow reminded everyone of the April 8th vote, and mentioned that planning will begin for the Parade of Hearts for the World Cup taking place in 2026.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to adjourn the March 18, 2025 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The March 18, 2025 meeting adjourned at 6:53pm.

Respectfully submitted,
Emily Jordan

Timber Ridge FINAL PLAT

APPLICANT -

Property Owner:	Hunt Midwest Real Estate
Engineering/Arch. Firm	Engineering Solutions

PROJECT LOCATION

North of Johnston Drive,
between Dean Ave. and
Darrowby Drive

REQUESTED ACTION

Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Timber Ridge final plat, including 35 two-family residential lots (70 units), and two tracts of land.



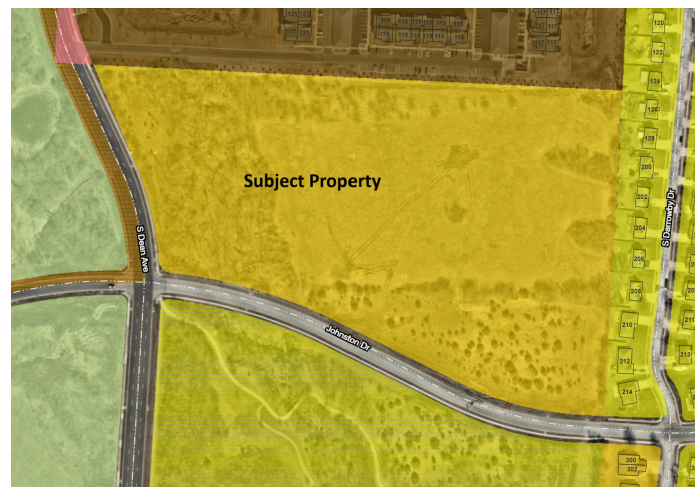
ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"R-2" Single and Two-family Residential District

SURROUNDING ZONING & LAND USE

- North:** R-3B, Apartment Community Residential
- South:** R-1P, Single-Family Residential Planned
- East:** R-1, Single Family Residential District
- West:** R-3AP, Multi-Family Residential Planned PUD, Planned Unit Development



TOTAL TRACT SIZE

NUMBER OF LOTS

DENSITY

17 +/- acres 35 (70 dwelling units) 4.1 units per acre

PAST PLANNING ACTIONS -

1. On January 26, 2004, an application to rezone the entirety of the Timber Trails development from its previous "A" and "M-1" zoning designations to R-1P and R-3P zoning designations was approved by City Council.
2. The first final plat for the Timber Trails townhome development was approved on February 14, 2005 and included 17 buildings, containing a total of 68 townhome units, all of which have been constructed.
3. At its August 11, 2014 meeting City Council approved a conditional use permit for a senior living facility (Benton House) to be located west of the subject property. On September 2, 2014, the Planning and Zoning Commission approved the Benton House of Raymore Site Plan.
4. On April 25, 2022, the City Council approved the PUD rezoning and Preliminary Development Plan for Allera, a 170-lot detached single family development, that also included a 9-unit live/work attached single family component. No applications following this approval have been filed.
5. On September 26, 2022 the City Council approved the Timber Trails 3rd Plat south of the subject property.
6. On July 24, 2024, the City Council voted to approve the Timber Trails Mixed-Use preliminary development plan and rezoning west of the subject property.
7. On October 14, 2024, a rezoning from "R-1P" to "R-2" and Preliminary Plat application for a two-family residential subdivision, known as Timber Ridge, was approved by the City Council.

DEVELOPMENT STANDARDS -

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

DIMENSIONAL STANDARD		MINIMUM REQUIREMENT
	Lot Size	10,000 sq ft
	Lot Size per Dwelling Unit	5,000 sq ft

Front-Yard Setback	30 ft
Side-Yard Setback	10 ft
Side-Yard Setback (exterior)	15 ft
Rear-Yard Setback	30 ft
Building Height	35 ft
Building Coverage	30%
Open Space Requirement	30 %

STAFF COMMENTS -

PLANNING AND ZONING -

- The proposed Final Plat is in accordance with the approved Preliminary Plat.
- The street names listed on the Final Plat are not in accordance with the city's Street Naming Policy, and conflicted with existing street names. A revised Final Plat with new street names shall be submitted to the city for review and approval ahead of recording with Cass County. Street names are formally assigned to the plat upon recording with Cass County.

PUBLIC WORKS & ENGINEERING -

- The City previously built the Johnston Drive extension between Dean Avenue and Darrowby as part of a previous GO Bond Issue project, however the project did not include sidewalks or streetlights, which are generally development obligations defined within the UDC. The development of this plat will fully complete the project by adding in the sidewalk connection on the north side of Johnston Drive, as well as adding street lights along Johnston Drive.
- To better handle stormwater runoff - this project will relocate existing off-site stormwater field inlets that are currently located within easements in the rear yards of existing single family homes along Darrowby in the Foxhaven subdivision, and place them further to the west along a common property line, where they will capture stormwater runoff.

ALIGNMENT WITH GROWTH MANAGEMENT PLAN -

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

Major Street Plan - The Major Thoroughfare Plan Map classifies Dean Avenue as a Minor Arterial and Johnston Drive as a Minor 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.

Staff reviewed the proposed Timber Ridge Final Plat with its approved Preliminary Plat and has found that the Final Plat is in substantial alignment with the approved Preliminary Plat.

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

Staff has reviewed all applicable Code sections, including the Preliminary Plat Memorandum of Understanding (MOU), finding that all conditions, restrictions and requirements have been met.

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

There were no other attached conditions with the approval of the Timber Ridge Preliminary Plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	04/15/2025
City Council	Review	04/28/2025
City Council	Approval/Denial	05/12/2025

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 25009 Timber Ridge 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.
- The Development Agreement for the Timber Ridge final plat shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PROJECT ATTACHMENTS -

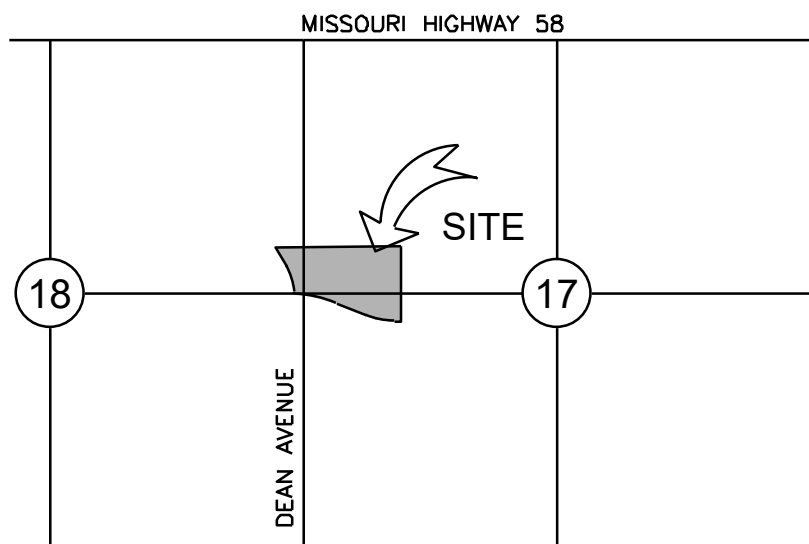
1. Final Plat Drawings
2. Development Agreement

Final Plat

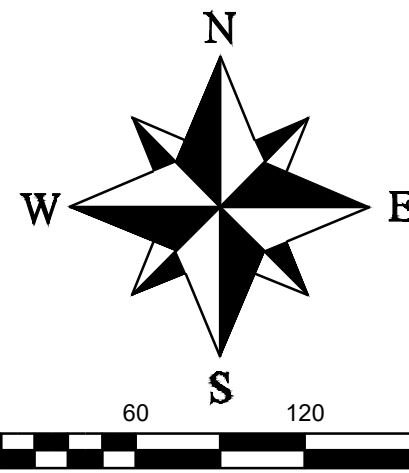
Timber Ridge Lots 1-35 & Tracts A-B

Section 17&18, Township 46 North, Range 32 West

Raymore, Cass County, Missouri



VICINITY MAP
SEC. 17&18-T.46-R.32
SCALE 1"=2000'



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- ① Coordinate Location
- U/E Utility Easement
- B/L Building Setback Line
- W.E. Waterline Easement
- S.E. Sewer Easement

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"Timber Ridge Lots 1-35 & Tracts A-B"

EASEMENTS:

1. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING OR MAINTAINING FACILITIES INCLUDING, BUT NOT LIMITED TO, POLES, WIRES, PIPES, CONDUITS, TRANSFORMERS, SERVICE PEDESTALS, METERS AND STRUCTURES FOR WATER, GAS, ELECTRICITY, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE T.V., OR OTHER UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OR STRIPS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E".

2. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS, "SEWER EASEMENT" OR "S.E." OR "DRAINAGE EASEMENT" OR "D.E.", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.

3. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH:

- THE PROPER, SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS; OR
- THE AGENTS AND EMPLOYEES OF RAYMORE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:

BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR LOCATED BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:

_____, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

SEAN SIEBERT

DATE

NOTARY CERTIFICATION:

STATE OF _____

YSS

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN SIEBERT, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID PERSONS.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY OF RAYMORE, MISSOURI:

PLANNING AND ZONING COMMISSION:

THIS PLAT OF "TIMBER RIDGE LOTS 1-35 & TRACTS A-B" WAS SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

_____, SECRETARY

CITY COUNCIL:

THIS PLAT OF "TIMBER RIDGE LOTS 1-35 & TRACT A-B", INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL WAS SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE _____ DAY, OF _____, 20____.

ATTEST:

KRISTOFER P. TURNBOW, MAYOR

ERICA HILL, CITY CLERK

TRENTY SALSBUURY, CITY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____, DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

PLAT DESCRIPTION:

A TRACT OF LAND IN SECTION 17 AND 18, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 475 OF FOXHAVEN 13TH PLAT, A SUBDIVISION IN SAID RAYMORE, AS RECORDED IN BOOK 16 AT PAGE 98, THENCE N3°22'21"E, A DISTANCE OF 300.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE N3°02'55"E, A DISTANCE OF 487.89 FEET; THENCE N86°58'23"W, A DISTANCE OF 1307.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DEAN AVENUE; THENCE S25°09'12"E ALONG SAID EAST LINE, A DISTANCE OF 231.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID EAST LINE AND TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 740.00 FEET, AN ARC DISTANCE OF 287.21 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 20.01 FEET, AN ARC DISTANCE OF 27.97 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 1230.00 FEET, AN ARC DISTANCE OF 431.95 FEET; THENCE S63°34'28"W, A DISTANCE OF 336.79 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 309.84 FEET; THENCE S86°37'39"E, A DISTANCE OF 65.16 FEET TO THE POINT OF BEGINNING. CONTAINING 754,929.03 SQ. FT. OR 17.33 ACRES.



SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTH FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT.

- SEMI-PERMANENT MONUMENTS:
SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-2005008319-D" AT ALL REAR LOT CORNERS AND AT OTHER LOCATIONS
MARKED "1". CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
- PERMANENT MONUMENTS:
SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "LS-2005008319-D" AT ALL LOCATIONS MARKED "s".

2. THE POSITION OF EXISTING MONUMENTS AS INDICATED BY AN "m", "d" OR "s" IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE DISTANCE NOTED FROM THE NEAREST PROPERTY CORNER.

3. ALL BEARING SHOWN ON THIS PLAT ARE BASED UPON FOXHAVEN 8TH PLAT BK 13-PG.69.

4. THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

CASS COUNTY: RECORDER'S OFFICE:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____.

DEPUTY COUNTY RECORDER OF DEEDS

REVISIONS

DATE	REVISIONS

Timber Ridge Lots 1-35 & Tracts A - B
Section 17 & 18,
Township 46 North, Range 32 West
Raymore, Cass County, Missouri

FINAL PLAT

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	17&18	46N	32W	Cass	Timber Ridge
DATE OF PREPARATION	SCALE	DATE OF PREPARATION	DATE OF PREPARATION	DATE OF PREPARATION	DATE OF PREPARATION
February 5, 2025	1"=60'	February 5, 2025	February 5, 2025	February 5, 2025	February 5, 2025

PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
509 SOUTH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849



Development Agreement

For

*Timber Ridge 1st Plat
Lots 1-35 & Tracts A-B*

Legal Description Contained on Page 2

Between Between Site360 LLC, Grantor,

and

**City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

May 12, 2025

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS **12th day of May, 2025** by and between, **Site360 LLC**, ("Sub-Divider") and the **City of Raymore, Missouri**, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Timber Ridge 1st Plat Lots 1-35 & Tracts A-B**, which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Timber Ridge 1st Plat Lots 1-35 & Tracts A-B**

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 17 AND THE EAST 1/2 OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 8T07' 49" EAST, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,019.02 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 03"22'21" WEST, 300.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSTON DRIVE AS NOW LOCATED; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS, NORTH 86°37'39" WEST, 65.16 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF

770.00 FEET, A CENTRAL ANGLE OF 23°03'19" AND AN ARC DISTANCE OF 309.84 FEET; THENCE NORTH 63°34'20" WEST, 330.97 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 20°23'32" AND AN ARC DISTANCE OF 437.77 FEET; THENCE NORTH WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 83°57'31" WEST WITH A RADIUS OF 20.00 FEET. A CENTRAL ANGLE OF 80°06'08" AND AN ARC DISTANCE OF 27.97 FEET TO A POINT ON THE EASTERLY DEAN AVENUE RIGHT-OF-WAY LINE AS NOW LOCATED; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, NORTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 02°54'56" WEST WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 22°14'16" AND AN ARC DISTANCE OF 287.21 FEET; THENCE NORTH 25°09'12" WEST, 231.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 86°58'23" EAST, 1,307.66 FEET; THENCE SOUTH 03°02'55" WEST, 487.89 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT STANDARDS

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	
Per Lot	10,000 sq.ft
Per Dwelling Unit	5,000 sq.ft
Minimum Lot Width	70'
Minimum Lot Depth	100'
Yard and Setbacks	
Front Yard	30 ft.
Rear Yard	30 ft.
Side Yard (interior)	10 ft.
Side Yard (exterior, corner)	15 ft.
Maximum Building Height	35 ft.
Maximum Building Coverage	30% of lot area

LANDSCAPING & SCREENING

1. Landscaping and screening shall be installed in accordance with the Landscape Plan approved as part of the Preliminary Plat, including landscape plantings along the north, east and south property lines.
2. One yard tree per dwelling unit per street frontage must be planted between the front building line(s) and street right-of-way(s) in accordance with Section 430.130B1 and be of a species type listed in Section 430.090A prior to issuance of a certificate of occupancy.

REQUIRED IMPROVEMENTS

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".

3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.

4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.

6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.

7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Plat.

- a. Existing off-site stormwater field inlets located between 206 S. Darrowby and 208 S. Darrowby, and 126 S. Darrowby and 128 S. Darrowby in the Foxhaven 8th Plat shall be relocated within common property lines or easements, in accordance with plans approved by the Public Works Director

2. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building.

3. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.

4. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

STREETLIGHT IMPROVEMENTS

Sub-Divider shall be responsible for the design and installation of street lights within the subdivision along internal roadways, and along Johnston Drive. Sub-Divider shall submit a street light plan for review as part of the public improvements, and such lights shall be installed and accepted by the City prior to the issuance of any building permits in the subdivision.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.
2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.
3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.
4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.
5. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure, including but not limited to swales, drainage easements and detention basins.

FLOODPLAIN

1. No portion of any platted lot shall encroach into the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.

2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:
 - a. work to install the necessary outlet structures for the stormwater detention facilities; or
 - b. work necessary for implementation of any stream enhancements required as part of the stream assessment for the development.
 - c. work necessary for installation of utilities.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in **Attachment A**.
2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.
6. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.
7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Timber Ridge 1st Plat** is **\$92,500 (Ninety-Two Thousand Five-Hundred Dollars)**, a rate of **\$1,321.42 per dwelling unit**, or **\$2,642.85 per platted lot**. The fee-in-lieu shall be paid at the time of recording of the plat as contained within this agreement.

8. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

STREAM BUFFER

1. The Sub-divider agrees that no land disturbance activities or removal of any trees shall occur within any stream buffer area except for:

- a. work to install the necessary outlet structures for the stormwater detention facilities; or
- b. work to install any utility infrastructure; or
- c. work to install a road crossing.

2. Construction fencing or a similar barrier shall be installed to discourage construction equipment and activity from occurring within the stream buffer area and to provide protection for existing tree canopy

NON-LOCAL COMMERCIAL CONSTRUCTION VEHICLES WITHIN RESIDENTIAL NEIGHBORHOODS

Section 340.320 authorizes the City Traffic Engineer to determine and designate streets or parts of streets located within residentially zoned developments where new construction is progressing upon which non-local commercial construction vehicles shall be prohibited from travel.

The City shall maintain exclusive control over the use of its public streets, and reserves the right, with the review and approval of public improvement plans and issuance of a construction permit, to determine access restrictions and establish construction routes, if determined necessary by the Public Works Director, in order to reduce the potential or further deterioration of existing streets in established subdivisions.

MAINTENANCE OF COMMON AREAS AND AMENITIES

1. Common area tracts or open space shall be provided in accordance with the Preliminary Plat.
2. Except as otherwise specified below as being a City obligation, all common areas and amenities in the Project shall be maintained exclusively by the Developer and/or the HOA in perpetuity upon

appropriate inspections and approvals from the City once constructed. Maintenance obligations are as follows:

- a. City will maintain concrete curb around any street islands and along the edge of the public streets; all areas inside the curb line of the street islands are private and to be maintained by the Developer and/or the HOA; all areas of the streets and right-of-ways shall be maintained by the City; and
- b. All common or open areas outside of public right-of-way are private and to be maintained by the Developer and/or the HOA per City code.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-divider agrees that sidewalks five-foot (5') in width shall be installed on all lots within the Timber Ridge 1st Plat at the time a home is constructed on a lot. Sidewalks shall also be installed across all common areas.
3. The Sub-divider agrees that a five-foot (5') sidewalk shall be required along the north side of Johnston Drive, providing a connection between S. Darrowby Drive and Dean Avenue.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to Grantor at:

Site360 LLC
1813 SW Fountain Drive
Lee's Summit, MO 64086

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Timber Ridge 1st Plat**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Timber Ridge 1st Plat**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this _____
the _____ day of _____ 20____
in the County of _____,
State of _____.

Stamp:

Notary Public: _____

My Commission Expires: _____

Attachment A

FEE SCHEDULE FOR TIMBER RIDGE 1ST PLAT

DRAFT

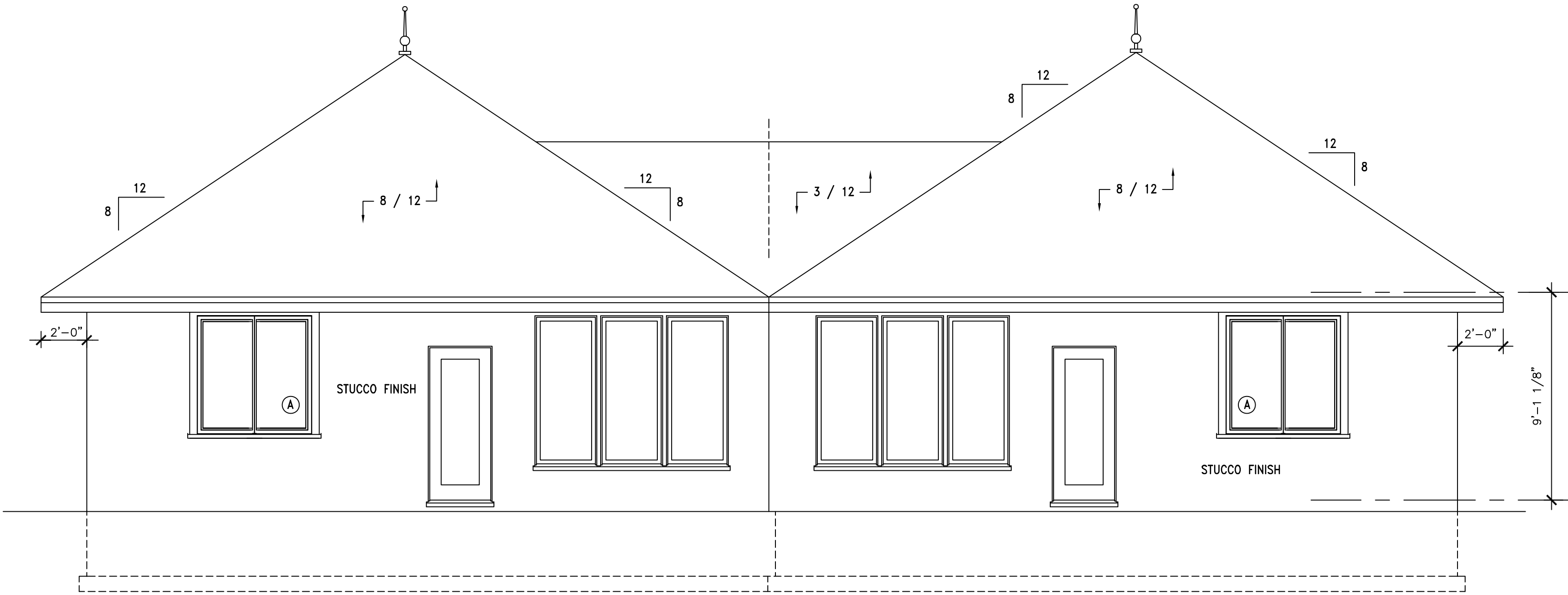
ATTACHMENT A - DEVELOPMENT FEE SCHEDULE		
FEE CALCULATION FOR [TIMBER RIDGE 1ST PLAT]		
Total Cost for New Public Improvements		\$ 828,541.46
All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.		
1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ *must be paid prior to issuance of a land disturbance permit	\$ 500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# # _____ *must be paid prior to issuance of a land disturbance permit	\$ 5,000.00
2a	Additional Erosion Control Financial Security: (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (17.33. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ *must be paid prior to issuance of a land disturbance permit	\$ 12,330.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 *must be paid prior to issuance of a construction permit	\$ 8,285.41
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 *must be paid prior to issuance of a construction permit	\$ 41,427.07
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (17.33 acres) [Schedule of Fees and Charges] 01-00-4185-0000 *must be paid prior to recording of the final plat	\$ 155.97
6	Parkland Dedication Fee in Lieu 27-00-4705-0000 *must be paid prior to recording of the final plat	\$ 92,500.00
TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT [5] [6]		\$ 92,655.97
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT [1] [2] [2a]		\$ 17,830.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS [3] [4]		\$ 49,712.49



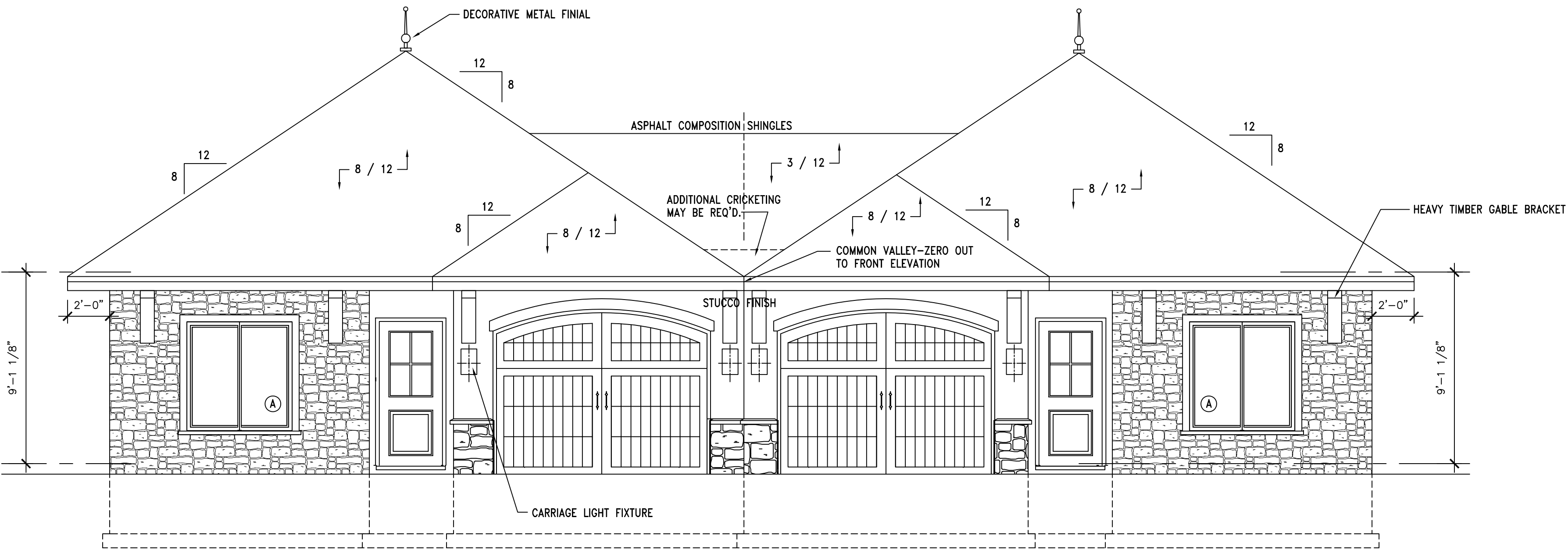


2018 IRC BUILDING CODE COMPLIANCE
THESE DRAWINGS HAVE BEEN PREPARED WITH RESPECT TO
COMPLIANCE OF THE 2018 IRC AND NEC 2017
ANY REFERENCES FOUND NOT CORRECTLY IDENTIFIED TO
THESE CODES SHALL BE BROUGHT TO THE ATTENTION OF
THE DESIGN PROFESSIONAL

SQUARE FOOTAGE CALCULATIONS
RIGHT UNIT = 1,243 GSF
LEFT UNIT = 1,242 GSF
RIGHT GARAGE = 342 GSF
LEFT GARAGE = 341 GSF
DUPLEX TOTAL FOOTPRINT = 3,272 GSF



B SIDE ELEVATION
1/4" = 1'-0"



A FRONT ELEVATION
1/4" = 1'-0"

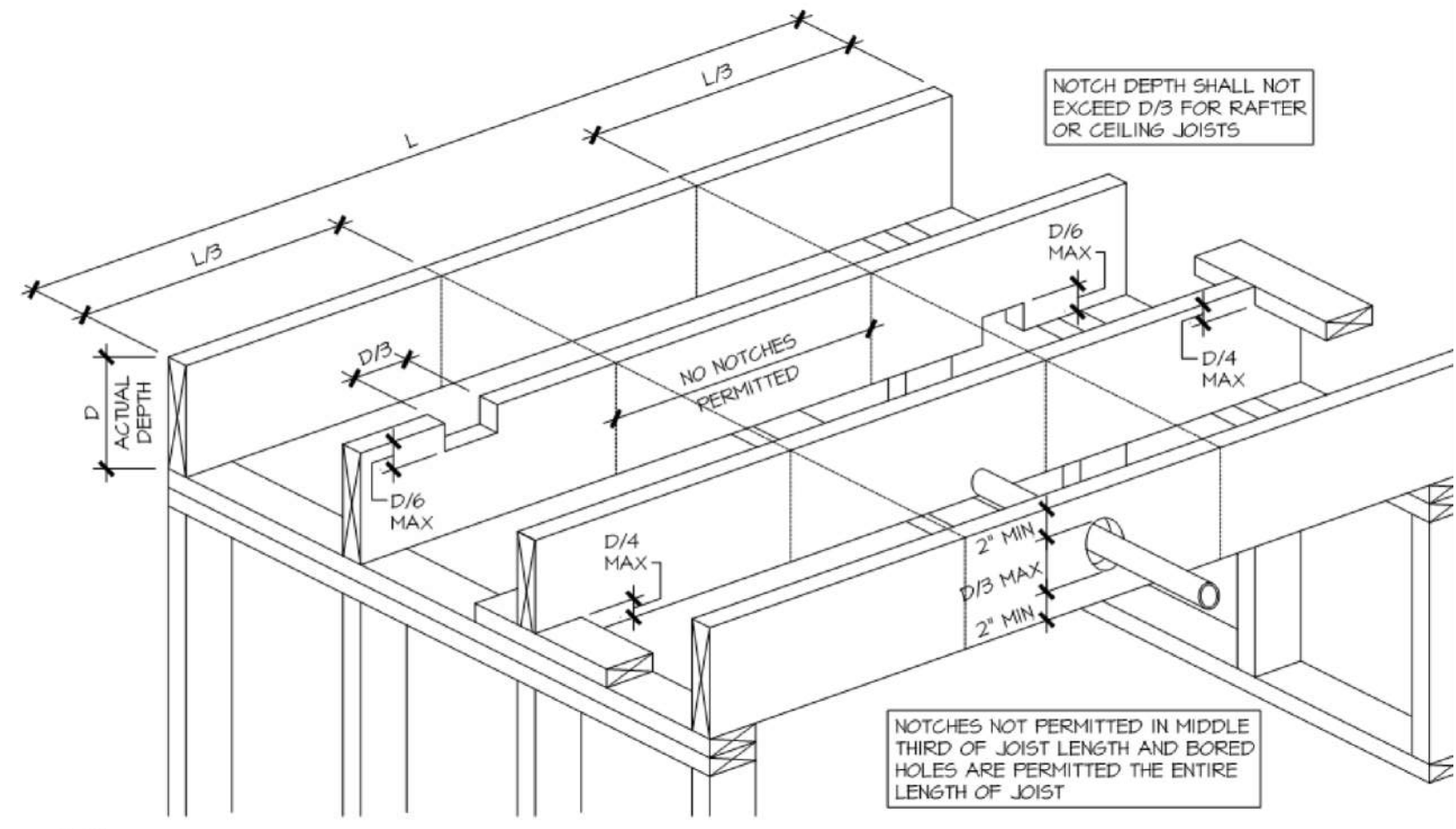
DUPLEX SLAB 3848

DATE: 10-05-2024
SUBDIVISION: _____
PLOT #: _____

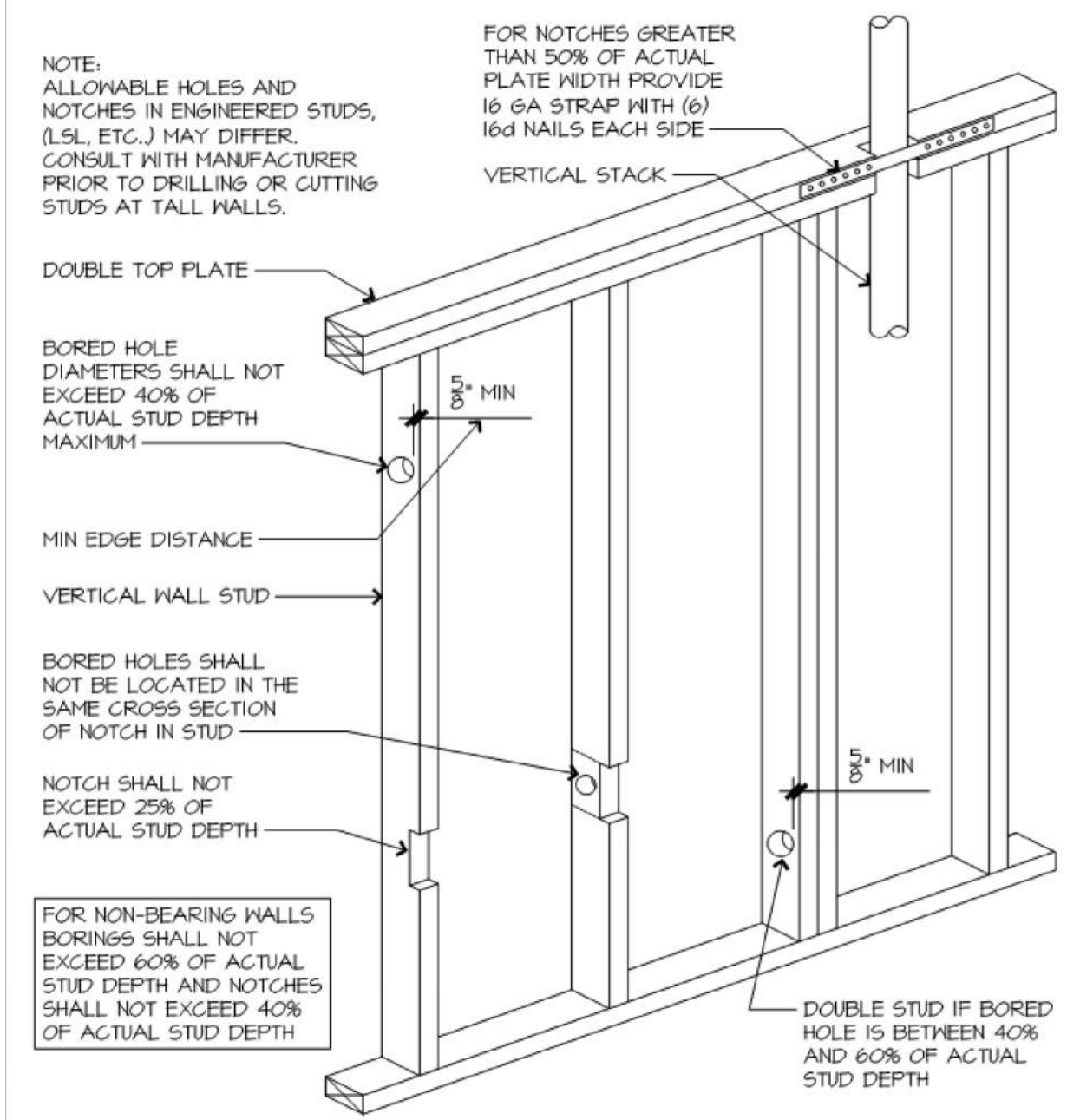
REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

A1



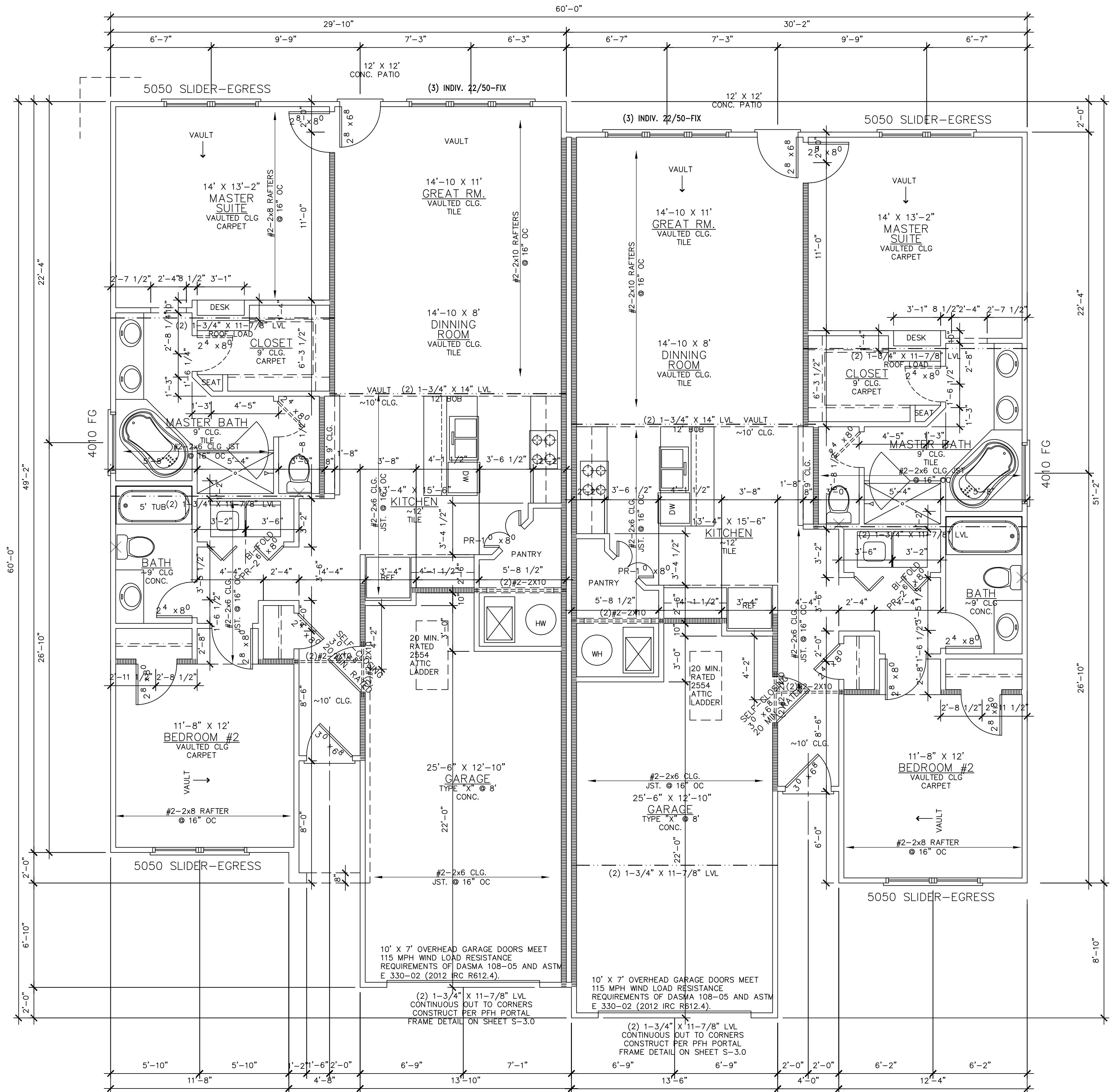
C NOTCHING AND BORING CEILING AND FLOOR JOISTS
N.T.S.



B PARTITION NOTCHING REQUIREMENTS
N.T.S.

2018 INT. ENERGY CONSERVATION CODE (2018-CH. 11)	
DOORS & WINDOWS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
SKYLIGHTS:	U-0.55 MAX
ATTIC CEILINGS:	R-49 MIN.
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
FLOOR (OVER UNHEATED):	R-19 MIN
SLAB ON GRADE:	R-10 FOR 24" IN
VAULTED CEILINGS:	R-38 (SEE DETAIL)
CRAWL SPACE:	R-10
BASEMENT WALLS:	R-10 CONT OR R-13 CAVITY
DUCTWORK:	R-8
FUEL FIRED FURNACE:	90% AFUE MIN.
ELECTRIC FURNACE:	NO MINIMUM
COOLING SYSTEM:	13 SEER MIN.
WATER HEATER:	
GAS FIRED STORAGE:	0.67 EF MIN
GAS FIRED INSTANT:	0.62 EF MIN
ELECTRIC STORAGE:	0.97 EF MIN
ELECTRIC INSTANT:	0.93 EF MIN

AN ENERGY EFFICIENT CERTIFICATE IS REQUIRED TO BE POSTED IN OR ON THE ELECTRICAL PANEL BEFORE FINAL INSPECTION. THE CERTIFICATE WILL BE PROVIDED WITH ALL NEW RESIDENTIAL PERMITS. IT IS THE PERMIT HOLDER/CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CERTIFICATE HAS ACCURATE INFORMATION & IS POSTED BEFORE FINAL INSPECTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MEETING THE PRESCRIPTIVE REQUIREMENTS OF IRC CHAPTER 11 UNLESS A HERS INDEX ANALYSIS FOR PERFORMANCE COMPLIANCE BASED ON THE PLANS IS SUBMITTED TO THE AHJ FOR APPROVAL.



CEILING JOIST/ATTIC LOADS
CEILING JOIST ALLOWABLE SPANS ARE BASED ON IRC TABLE R602.4(1) FOR UNHABITABLE ATTICS WITH NO STORAGE UTILIZING L.L. = 10 PSF AND D.L. = 5 PSF

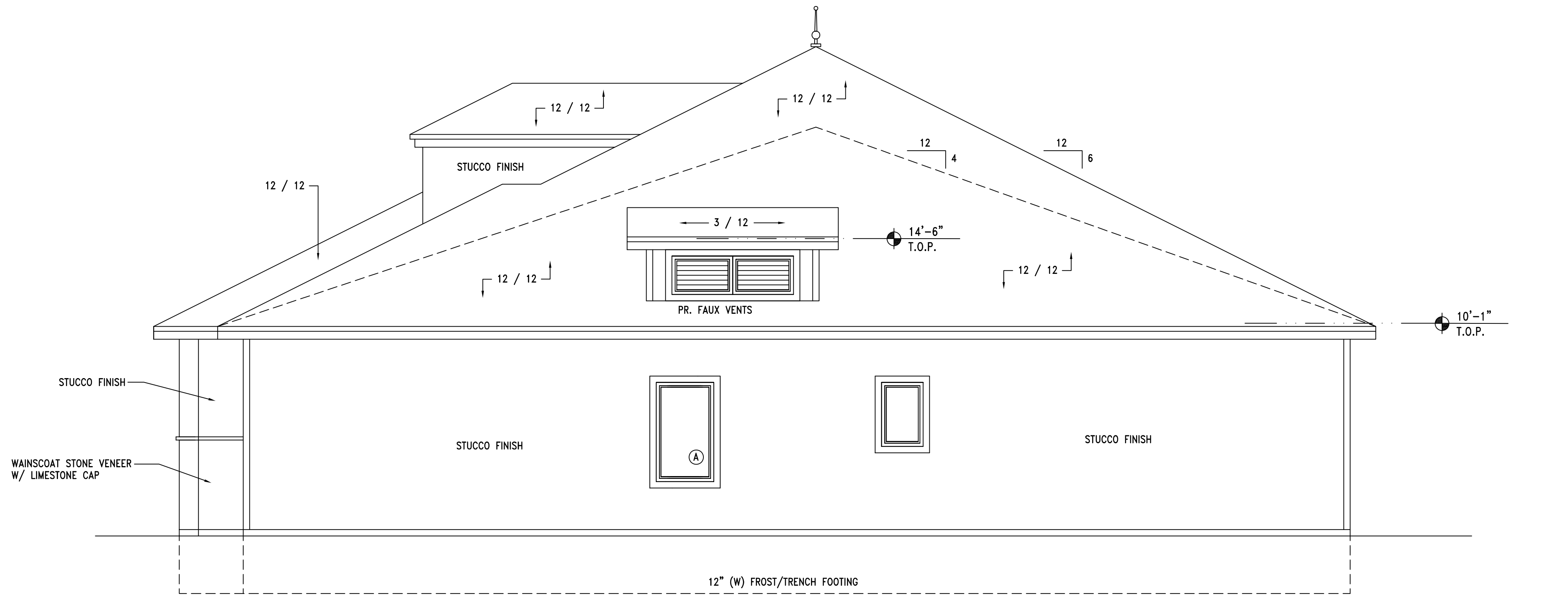
A MIAN LEVEL FLOOR PLAN

1/4" = 1'-0"

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SQUARE FOOTAGE CALCULATIONS

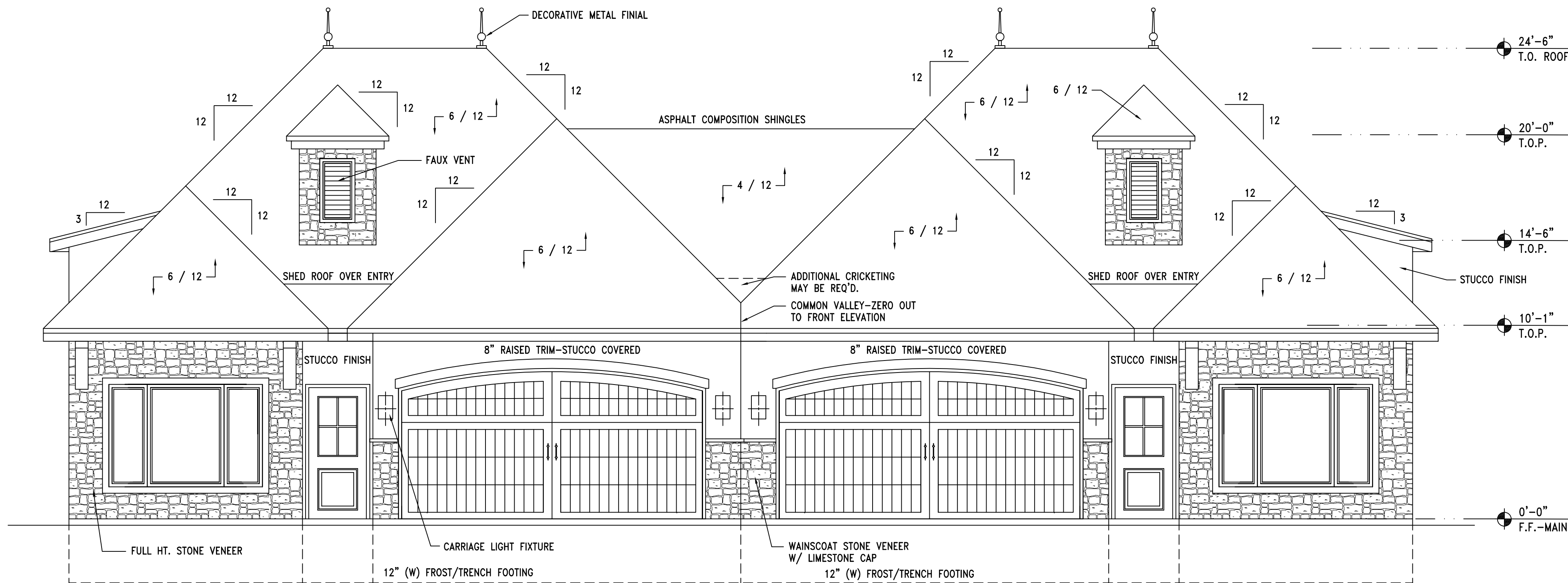
RIGHT UNIT = 1,627 GSF
LEFT UNIT = 1,627 GSF
RIGHT 2-CAR GARAGE = 423 GSF
LEFT 2-CAR GARAGE = 442 GSF
RIGHT COVERED ENTRY = 25 GSF
LEFT COVERED ENTRY = 30 GSF
DUPLIX TOTAL FOOTPRINT = 4,174 GSF



B SIDE ELEVATION

1/4" = 1'-0"

EMERGENCY ESCAPE WINDOWS-
44" MAX. TO LOWEST PORTION
& MIN. 5.7 SQUARE FEET OF
WINDOW OPENING



A FRONT ELEVATION

1/4" = 1'-0"

DATE: 10-05-2024
SUBDIVISION: _____
PLOT #: _____

REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

A1
SHEET 1 OF 9

DUPLIX SLAB 3848



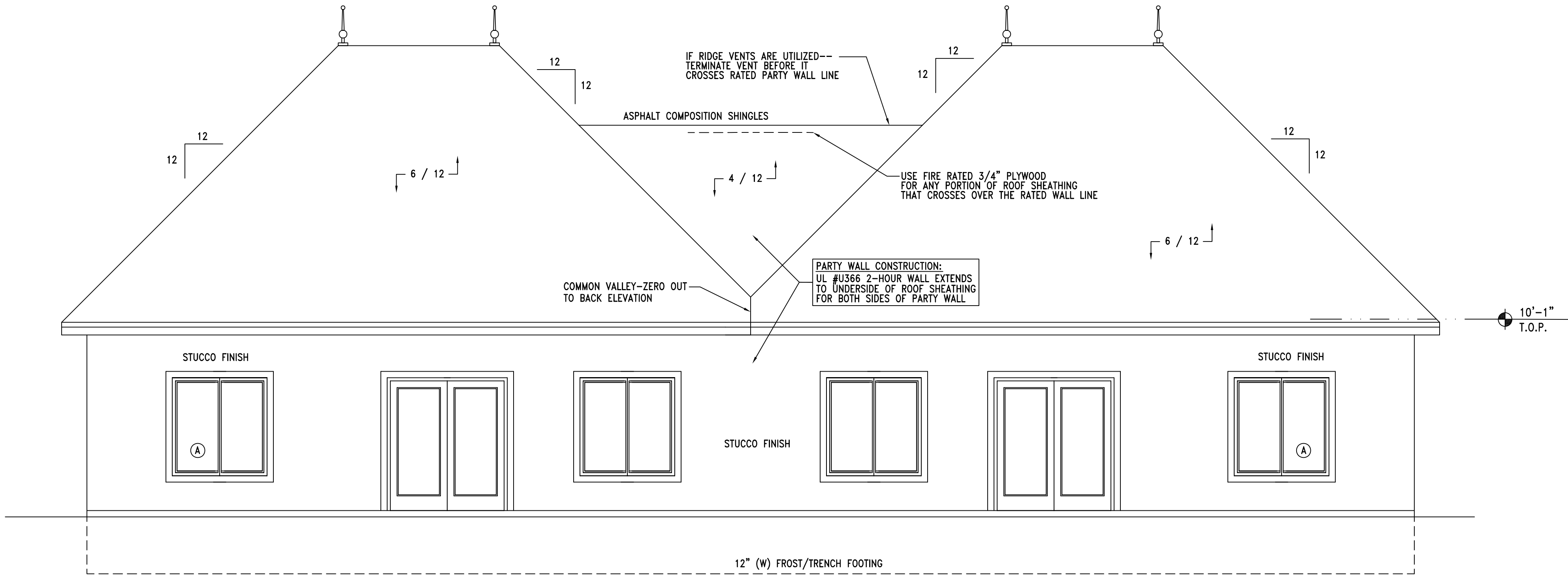
DUPLEX SLAB 3848

DATE: 10-05-2024
SUBDIVISION: _____
PLOT #: _____

REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

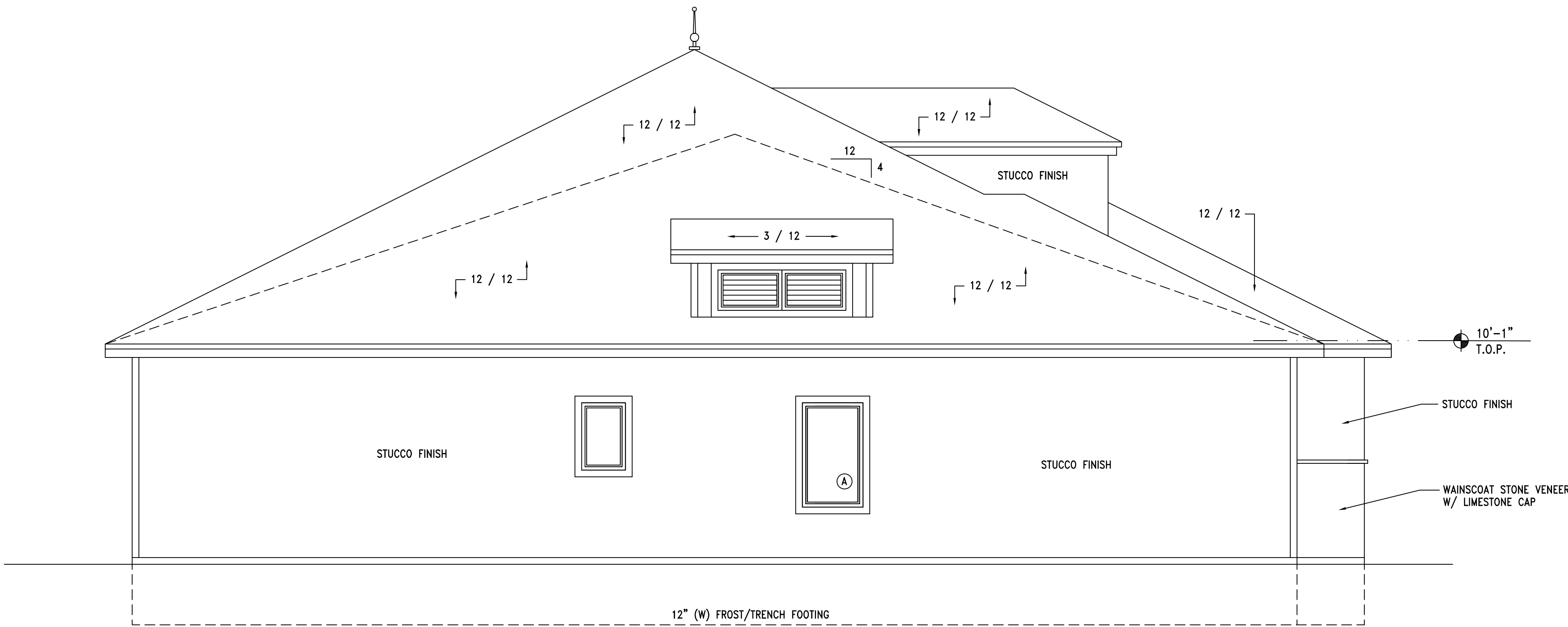
A2
SHEET 2 OF 9



B REAR ELEVATION

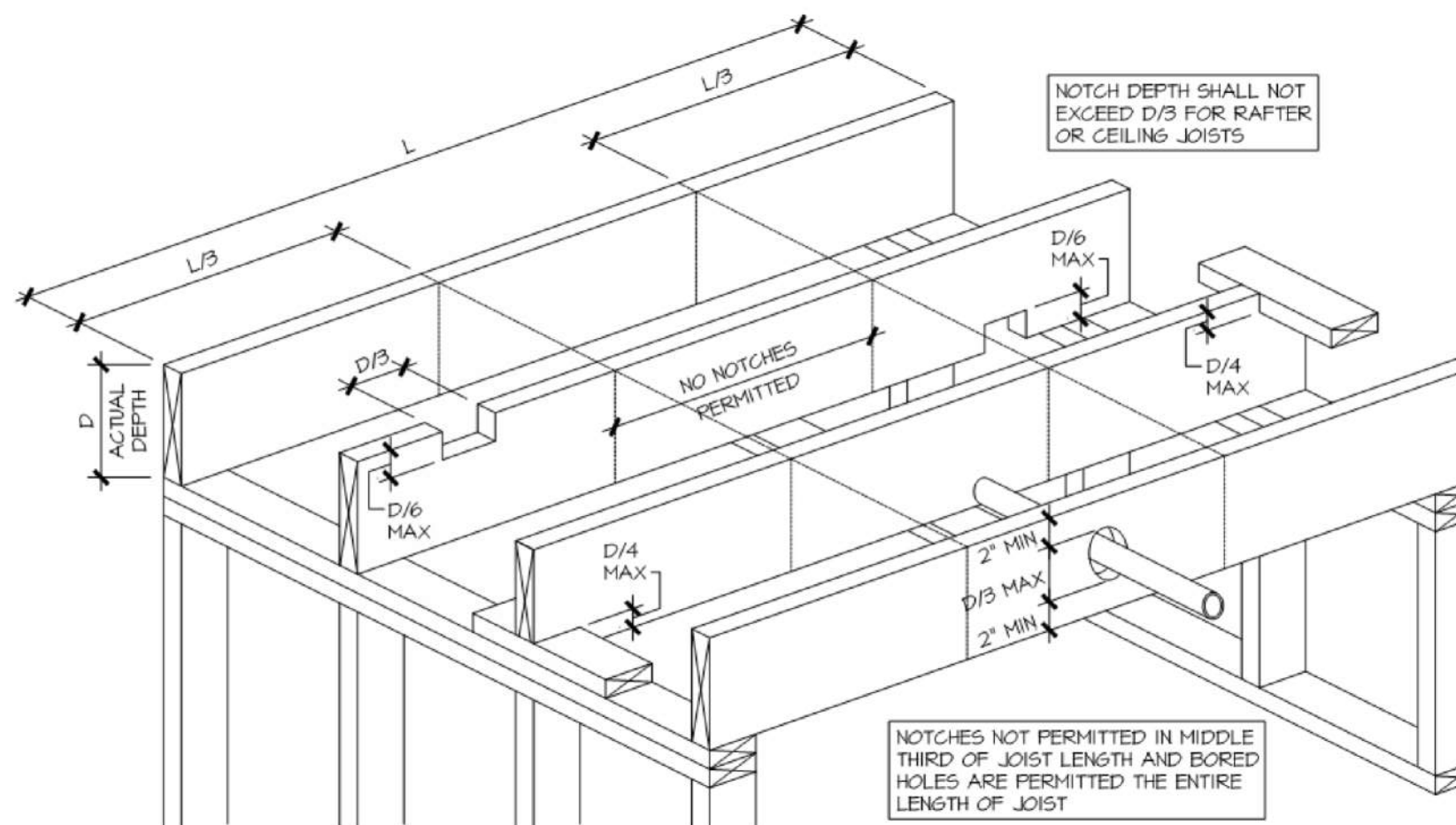
1/4" = 1'-0"

A EMERGENCY ESCAPE WINDOWS--
44" MAX. TO LOWEST PORTION
& MIN. 5.7 SQUARE FEET OF
WINDOW OPENING



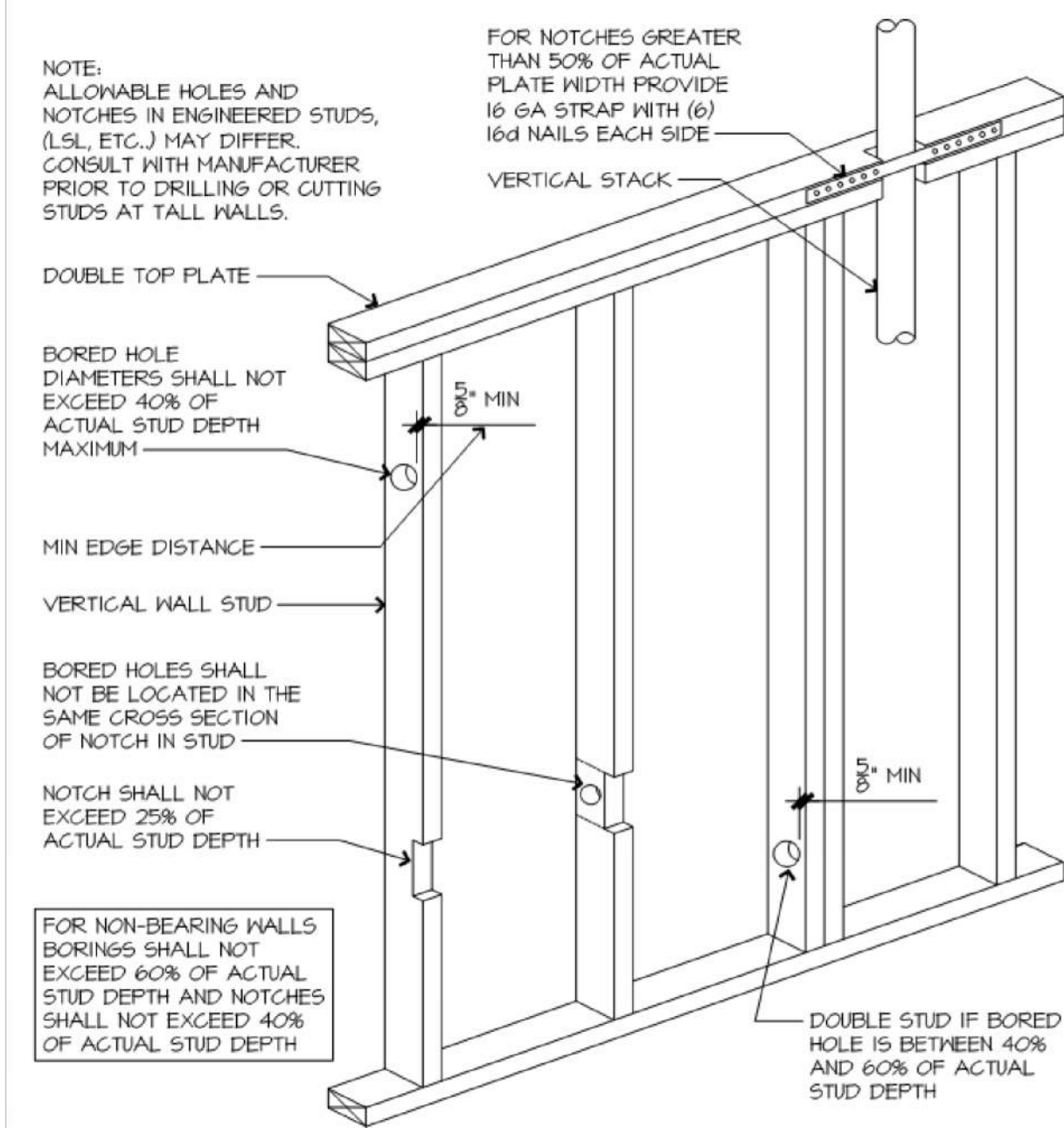
A SIDE ELEVATION

1/4" = 1'-0"



C NOTCHING AND BORING CEILING AND FLOOR JOISTS

N.T.S.

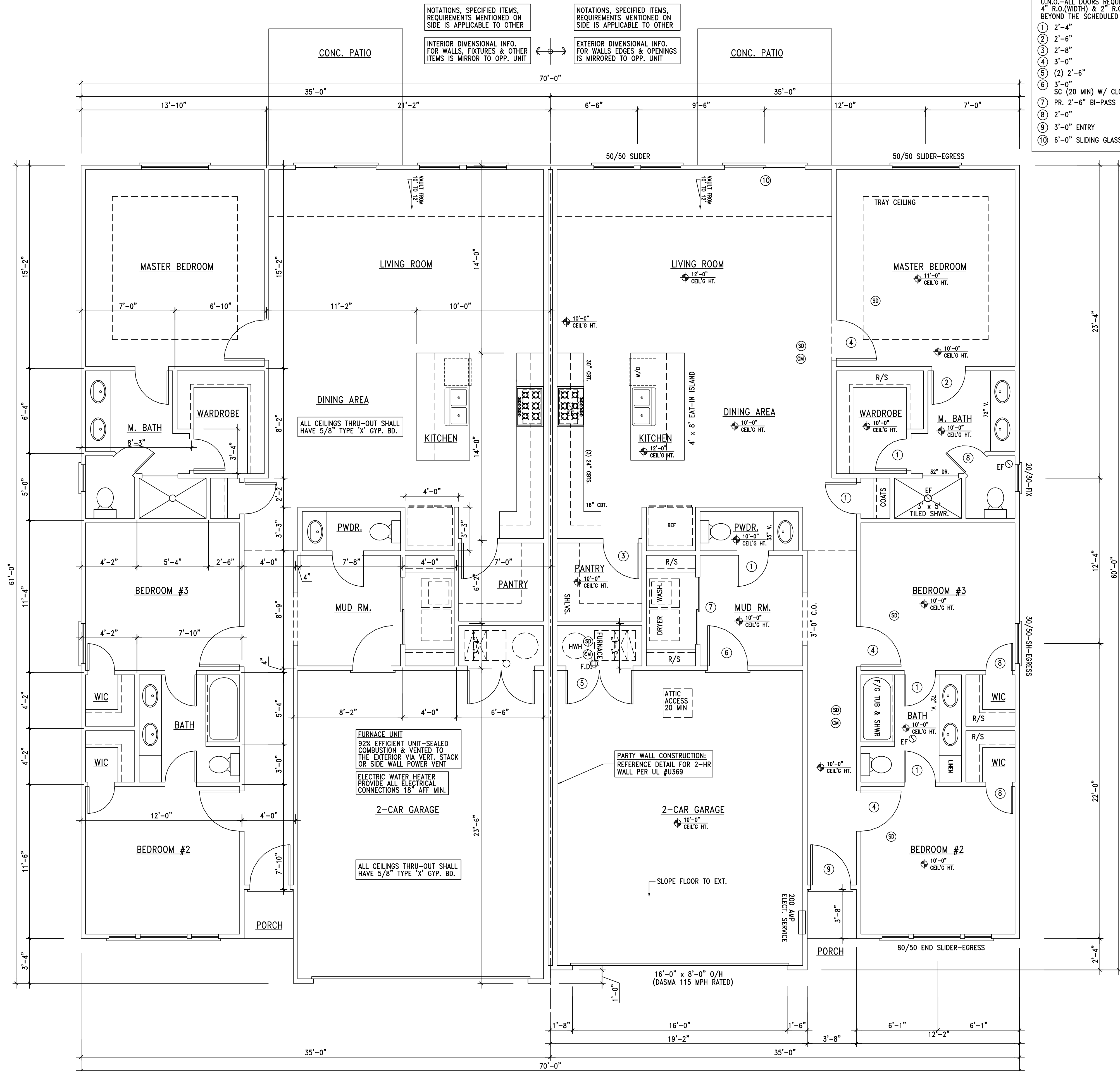


B PARTITION NOTCHING REQUIREMENTS

N.T.S.

2018 INT. ENERGY CONSERVATION CODE (2018-CH. 11)	
DOORS & WINDOWS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
SKYLIGHTS:	U-0.55 MAX
ATTIC CEILINGS:	R-49 MIN.
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
FLOOR (OVER UNHEATED):	R-19 MIN
SLAB ON GRADE:	R-10 FOR 24\"/>
VAULTED CEILINGS:	R-38 (SEE DETAIL)
CRAWL SPACE:	R-10
BASEMENT WALLS:	R-10 CONT OR R-13 CAVITY
DUCTWORK:	R-8
FUEL FIRED FURNACE:	90% AFUE MIN.
ELECTRIC FURNACE:	NO MINIMUM
COOLING SYSTEM:	13 SEER MIN.
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GAS FIRED STORAGE:	0.67 EF MIN
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AN ENERGY EFFICIENT CERTIFICATE IS REQUIRED TO BE POSTED IN OR ON THE ELECTRICAL PANEL BEFORE FINAL INSPECTION. THE CERTIFICATE WILL BE PROVIDED WITH ALL NEW RESIDENTIAL PERMITS. IT IS THE PERMIT HOLDER/CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CERTIFICATE HAS ACCURATE INFORMATION & IS POSTED BEFORE FINAL INSPECTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MEETING THE PRESCRIPTIVE REQUIREMENTS OF IRC CHAPTER 11 UNLESS A HERS INDEX ANALYSIS FOR PERFORMANCE COMPLIANCE BASED ON THE PLANS IS SUBMITTED TO THE AHJ FOR APPROVAL.



A MIAN LEVEL FLOOR PLAN

1/4" = 1'-0"

INTERIOR DOOR SCHEDULE	
*ALL DOORS ARE 80" HEIGHT	
*ALL DOORS REQUIRE 4" R.O. (WIDTH) & 2" R.O. (HT.) BEYOND THE SCHEDULED SIZE	
1	2'-4"
2	2'-6"
3	2'-8"
4	3'-0"
5	(2) 2'-6"
6	3'-0" SC (20 MIN) W/ CLOSER
7	PR. 2'-6" BI-PASS
8	2'-0"
9	3'-0" ENTRY
10	6'-0" SLIDING GLASS



DUPLX SLAB 3848

DATE: 10-05-2024
SUBDIVISION:
PLOT #:

REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

A3

SHEET 3 OF 9

----- Forwarded message -----

From: **Allen Edmonds** <allen@northcassherald.com>

Date: Wed, Mar 26, 2025 at 10:56 PM

Subject: Re: Publications for Notice of Public Hearings

To: David McCumber <dmccumber@raymore.com>

This Message Is From an External Sender

This message came from outside your organization.

Dave,

I just noticed I inadvertantly ran the RFQ twice, and failed to get the April 15 public hearing notice in. I assume the public hearing notice will be okay to run next week (April 3) instead? Sorry about that!

Allen Edmonds - Editor/Co-Owner - North Cass Herald - [120 Main Street - Belton, MO 64012](#)

[Office: 816-322-2375](#) - Fax: 816-322-2376

April 11, 2025

Re: Publication Error for Public Hearing

Dear Planning & Zoning Commissioners,

Branched Out Gutters is a development project that was originally scheduled for a public hearing with the Commission on April 15, 2025. A Notice of Public Hearing was sent to the North Cass Herald on March 21, 2025, to be published in the March 27th edition of the paper. Staff was notified by the North Cass Herald, as shown in email attachment, that a mistake had been made and the public hearing was not published in time to meet the deadline for publication. While Good Neighbor Meeting notices were mailed out, a meeting was held, and no concerns were made regarding the project, the original Planning & Zoning Meeting was advertised to those surrounding the property owners.

Since a hearing cannot be legally held due to the error with publication, the hearing for Branched Out Gutters should be opened and continued to the May 6, 2025, meeting of the Planning & Zoning Commission. Fortunately, the adjustment to the project schedule does not impact the originally planned date for the City council review.

Please let me know if you have any questions.

Sincerely,



Dave McCumber | Senior Planner

City of Raymore | 100 Municipal Circle

(816) 392.3016 | dmccumber@raymore.com

MONTHLY DEPARTMENT REPORT MARCH 2025

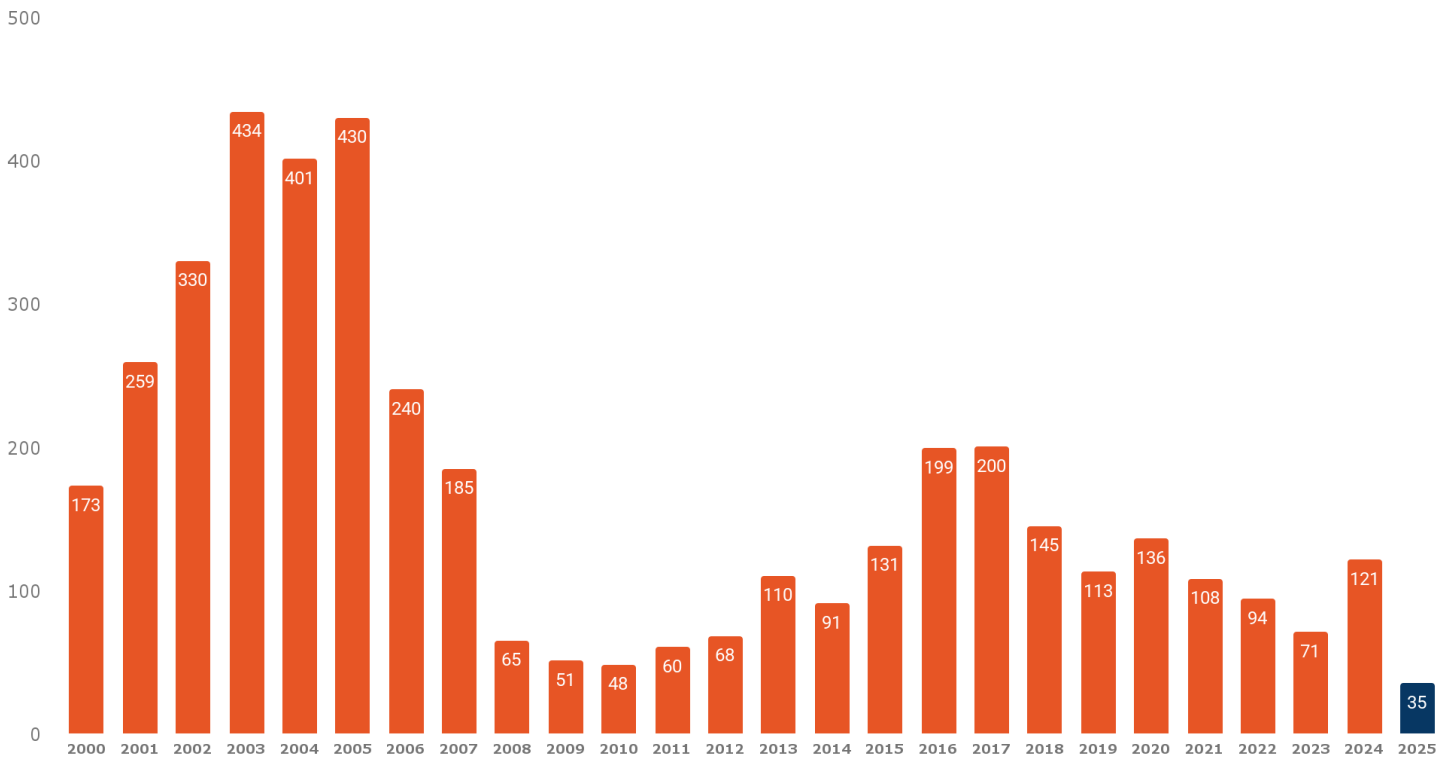
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	MAR 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	12	35	12	121
Attached Single-Family Residential	0	0	32	80
Multi-Family Residential (apartment)	0	0	0	13
Miscellaneous Residential (deck; roof)	66	123	180	733
Commercial - New, Additions, Alterations	2	7	7	35
Sign Permits	2	12	24	70
BUILDING INSPECTIONS	MAR 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	421	1,145	1,315	4,871
Residential Inspections	291	783	795	3,107
Commercial Inspections	130	362	520	1,764
INVESTMENT	MAR 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$4,315,470	\$12,913,830	\$10,619,250	\$59,015,960
Total Commercial Permit Valuation	\$496,900	\$1,335,680	\$4,092,690	\$38,506,341

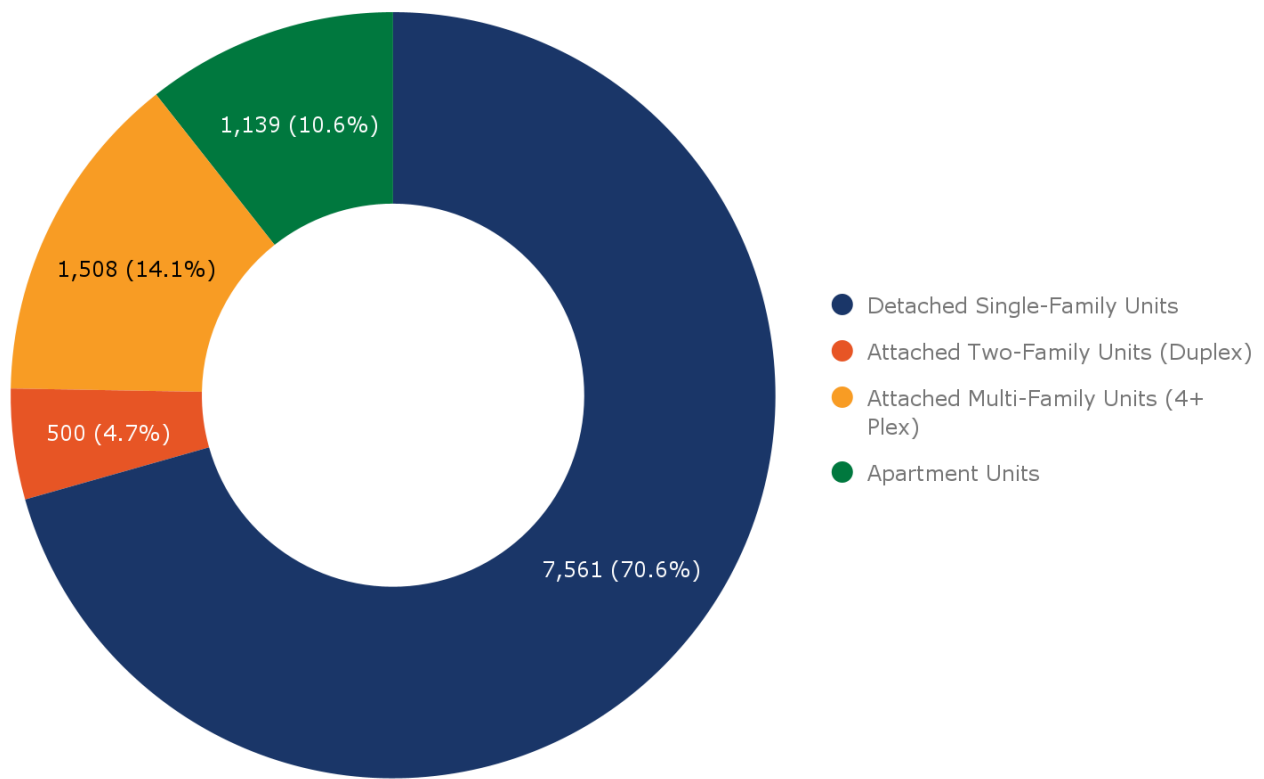
BUILDING CONSTRUCTION ACTIVITY -

- Building construction of the multi-tenant building located at [1830-1838 W. Foxwood Drive](#). Storefront windows and exterior finishings continue to progress on the project, as well as interior work.
- Tenant finish work continues at the Einstein Bros. Bagels at 1838 W. Foxwood Drive.
- Tenant finish work started at 210 W. Walnut, the future location of The Barn - an extension of the services, products, educational classes offered by the [Quilted Cow](#).
- Building construction continues at the Ascend residential community located at Dawn Street and Sunrise Drive.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	MAR 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	54	129	167	764
<i>Notices Mailed</i>		0		
-Tall Grass/Weeds	1	1	0	160
- Inoperable Vehicles	36	79	89	257
- Junk/Trash/Debris in Yard	4	21	27	127
- Object placed in right-of-way	0	2	2	11
- Parking of vehicles in front yard	5	8	6	41
- Exterior home maintenance	4	6	21	83
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	0	0	0	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	1	5
Signs in right-of-way removed	59	180	170	670
Violations abated by Code Officer	4	10	11	48
Citations Issued	12	50	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

MARCH 4, 2025 PLANNING AND ZONING COMMISSION -

- Meeting canceled, no items scheduled

MARCH 10, 2025 CITY COUNCIL -

- 1st Reading - Easement Vacation - 1200 Serenity Court (pool)

MARCH 18, 2025 PLANNING AND ZONING -

- Madison Valley 4th Final Plat
- Comprehensive Plan Review

MARCH 24, 2025 CITY COUNCIL -

- 2nd Reading - Easement Vacation - 1200 Serenity Court (pool)

UPCOMING MEETINGS -

APRIL 1, 2025 PLANNING AND ZONING COMMISSION -

- Meeting canceled - 2025 National Planning Conference - Denver, CO

APRIL 14, 2025 CITY COUNCIL -

- 1st Reading - Madison Valley 4th Final Plat
- 1st Reading - Easement Vacation 1001 Bridgeshire Drive (pool)
- 2nd Reading - Easement Vacation - 1200 Serenity Court (pool)

APRIL 15, 2025 PLANNING AND ZONING -

- Hibner Acres Lot 1B Rezoning (Branched Out Gutters) - C-2 to C-2P (public hearing)
- Comprehensive Plan Adoption (public hearing)
- Timber Ridge Final Plat

APRIL 28 2025 CITY COUNCIL -

- 1st Reading - Timber Ridge Final Plat
- 2nd Reading - Easement Vacation 1001 Bridgeshire Drive (pool)
- 2nd Reading - Madison Valley 4th Final Plat

MARCH DEPARTMENT ACTIVITY & EVENTS -

- Development Services Director David Gress reviewed the draft Comprehensive Plan with the City Council at their March 3, 2025, work session meeting.
- GIS Coordinator Thomas Ehlinger and Public Work Director Trent Salsbury participated in *The Secret to Stress-Free Right-of-Way Permitting* webinar.
- Development Services Director David Gress attended the annual meeting of the Hubach Hill Transportation Development District (TDD).
- Economic Development Director Jordan Lea attended an Early Child Care Supports Thriving Businesses meeting hosted by the University of Missouri Extension.
- Economic Development Director Jordan Lea attended the Workforce YOU Housing and Executive Committee meetings.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's Public Policy Committee meeting.
- Human Resources Director Shawn Aulgur, Finance Director Elisa Williams, City Clerk Erica Hill, Senior Accountant Rachel Williams, Development Services Administrative Assistant Emily Jordan and Economic Development Director Jordan Lea attended the Women's Conference hosted by the Belton Chamber of Commerce.



- City Planner Dave McCumber and Development Services Director David Gress met with the Kansas City Home Builder's Association (KCHBA) to discuss ongoing work with residential development.
- GIS Coordinator Thomas Ehlinger, Development Services Director David Gress and Public Works Director Trent Salsbury met to review MARC's Technical Forecast data for future development areas supported by capital sewer improvements.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's weekly legislative update.
- Economic Development Director Jordan Lea attended the Professional Development Advisory committee meeting with the International Economic Development Council.
- Economic Development Director Jordan Lea and Development Intern Brielle Atwell attended the Raymore Chamber of Commerce's monthly events committee meeting.
- Economic Development Director Jordan Lea participated in a childcare asset mapping workshop hosted by Workforce YOU.
- Economic Development Director Jordan Lea co-hosted a meeting with the Full Employment Council for Missouri Economic Development Council District 3 members.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the State of the Kansas City Area Transportation Authority event.
- Economic Development Director Jordan Lea met with regional project managers with the Missouri Department of Economic Development.
- Economic Development Director Jordan Lea attended the Missouri Women Leading Government's coaching call.
- Mayor Kris Turnbow, Development Services Director David Gress, Development Intern Brielle Atwell and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's Coffee & Conversation event at Benton House of Raymore.
- Mayor Kris Turnbow, Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly board meeting.
- Economic Development Director Jordan Lea assisted in facilitating Workforce YOU's one year celebration partner meeting.
- Economic Development Director Jordan Lea attended the monthly Workforce YOU transportation focus group meeting.
- Economic Development Director Jordan Lea attended the International Economic Development Council's monthly emerging leaders meeting.

- Development Services Director David Gress and Economic Development Director Jordan Lea attended the ribbon cutting celebration for the Cookie Cafe. The Cookie Cafe is a storefront location for [Baked by Bobbi](#) located in The Painted Posey at **1907 W. Foxwood Drive.**



- GIS Coordinator Thomas Ehlinger participated in the *Build for the Field: Asset Management Software That Works Where You Do* webinar with Public Works and Parks & Recreation staff.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the candidate forum hosted by the Raymore Chamber of Commerce.
- Economic Development Director Jordan Lea judged DECA's state competition.
- Economic Development Director Jordan Lea facilitated Workforce YOU's monthly strategic communications committee meeting.
- Economic Development Director Jordan Lea attended SmartPort KC's second quarter networking event.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's weekly legislative update.