



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, October 7, 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 September 2, 2025 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case No. 25033: Raymore Commerce Center South 1st Final Plat
- 8. City Council Report**
- 9. Staff Report**
 - A. September Department 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, SEPTEMBER 2, 2025** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: MICHELLE PARKER, LOREN SHANKS, REGINALD TOWNSEND, MATTHEW WIGGINS, KELLY FIZER, AND ERIC SMITH. ABSENT WAS AARON HARRISON, MARIO URQUILLA, AND MAYOR TURNBOW. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, FINANCE DIRECTOR LISA WILLIAMS, AND SENIOR ENGINEERING TECHNICIAN DEVON PERRY.

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 August 5, 2025 meeting.

Motion by Commissioner Fizer, Seconded by Commissioner Smith to approve the Consent Agenda.

Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Absent
Chairman Wiggins	Aye

Motion passed 6-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #25031 - 2026-2030 Capital Improvement Program (CIP) (*public hearing*)

The public hearing opened at 6:02pm.

Development Services Director David Gress introduced the case, explained the purpose of the Capital Improvement Program (CIP), and asked Finance Director Lisa Williams to present the CIP to the Commission for consideration.

Ms. Williams covered the Capital Improvement Plan, including the proposed funding amounts for the Building & Equipment Replacement Program, Park Fee-in-Lieu Fund, Transportation Fund, Transportation GO Bond Fund, Excise Tax Fund, Capital Improvement Fund,

Stormwater Sales Tax Fund, Park Sales Tax Fund, Sewer Connection Fund, and Enterprise Capital Maintenance Fund. The total funding for the 2026 fiscal year is \$6,857,849.00, and includes 25 recommended projects. Staff answered any questions the Commissioners had.

The public hearing closed at 6:40pm.

Motion by Commissioner Smith, Seconded by Commissioner Fizer, to accept the Staff proposed Findings of Fact and forward Case #25031 - 2026-2030 Capital Improvement Program to the City Council with a recommendation of approval.

Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Absent
Chairman Wiggins	Aye

Motion passed 6-0-0.

8. City Council Report

City Attorney Jonathan Zerr noted that there had been two City Council meetings since the Commission last met, and gave a brief overview.

Chairman Wiggins asked about the City Council meeting regarding the proposed sign code change.

Mr. Zerr gave a brief overview of the discussion that took place during the meeting.

9. Staff Report

Mr. Gress gave the staff report, including the Development Services monthly report, and noted that the next meeting will be canceled.

Senior Engineering Technician Devon Perry gave a brief overview of the Public Works report.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Parker noted that she found the presentation to be well done and thanked Staff.

Commissioner Shanks thanked Staff and noted that he appreciates the time taken to get the CIP put together.

Commissioner Townsend noted that he found the CIP presentation refreshing, and commented on the funding allocations.

Chairman Wiggins thanked Staff and complimented the amount of work that Staff has done for the CIP presentation.

Commissioner Fizer complemented Staff for their work on the CIP, and gave an update on a new Arts Commission sculpture that was installed.

Commissioner Smith thanked Staff, and mentioned that he finds the CIP presentations interesting.

12. Adjournment

Motion by Commissioner Fizer, Seconded by Commissioner Townsend, to adjourn the September 2, 2025 Planning and Zoning Commission meeting.

Rollcall Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Absent
Chairman Wiggins	Aye

Motion passed 6-0-0.

The September 2, 2025 meeting adjourned at 6:52pm.

Respectfully submitted,
Emily Jordan

RAYMORE COMMERCE CENTER SOUTH 1ST PLAT

APPLICANT

Property Owner: David Harrison | KCI
Raymore Building 5, LLC

Engineering/Arch. Firm Olsson Inc.

PROJECT LOCATION

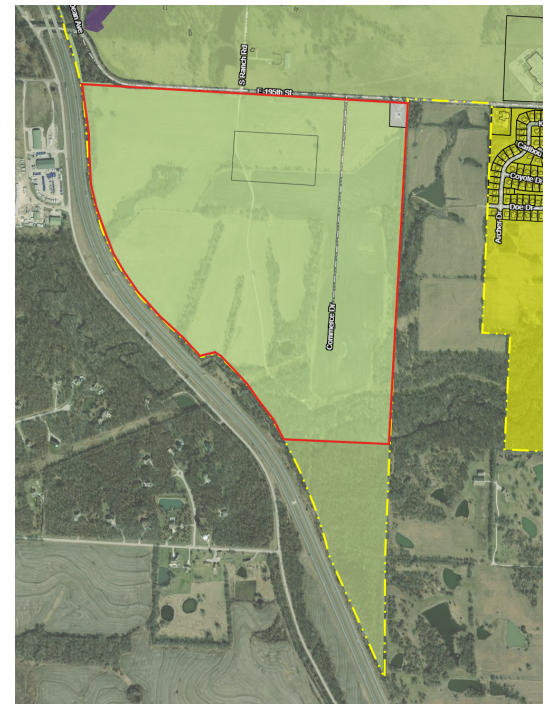
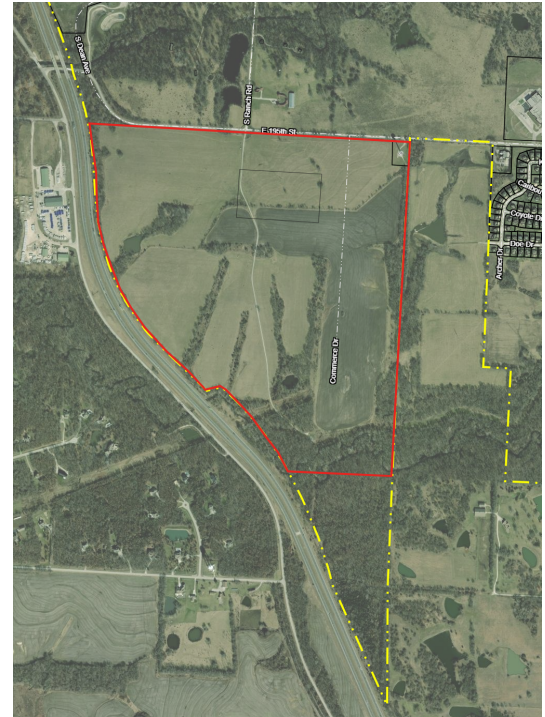
East of I-49 and South of
195th Street

REQUESTED ACTION

Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Raymore Commerce Center South 1st final plat, including one (1) lot and three (3) tracts of land.



ZONING AND LAND USE SUMMARY

EXISTING ZONING

"PUD" Planned Unit Development

SURROUNDING ZONING & LAND USE

North: "A" Agricultural | Farming

South: "A" Agricultural | Undeveloped

East: Unincorporated Cass County | Undeveloped

West: Unincorporated Cass County | Transportation

SITE SIZE	NUMBER OF LOTS	NUMBER OF TRACTS	DENSITY
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59.91 +/- Acres	1	3	N/A
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PAST PLANNING ACTIONS

1. On May 17, 2022, the Planning and Zoning Commission recommended approval to rezone the subject property from "BP" Business Park to "PUD" Planned Unit Development, including the Preliminary Development Plan.
2. On July 25, 2022, the City Council voted to approve the "PUD" rezoning request and Preliminary Development Plan for the property.

DEVELOPMENT STANDARDS

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

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	1 Acre
Lot Width	100-ft.
Lot Depth	100-ft.
Front-Yard Setback	20-ft.
Side-Yard Setback	10-ft.
Rear-Yard Setback (interior)	20-ft.
Rear-Yard Setback (exterior)	10-ft.
Building Height	80-ft. Max.
Building Coverage	50-ft. Max.

STAFF COMMENTS

PLANNING AND ZONING

- The property is located within the The Good Ranch Master Plan area.
- The proposed final plat has been reviewed with the approved Preliminary Development Plan and is in conformance.

- Streets within the development are private but are constructed to meet public standards.
- Per the project's Memorandum of Understanding (MOU), public sidewalks are required to be built along the private streets within the development and along the southside of 195th Street. The timing of these public improvements are aligned with each building's certificate of occupancy.

PUBLIC WORKS & ENGINEERING -

- A right turn lane has been constructed for eastbound traffic on 195th Street for vehicles turning onto Commerce Drive. This improvement is in conformance with the project's traffic study and approved MOU.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for industrial development.

Major Street Plan - While no new public streets are being proposed with this final plat, 195th Street functions as a standard local collector. Sidewalks are to be built along 195th Street and the development's private street network. Improvements were made to 195th Street, as well as the extension of Dean Avenue South, in accordance with the Major Street Plan, to provide improved access to this area of the City.

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 Raymore Commerce Center 1st Plat is in substantial conformance with the approved Preliminary Plat and MOU.

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

This proposed final plat complies with all conditions, restrictions and requirements of the code and all other applicable ordinances and design standards of the City.

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

The MOU requires that, as part of the construction of Commerce Drive, and its connection to 195th Street, the curb radii of the road at 195th Street be designed to discourage outbound traffic from turning right (east), and that signage be placed at the intersection indicating the limited turning movements. These conditions have been met.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	10/07/2025
City Council	1st Reading	10/27/2025
City Council	2nd Reading	11/10/2025

STAFF RECOMMENDATIONS

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward a recommendation of approval to the City Council regarding case 25033, Raymore Commerce Center South 1st Plat.

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.

- Prior to recording, all development fees shall be paid by the Developer.

PROJECT ATTACHMENTS

1. Final Plat Drawings
2. Site Photos
3. Development Agreement

ALL THAT PART OF TRACT A, 195TH STREET FIRST PLAT, A PLATTED SUBDIVISION TOGETHER WITH ALL THAT PART OF THE UNPLATTED NORTH HALF OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 32 WEST, ALL LYING IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI	2025
CITY OF RAYMORE, CASS COUNTY, MISSOURI	

SHEET
2 of 2



Raymore Commerce Center South 1st Plat Site Photos



NE Corner of Lot 1 Looking SW

Raymore Commerce Center South 1st Plat Site Photos



Near SE Corner of Lot 1 Looking W

Raymore Commerce Center South 1st Plat Site Photos



Near SW Corner of Lot 1 Looking NE

MONTHLY DEPARTMENT REPORT *SEPTEMBER 2025*

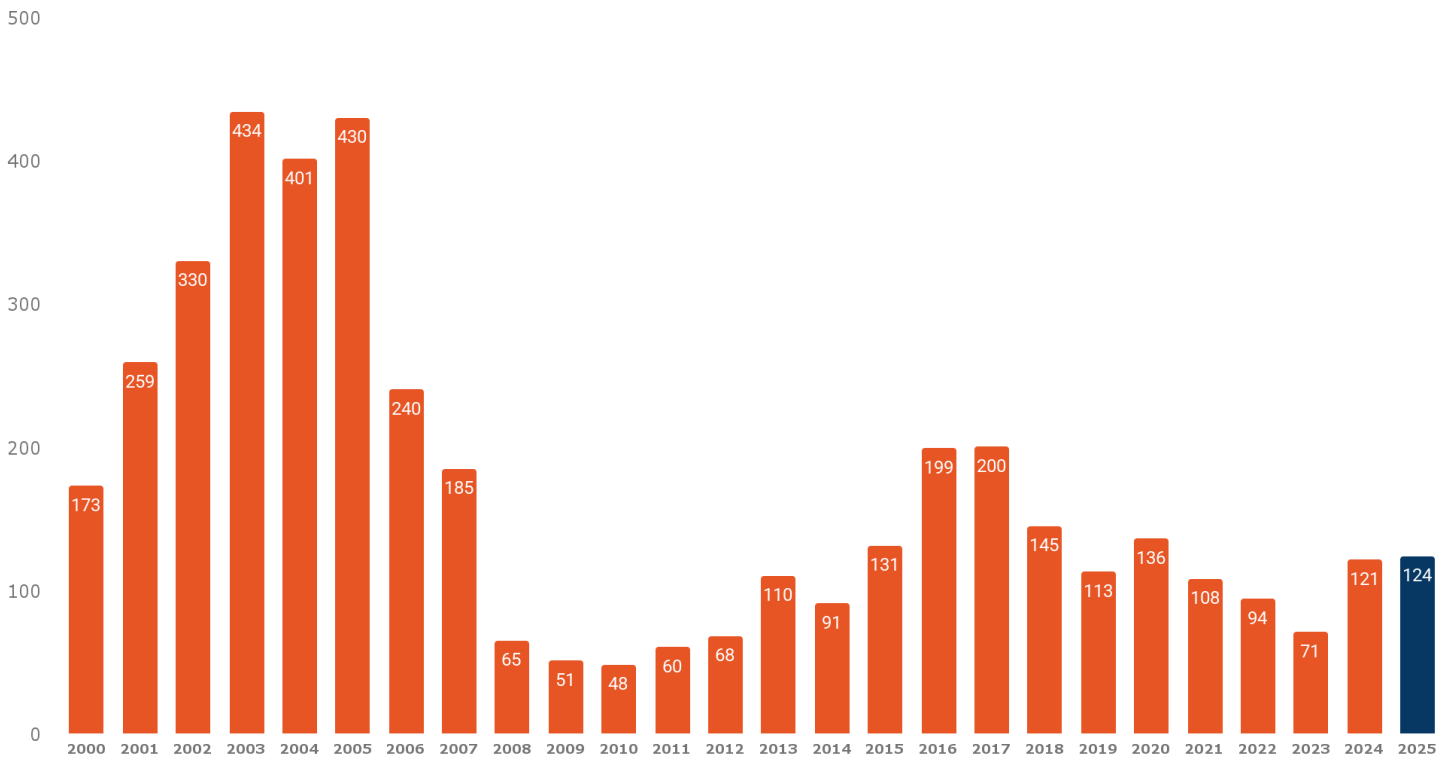
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	SEPT 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	25	124	67	121
Attached Single-Family Residential	0	0	80	80
Multi-Family Residential (apartment)	0	0	13	13
Miscellaneous Residential (deck; roof)	87	588	578	733
Commercial - New, Additions, Alterations	4	21	30	35
Sign Permits	3	49	51	70
BUILDING INSPECTIONS	SEPT 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	488	3,803	3,704	4,871
Residential Inspections	258	2,721	2,378	3,107
Commercial Inspections	230	1,082	1,326	1,764
INVESTMENT	SEPT 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$9,040,860	\$43,715,180.00	\$40,081,440	\$59,015,960
Total Commercial Permit Valuation	\$25,362,460	\$63,864,415.00	\$35,090,341	\$38,506,341

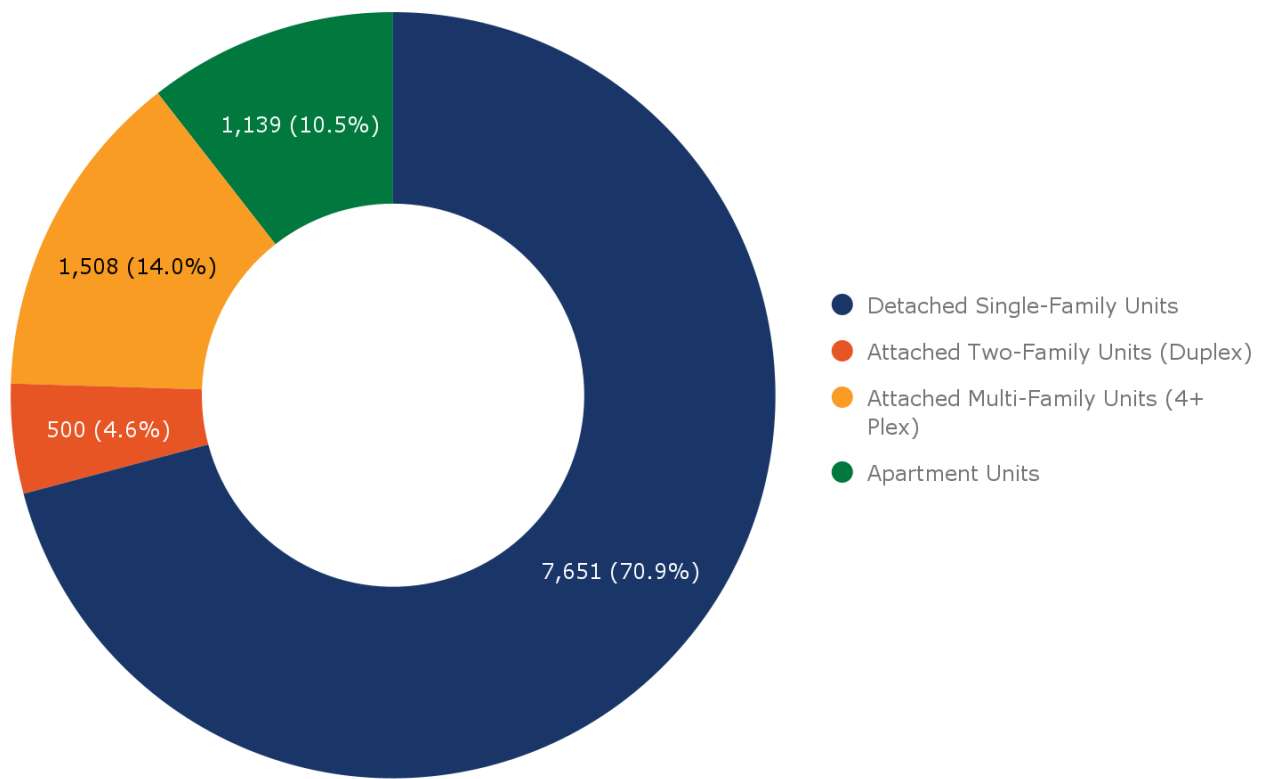
BUILDING CONSTRUCTION ACTIVITY -

- 25 new single-family home permits were issued in the Madison Valley, Creekmoor, Knoll Creek and Sky Vue East neighborhoods.
- Building construction continues at the Raymore Commerce Center South Development at Building 5.
- Property and building improvements were permitted for the Pine Street Center shopping center, including new asphalt parking lot improvements, and future roof replacements.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	SEPT 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	75	608	633	764
<i>Notices Mailed</i>		0	0	
-Tall Grass/Weeds	25	192	153	160
- Inoperable Vehicles	9	147	213	257
- Junk/Trash/Debris in Yard	14	89	97	127
- Object placed in right-of-way	1	13	9	11
- Parking of vehicles in front yard	7	65	33	41
- Exterior home maintenance	9	39	71	83
- Other (trash at curb early; signs; etc)	0	10	0	0
Properties mowed by City Contractor	6	52	53	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	7	18	3	5
Signs in right-of-way removed	53	610	489	670
Violations abated by Code Officer	3	33	39	48
Citations Issued	10	114	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - SEPTEMBER

SEPTEMBER 2, 2025 PLANNING AND ZONING COMMISSION -

- FY2026-2030 Capital Improvement Program (public hearing), recommended approval

SEPTEMBER 8 , 2025 CITY COUNCIL -

- 2nd Reading - Cunningham at Creekmoor 5th Plat, approved

SEPTEMBER 10, 2025 BOARD OF ZONING ADJUSTMENT

- Saddlebrook 1st Plat Rear-Yard Setback Adjustment (public hearing), approved

SEPTEMBER 16, 2025 PLANNING AND ZONING COMMISSION -

- **Meeting Canceled** - 2025 American Planning Association Missouri Conference - St. Louis

SEPTEMBER 22, 2025 CITY COUNCIL -

- **Meeting Canceled** - No items scheduled

TENTATIVE UPCOMING MEETINGS - OCTOBER

OCTOBER 7, 2025 PLANNING AND ZONING COMMISSION -

- Raymore Commerce Center South 1st Final Plat

OCTOBER 8 , 2025 BOARD OF ZONING ADJUSTMENT -

- 403 W. Walnut Variance of Use (public hearing)

OCTOBER 13, 2025 CITY COUNCIL -

- 1st Reading - 1405 Lakepoint Cove Easement Vacation

OCTOBER 21, 2025 PLANNING AND ZONING COMMISSION -

- No items currently scheduled

OCTOBER 27, 2025 CITY COUNCIL -

- 1st Reading - Raymore Commerce Center South 1st Final Plat
- 2nd Reading - 1405 Lakepoint Cove Easement Vacation

SEPTEMBER DEPARTMENT ACTIVITY & EVENTS -

- Director David Gress and Senior Planner Dave McCumber were featured on the City's [Say More in Raymore](#) podcast, sharing information about the Development Services Department.
- Development Services Director David Gress and Senior Planner Dave McCumber attended the monthly Southland KC Planners meeting with colleagues from Belton, Peculiar, Harrisonville and other surrounding cities.
- The department prepared the annual listing of special assessments for code enforcement abatements to be filed with the Cass County Collector.
- GIS Coordinator Thomas Ehlinger continued field survey work assisting the Public Works Department with their street sign inventory, as well as verifying infrastructure as-built plans for recently completed infrastructure projects.
- The Planning and Zoning Commission met on Tuesday, Sept. 2 to review the proposed FY26 Capital Improvement Program (CIP) as part of the City's proposed annual budget and recommended approval to the City Council. The Commission is responsible for reviewing the proposed projects to ensure they align with the goals and objectives of the Comprehensive Plan.
- Economic Development Director Jordan Lea attended the International Economic Development Council's mentorship committee meeting.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's board meeting.

- Economic Development Director Jordan Lea attended Workforce YOU monthly meetings.
- The Board of Zoning Adjustment met on Wednesday, Sept. 10 for a regular meeting.
- Development Services Director David Gress attended the monthly Raymore Chamber of Commerce Board meeting.
- Elected officials and city staff attended the ribbon cutting celebration for [Einstein Bros. Bagels](#), located at 1838 W Foxwood Drive.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce events committee meeting.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's public policy meeting.
- Economic Development Director Jordan Lea attended the monthly Raymore Chamber of Commerce Board meeting.
- Director David Gress and Senior Planner Dave McCumber attended the annual Bi-State APA Planning Conference in St. Louis, MO.
- Economic Development Director Jordan Lea attended the International Economic Development Council's annual conference.
- Mayor Kris Turnbow, Councilmember Joseph Burke and City staff attended a celebration for Raymore Commerce Center South and Dean Avenue.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly luncheon.
- Economic Development Director Jordan Lea attended SmartPort KC's quarterly networking event.

