



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, November 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 October 7, 2025 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case No. 25036: 1012 S. Madison Street Rezoning R-1 to RE (public hearing)
- 8. City Council Report**
- 9. Staff Report**
 - A. October 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, OCTOBER 7, 2025** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: LOREN SHANKS, REGINALD TOWNSEND, MATTHEW WIGGINS, KELLY FIZER, AARON HARRISON, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS MICHELLE PARKER AND ERIC SMITH. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, SENIOR PLANNER DAVE MCCUMBER, CITY ATTORNEY JONATHAN ZERR, 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 September 2, 2025 meeting.

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

Vote on Motion:

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

Motion passed 7-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #25033 - Raymore Commerce Center South 1st Final Plat, Lot 1

Senior Planner Dave McCumber opened the Case by providing background information on the project request contained within the staff report.

The request is for a proposed final plat for Lot 1 of the Raymore Commerce Center South development, located south of 195th Street. The applicant, VanTrust Real Estate is nearing completion of the building located on the lot. Mr. McCumber provided information on the property including existing zoning classification, and land use designations, and the applicable development standards of the properties surrounding the proposed Lot.

Staff concluded the report by providing a recommendation of approval, with conditions.

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to accept the Staff proposed Findings of Fact and forward Case #25033 - Raymore Commerce Center South 1st Final Plat, Lot 1 to the City Council with a recommendation of approval, subject to the conditions as outlined by staff.

Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided an overview of recent City Council meetings since the Commission last met.

9. Staff Report

Mr. Gress gave the staff report, including the Development Services monthly report. Mr. Gress provided information on the City's current development projects and housing permit activity. .

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

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Shanks thanked Staff and noted that he appreciates receiving the information about building permit activity in the City.

Commissioner Harrison thanked staff for providing the information within their packet.

Chairman Wiggins thanked Staff and wished everyone a happy and safe upcoming Halloween.

Commissioner Fizer thanked Staff and provided information regarding the upcoming Chili Cook-off competition hosted by the Raymore Arts Commission.

Commissioner Urquilla thanked staff for providing the information within their packet.

Mayor Turnbow thanked Staff and commented on the great work going on at the Raymore Commerce Center South development with the building nearing completion, and mentioned the importance and impact of the jobs being created in the community as a result of the project.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Turnbow, to adjourn the October 7, 2025 Planning and Zoning Commission meeting.

Rollcall Vote on Motion:

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

Motion passed 7-0-0.

The October 7, 2025 meeting adjourned.

Respectfully submitted,
David Gress, Development Services Director

1012 S MADISON STREET REZONING

APPLICANT	Christopher Oaks
Property Owner:	Christopher Oaks
Engineering/Arch. Firm	N/A

PROJECT LOCATION	REQUESTED ACTION
1012 S Madison Street	Rezoning

PROJECT NARRATIVE

An application was filed by Christopher Oaks requesting to rezone the property located at 1012 S Madison Street, also known as Dutchmen's Acres 1st, Lot 63. The property is currently zoned "R-1" Single-Family Residential District and is being proposed for the "RE" Rural Estate District. The owner intends to construct an accessory structure on the property that is taller than what is allowed in an "R-1" district.



ZONING AND LAND USE SUMMARY

EXISTING ZONING	PROPOSED ZONING
"R-1" Single-Family Residential District	"RE" Rural Estate District

SURROUNDING ZONING & LAND USE

- North:** "A" Agricultural District | Residential
- South:** Unincorporated Cass County | Residential
- East:** "PR" Parks, Recreation and Public Use District | Government Buildings and Property
- West:** Unincorporated Cass County | Residential

TOTAL TRACT SIZE	NUMBER OF LOTS
4.5 Acres	1

INFORMATIONAL NOTICES OR MEETINGS

NOTICE	DATE
Good Neighbor Notice Meeting	October 17, 2025 October 29, 2025
Public Hearing Notice	- October 16, 2025 - Planning & Zoning Commission - November 6, 2025 - City Council

PAST PLANNING ACTIONS -

- On August 27, 1990, the Raymore City Council voted to annex the property known as Dutchmen's Acres 1st Plat, Lot 63, into the City of Raymore. At the time of the annexation, the property was zoned to "R-1."

STAFF COMMENTS -

PLANNING AND ZONING - *The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:*

MINIMUM DIMENSIONAL STANDARD	EXISTING ZONING	PROPOSED ZONING
Lot Size	8,400 sq ft	3 Acres
Lot Width x Lot Depth	70-ft X 100-ft	220-ft X 100-ft
Front-Yard Setback	30-ft	50-ft
Side-Yard Setback	10-ft	15-ft
Side-Yard Setback (Exterior)	30-ft	50-ft
Rear-Yard Setback	30-ft	40-ft

Building Height	35-ft	35-ft
Building Coverage	30%	30%

- The property was annexed into the City in 1990 and zoned to the "R-1" district designation.
- Dutchman's Acres, including Lot 63, has a development pattern most closely aligned with the characteristics of the "RE" zoning district standards with most lots consisting of multiple acres.
- The applicant desires to construct an accessory structure that is limited in size by the "R-1" zoning designation. Unlike most areas of the city where one would find that designation, this property and those surrounding it are of a more rural nature with single-family homes on large multiple acre lots. Accessory buildings that exceed the standards allowed in "R-1" districts exist on lots in Dutchman's Acres, but due to most of the subdivision not being within Raymore's municipal boundary, they were able to be constructed.
- A Good Neighbor Meeting was held on October 29, 2025 where only the applicant attended. There were no public comments made on the project.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

The comprehensive plan designates this property as a Low Density Residential future land use, which is more closely associated with a more typical residential subdivision development pattern. Due to the physical characteristics that make up Dutchman's Acres, as it pertains to lot sizes and available infrastructure systems, the future land use that is most accurately aligned is the Rural Density Residential category. Since the land is already platted and built as a residential subdivision, the likelihood of the property redeveloping into a more typical residential subdivision is minimal, thus, the current future land use designation in Raymore Blueprint could be considered not relevant to this specific property.

ECONOMIC DEVELOPMENT IMPACT -

The applicant is not proposing any development that will likely have a significant impact that would be considered economic development.

FINDINGS OF FACT -

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following in the deliberation of a zoning map amendment:

1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property

The surrounding neighborhoods and individual properties share similar characteristics in terms of their development form, land uses, and zoning classifications, excluding the city owned parkland to the east. The subject property, with the rezoning request, will remain consistent with properties in the area.

2. The physical character of the area in which the property is located.

The property is located in a semi-rural area on the southern fringe of the city. The surrounding infrastructure systems reflect the rural nature with uncurbed streets, no sidewalks and open ditches.

3. Consistency with the goals and objectives of the Raymore Blueprint 2045 and other plans, codes and ordinances of the City of Raymore.

The comprehensive plan designates this property as Low Density Residential, which is likely not to redevelop in the foreseeable future. Due to the physical development characteristics being more inline with the Rural Density Residential, staff believes rezoning to a zoning district, such as "RE", would be an appropriate consideration to make.

4. Suitability of the subject property for the uses permitted under the existing and proposed zoning districts

The property will remain developed as a single-family residential property. With the rezoning, the applicant intends to add an accessory building to the property.

5. The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district

The development trends in the immediate area of the subject property have largely remained consistent since it was annexed and zoned "R-1."

6. The extent to which the zoning amendment may detrimentally affect nearby property.

Staff does not believe the zoning amendment will be a detriment to nearby properties. The properties adjacent to the subject property would be of similar zoning classification if they were to be located in the City limits.

7. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities and services will not be negatively impacted by the requested amendment.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations.

Under the current zoning district of "R-1," the subject property could have an accessory structure constructed, however, due to the "R-1" standards limiting the height of the accessory structure to being no more than the dwelling, the applicant is requesting the zoning amendment. The proposed accessory structure's roof will be slightly taller than the earth contact home and be located away from the public right-of-way.

9. The length of time (if any) the property has remained vacant as zoned.

The property has been occupied since it was constructed.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant.

The proposed zoning district is in the interest of the general public as other properties in the area not yet within the city's municipal boundary would have a better example of a more appropriate zoning district for the development form that exists. Should other properties come into the city through annexation, the "RE" zoning district would more accurately represent the intent of those properties than the "R-1" district.

11. The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application

If denied, there would be no gain to public health, safety and welfare.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation (Public Hearing)	11/04/2025
City Council	Review (Public Hearing)	11/24/2025
City Council	Approval/Denial	12/08/2025

STAFF RECOMMENDATIONS -

The characteristics of the subject property are consistent with the development standards described under the RE zoning designation. Staff recommends the Planning & Zoning Commission accept the Findings of Fact for Case No. 25036: 1012 S. Madison Street Rezoning and forward the recommendation on to the City Council.

PROJECT ATTACHMENTS -

1. Site Photos

NE Corner Looking SW



SE Corner Looking NW

