



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, November 18, 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 November 4, 2025 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case No. 25037: Good Ranch Tract 12 Rezoning, A to BP-P (public hearing)
 - B. Election of Officers
- 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, NOVEMBER 4, 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, AARON HARRISON, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, SENIOR PLANNER DAVE MCCUMBER, CITY ATTORNEY JONATHAN ZERR, SENIOR ENGINEERING TECHNICIAN DEVON PERRY, 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 October 7, 2025 meeting.**

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

Vote on Motion:

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

Motion passed 8-0-1.

6. **Unfinished Business - None**

7. **New Business -**

- a. **Case #25036 - 1012 S Madison St. Rezoning R-1 to RE (*public hearing*)**

Public hearing opened at 6:02pm.

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. The request is to rezone the property from R-1 to RE to allow for an accessory building to be constructed in the rear yard. The current zoning restricts the construction of accessory buildings that are taller than the primary structure. Since the home is an earth contact home, the accessory structure the homeowners hope to build may not be

constructed within the current zoning restrictions due to the height of the building. The surrounding neighborhood of Dutchman Acres is outside of Raymore City limits where the zoning allows for taller accessory buildings, so the addition would not be out of place in the area. The subject property was annexed into Raymore in the 1990s, and while zoned R-1 initially upon annexation, the property would fit the current definition of an RE designation. Staff recommend the Commission accept the findings of fact and forward the Case to the City Council with a recommendation of approval.

Chairman Wiggins asked if a large lot such as the subject property would in the future be zoned as RE instead of R-1.

Mr. McCumber stated that while the R-1 designation was deemed appropriate upon initial annexation, RE would be a more appropriate current designation should a comparable annexation take place presently.

Commissioner Shanks asked if a split zoning would be more appropriate for the lot, or if that is something that is ever done.

Mr. McCumber noted that if the homeowner wanted to subdivide the lot, split zoning might be applicable, but it's not applicable for the current request.

Commissioner Urquilla asked if it was better to rezone the property as opposed to approving a variance for the taller accessory building as not to set a precedent in the City.

Mr. McCumber stated that at this time, a rezoning request is the best way to approach the situation, as the rezoning would align the property more closely with surrounding zonings.

Commissioner Townsend asked if the rezoning request was necessitated by the height of the accessory building, or from adding an accessory structure itself.

Mr. McCumber noted that the rezoning was necessitated by the height of the building. Since the home is an earth contact style home, it is not possible to build the structure the homeowners want to be shorter than the home.

Chris Oakes, homeowner of the subject property, came to the podium to give an overview of the request. The Dutchman Acres subdivision has 3 acre minimum lot sizes due to being on septic systems. The lots can't be subdivided to be smaller than that, so the split zoning is not going to be an issue in the future. When the lot was originally annexed into the City, the default zoning was R-1, which was never changed to something more appropriate for the surrounding area. The architect for the structure they're hoping to build has looked into changing the pitch of the roof to satisfy the height requirement, but was determined to be an unsafe change. Rezoning to RE would be the best fit for the situation.

Commissioner Shanks asked if the entire Dutchman Acres subdivision could be rezoned.

Chairman Wiggins noted that only two lots of Dutchman Acres are in Raymore City limits. The rest of the subdivision is in Cass County.

Public hearing closed at 6:16pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Shanks, to accept the Staff proposed Findings of Fact and forward Case #25036 - 1012 S Madison St. Rezoning R-1 to RE to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 9-0-0.

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. Mr. Gress also noted upcoming meetings and hearings for the month of November.

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 Parker thanked Staff.

Commissioner Shanks thanked Staff and congratulated the Raymore Police Department for their hard work.

Commissioner Townsend thanked everyone.

Commissioner Harrison thanked staff and Chairman Wiggins.

Chairman Wiggins thanked Staff and seconded the comment regarding the Raymore Police Department.

Commissioner Fizer thanked Staff and thanked the Parks and Public Works Departments for their hard work with the upkeep of the trails and parks in Raymore.

Commissioner Urquilla thanked Staff.

Mayor Turnbow congratulated Commissioner Fizer and her husband on receiving the Westgate Civic Leadership Award this year which recognized their dedication and involvement in the community.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Townsend, to adjourn the November 4, 2025 Planning and Zoning Commission meeting.

Rollcall Vote on Motion:

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

Motion passed 9-0-0.

The November 4, 2025 meeting adjourned.

Respectfully submitted,
Emily Jordan

Federal Records Storage Facility - Zoning Map Amendment

APPLICANT -

Property Owner:	David Otis
Consultant/Applicant	Matthew Alvey, Privitera Realty Holdings, LLC

PROJECT LOCATION	REQUESTED ACTION
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SE of North Cass Parkway and Dean Avenue	Zoning Map Amendment (Rezoning)
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PROJECT NARRATIVE

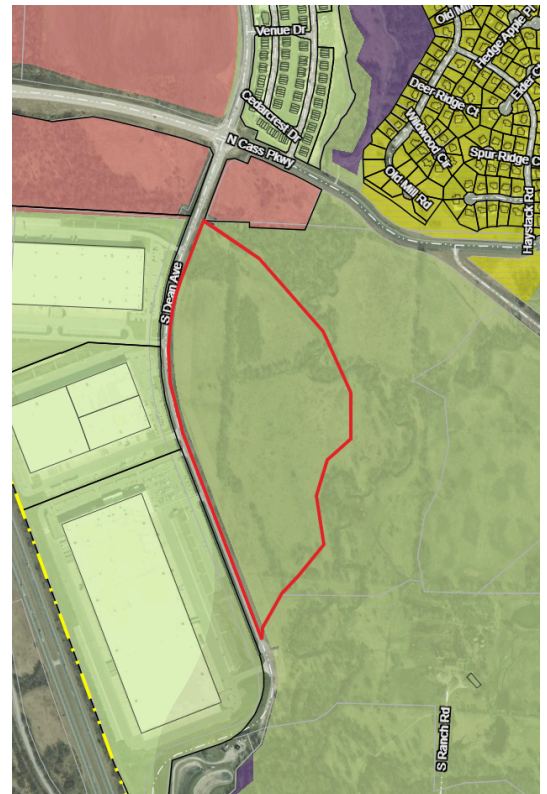
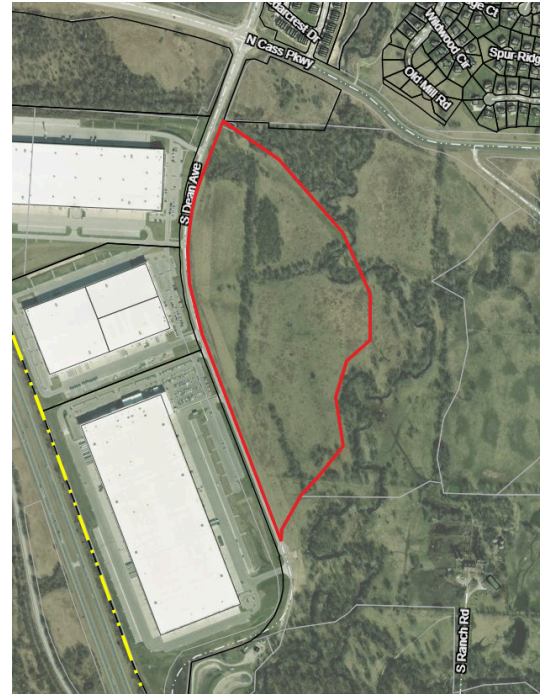
An application was filed requesting a rezoning from "A" Agricultural District to "BP-P" Business Park District-Planned Overlay District for the purposes of constructing a 330,000 +/- sq. ft. building for the Office and Warehousing/Wholesaling land uses as defined in the Unified Development Code (UDC), to support the use of the property as a federal government records storage facility.

ZONING AND LAND USE SUMMARY -

EXISTING ZONING	PROPOSED ZONING
"A" Agriculture	"BP-P" Business Park District-Planned Overlay District

SURROUNDING ZONING & LAND USE

North:	"C-3" Regional Commercial District (Undeveloped Lot)
South:	"A" Agricultural District (Undeveloped Lot)
East:	"A" Agricultural District (Undeveloped)



	Lot)
West:	"PUD" Planned Unit Development (Wholesaling/Warehousing)

TOTAL TRACT SIZE	NUMBER OF LOTS
108 +/- Acres	1
AREA TO BE REZONED	
60 +/- ACRES	

INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Good Neighbor Meeting	<ul style="list-style-type: none"> November 5, 2025
Public Hearings	<ul style="list-style-type: none"> November 18, 2025 (Planning and Zoning) December 8, 2025 (City Council)

- During the November 5th Good Neighbor Meeting three (3) members from the public and one (1) council person attended the meeting along with city staff and the applicant. Staff gave a brief overview of the application and where in the development process the project was before turning it over to the applicant.

Generally, the citizens in attendance were in support of the project once they learned more about it. Questions were asked about how tall the building would be, the expected daily operations and traffic generation, who would be working in the building, if it would be a guarded facility and if these would be considered higher wage positions. Questions were also asked about other surrounding areas of the Good Ranch development, including future plans for development and improvements. Dave Otis, representing landowner Good-Otis, answered questions regarding the future development of areas of the Good Ranch.

No major concerns or issues were identified as needing to be addressed as part of the Good Neighbor meeting.

PAST PLANNING ACTIONS -

1. The property in question is a 108 +/- acre parcel of land within The Good Ranch master planned area, which was approved on March 14, 1994 by the Raymore Board of Aldermen. The Good Ranch land use plan designated the approximate 60 +/- acres associated with this application for mutli-family housing.

STAFF COMMENTS -

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

DIMENSIONAL STANDARD	EXISTING ZONING (A)	PROPOSED ZONING (BP-P)
Lot Size	10 Acres Min.	1 Acre Min.
Lot Size per Dwelling Unit	10 Acres Min.	N/A
Lot Width x Lot Depth	330-ft. x 100-ft. Min.	100-ft. Min. x 100-ft. Min.
Front-Yard Setback	50-ft. Min.	30-ft. Min.
Rear-Yard Setback	50-ft. Min.	20-ft. Min.
Side-Yard Setback (interior)	15-ft. Min.	10-ft. Min.
Side-Yard Setback (exterior)	50-ft. Min.	30-ft. Min.
Building Height	35-ft. Max.	80-ft. Max.
Building Coverage	10% Max.	50% Max.
Open Space Requirement	N/A	N/A

- The proposed Zoning Map Amendment is associated with a request for proposal (RFP) from the General Services Administration of the federal government. Currently, the department has operations in two different areas of Lee’s Summit, Missouri. The intent of the RFP is to gather bids from developers and landowners to

construct a new facility and consolidate existing operations to the new centralized location.

- Due to the unique nature of this project, the rezoning request for the “BP-P” Business Park District-Planned Overlay District has been utilized to better accommodate the needs of the federal project by allowing for a more customized development as compared to what a standard Business Park district allows.
- Non-residential projects within a Planned Overlay District are required to provide at least three (3) of the following amenities to benefit the public and or streetscape:
 - Public plaza that includes seating areas and is at least three thousand (3,000) sq. ft. in area.
 - Public art such as sculptures or fountains
 - Clock tower
 - Bike pathways in addition to required public sidewalks and bike paths in compliance with the City’s Transportation and Parks Master Plans
 - Bike parking facilities
 - Ornamental parking lot lighting
 - Decorative pavers for pedestrian crosswalks

The UDC gives the Planning and Zoning Commission the authority to modify these requirements through proof of hardship by the applicant.

Staff has reviewed the proposed public Enhancements and Streetscape Features and believes them to be appropriate for consideration due to the geographic location of the property, the natural and built environments, and proximity to existing future public lands, such as parks and trails. The following is a list of the proposed improvements:

- **Trail** - An on-street ten (10) foot wide trail along the south side of North Cass Parkway/Hubach Hill Road from Dean Avenue to the Prairie View subdivision,
- **Mid-block Crossing** - a mid-block improvement that creates a connection from the Good Parkway Greenway Trail to the new trail along the south side of Hubach Hill Road.
- **Future Parks Signage** - A fee paid to the city for the purposes of designing and building a future monumental park entrance sign to be

located within a dedicated easement when “The Ranch” city park is constructed.

- An easement for the purposes of future park signage will be dedicated on the final plat at the intersection of North Cass Parkway and W Hubach Hill Road.

The east-west addition to the the city’s trail network will tie together three (3) separate north/south trail systems (along Dean Avenue, Good Parkway Greenway Trail and the Brookside Trail) leading users of the system to the future “The Ranch” city park (as outlined in the comprehensive plan) which will be located south of the Prairie View and Sendera subdivisions. This important public improvement builds upon the existing network of on-street and off-street trails, where one can begin near the 58 Highway corridor and walk to the southern end of the community and into a future park.

The parks signage will be located at an entrance into the future public park, serving as a gateway for residents and visitors.

PUBLIC WORKS & ENGINEERING:

- Raymore’s sewer system & road network have the capacity to serve this property.
- The Public Works Department approves the substitution of a required five (5) foot sidewalk along the east side of Dean Avenue in exchange for a ten (10) foot trail on the south side of Hubach Hill Road, extending from Dean Avenue to Brook Parkway. Along the trail segment, a mid-block crossing will be required at the Good Parkway Greenway Trail. While no sidewalk will be constructed along the east side of Dean Avenue, a pedestrian crossing at the drive entrances shall be provided. The developer will be responsible for evaluating what type of pedestrian crossing is required based on existing and future conditions.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

The comprehensive plan’s future land use map designates this area of the one hundred eight (108) +/- acre parcel (Tract 12) as High Density Residential. The map represents a static snapshot of future land uses and zoning districts to be considered due to existing and new growth expectations in specific areas of the community. Occasionally, exceptions

to the future land use map should be contemplated as the community grows. Specifically, this area of The Good Ranch has developed with light industrial land uses, including the development of Van Trust's sites to the west of the subject property. Accordingly, moving away from land uses that generate more retail and office type traffic, staff believes that other zoning districts should strongly be considered to better complement the existing development of the area. If other zoning districts are considered, the remaining balance of the parcel to the east of the creek and wooded area will remain designated as Low Density Residential.

ECONOMIC DEVELOPMENT IMPACT -

The project, if awarded by the federal government and constructed, would employ more than two-hundred (200) federal employees. This influx of higher paying federal jobs could have net benefits on the local economy in the form of new residents of the city and additional spending at local tax paying businesses. The project is not requesting any form of incentives from Raymore.

Unlike most government or non-profit owned properties, this development would be privately owned and leased to the federal government. The project will pay property tax to the city based on its improvements to the land, which will be significant towards paying for the recent public improvements in the area that have been dedicated to the city.

As part of the proposed project, the applicant has committed to several off-site commitments to improving the city's infrastructure by providing a new trail along the south side of Hubach Hill Road. This improvement can be an attractive feature for future residents of the area as more subdivision development activity occurs.

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 subject property is located in a partially developed area of Raymore. Immediately west of the site is the Raymore Commerce Center, which consists of three (3) large warehouse/distribution buildings and is zoned "PUD" Planned Unit Development. To the north and east is land either developed or to be developed with detached and attached single-family housing, either zoned "PUD" Planned Unit Development or "R-1P" Single-Family Residential-Planned Overlay District. A creek surrounded by woods buffers the residentially zoned land from the subject property. To the south are more wooded areas that stretch to

195th Street and the Raymore Commerce Center South development.

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

The property itself sits atop a hill and is surrounded on three sides by floodplain. To the west is the Raymore Commerce Center, which comprises three (3) large warehouse buildings centered around shipping and receiving logistics. To the north is an undeveloped field just south of Hubach Hill Road and Dean Avenue, followed by subdivisions of single-family attached and detached housing. To the east beyond a natural drainageway is more undeveloped residential zoned land and currently developing neighborhoods. South of the site are undeveloped tracts of land made up of wooded areas and streams.

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's Goal 8 is to "Grow the tax base with sustainable, well paying jobs". The proposed project will bring hundreds of jobs that are considered to be high paying, which support the comprehensive plan.

The Good Ranch Master Plan, and Raymore Blueprint 2045 Future Land Use Framework map indicates that this land is to be zoned to accommodate multi-family housing, however due to the evolving characteristics of the land along Dean Avenue and south of North Cass Parkway, staff supports considering a deviation from the map's guidance.

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

The subject property has been zoned "A" Agricultural District and has been farmed since it was brought into Raymore's jurisdiction in the early 1990s. The proposed zoning district, "BP-P" Business Park District-Planned District Overlay and its associated conceptual plan, limits land uses to a more narrow list than what's typically allowed in either a standard "M-1" Light Industrial or "BP" Business Park Districts, which are more common zoning designations for projects of this nature. This limited list would govern land uses on the property in perpetuity, unless an amendment to the MOU or a new application was filed with the city, in each case would be required to go back through the Planning & Zoning Commission and City Council.

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

Property near the subject site has developed into light industrial logistics centers in recent

years. Originally much of the area was composed of "A" Agricultural District zoning, however, the designations have changed as development proposals were made over time. Now, the area is home to large warehouse type buildings, totaling more than three hundred thousand (300,000) square feet each, supporting business freight and logistics for businesses within the city.

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

Staff does not believe the zoning amendment would have a significant negative impact on nearby properties. The site is buffered significantly from three sides (north, south and east) by streams and heavily wooded areas, which are largely protected by floodplain. This would preserve views for the residentially zoned land further to the east of the subject site.

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

Public facilities and services are located adjacent to the subject property and will be able to serve the needs of the proposed development.

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

Under the current zoning designation of "A" Agricultural District, the farming land use could continue, however, due to increased development interests fueled by the proximity to I-49, recent public improvements, and developability of the land, other zoning classifications should be considered.

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

The property has been zoned "A" Agricultural District and has been undeveloped since it was annexed into the city in February of 1994.

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

The proposed amendment serves the interest of the applicant and the general public. The project, if awarded by the federal government, would bring hundreds of higher earning jobs to the city. Furthermore, in exchange for omitting a public sidewalk/trail along the east side of Dean Avenue, the applicant has committed to off-site improvements in the form of trail improvements along the south side of North Cass Parkway/Hubach Hill Road from Dean Avenue to near the Prairie View subdivision. This improvement includes trail crossing

infrastructure at the Good Parkway Greenway Trail and funds for park signage for the future regional city park.

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, the property will remain undeveloped for an unknown amount of time. The public health, safety and welfare would likely not be impacted if the application is not approved. The hardship on the property owner, if denied, would be that the property would remain in a more limited zoning classification that greatly restricts the financial productivity of the land, however, a new application could be submitted by another applicant for different proposals.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	11/18/2025
City Council	Review & Approval/Denial	1st Reading: 12/08/2025 2nd Reading: 12/22/2025

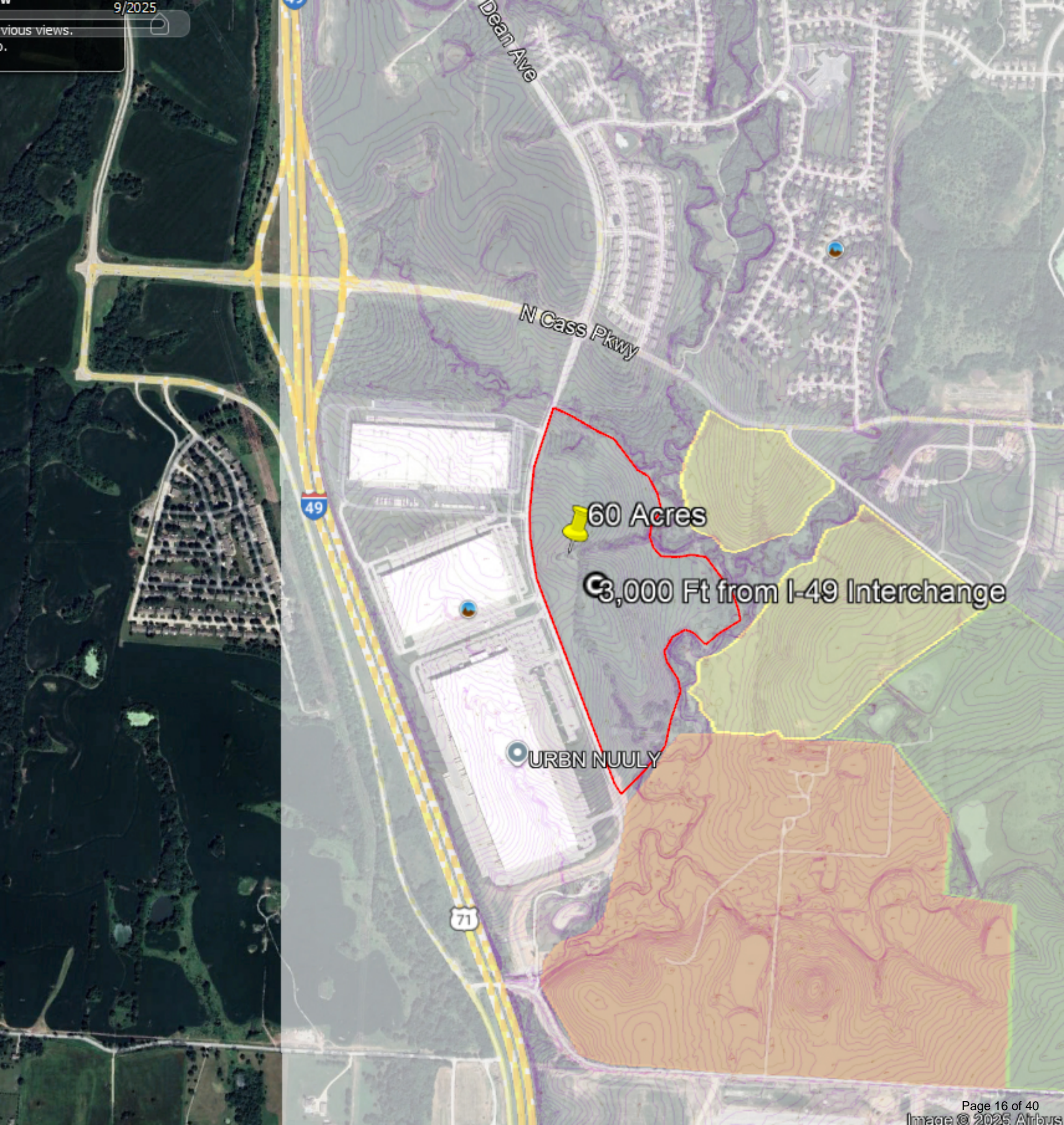
STAFF RECOMMENDATIONS -

Staff recommends that the Planning & Zoning Commission accept the proposed Finding of Fact as written for case 25037 - Federal Record Storage Facility - Zoning Map Amendment and forward a recommendation of approval to the City Council with the following condition:

- The MOU between the City and the applicant shall be recorded with the Cass County Recorder of Deeds within 30 days following the approval of the zoning amendment by the City Council.

PROJECT ATTACHMENTS -

1. Conceptual Drawings
2. Zoning Exhibit
3. Site Photos



Dean Ave

N Cass Pkwy

49

60 Acres

3,000 Ft from I-49 Interchange

URBN NUULY

71



***Memorandum of Understanding
for
Good Ranch Tract 12 Rezoning
Federal Records Storage Facility***

Legal Description Contained on Pages 2-3

Between Privitera Realty Holdings, LLC, Developer,

and

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

_____, _____, **2025**

MEMORANDUM OF UNDERSTANDING

*Good Ranch Tract 12 Rezoning
Federal Records Storage Facility*

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) AND CONCEPTUAL DEVELOPMENT PLAN FOR THE REZONING AND DEVELOPMENT OF TRACT 12 OF THE GOOD RANCH MASTER PLANNED COMMUNITY is made and entered into this _____ day of _____, 2025, by and between the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“Grantor” or “City”), and Privitera Realty Holdings, LLC, a Missouri limited liability company, or assigns (“Grantee” or “Developer”)

WHEREAS, Developer seeks to obtain conditional rezoning approval from the City for a proposed federal records storage facility being competitively bid by the General Services Administration of the federal government, to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Developer agrees to assume all subdivision development obligations as described in this agreement; and,

WHEREAS, the City desires to ensure that the Developer 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:

The provisions of this MOU shall apply to the following described property:

TRACT 12:

INSERT SURVEY DESCRIPTION HERE

PURPOSE

1. The purpose of this Agreement is to identify the development standards, expectations, and conditions applicable to the property legally described in **Exhibit A** (“Property”) following the approval of a Business Park Planned District Overlay (BP-P) designation.

*Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding*

2. The BP-P designation establishes the zoning overlay district regulatory framework for the potential development of a government office and records storage facility ("Project") by the General Services Administration of the federal government, should the Property be selected as the site for such a facility.
3. The standards contained herein shall guide development under the zoning designation and overlay district and ensure substantial conformance with the approved Conceptual Site Plan.

CONDITIONAL EFFECT DATE OF ZONING DESIGNATION

1. The City and Developer acknowledge that the adoption of the Business Park Planned District (BP-P) Overlay zoning designation is conditioned upon the Property being selected for the Project.
2. The Business Park Planned District (BP-P) Overlay zoning designation shall become effective only upon the City's receipt of written confirmation from the Developer that the Property has been selected as the site for the Project. If the Property is not selected as the location for the Project, then this agreement shall become null and void, and the Property shall retain its existing agricultural zoning designation.
3. If such selection has not occurred within (24) months of the approval date of the ordinance by the City, the Business Park Planned District (BP-P) Overlay zoning designation shall be null and void, unless the City Council, by resolution, grants an extension.

CONCEPTUAL SITE PLAN

1. The Developer intends to develop the entire Property as a Planned Business Park under the provisions of the Unified Development Code, generally in the manner shown on the Conceptual Site Plan, attached and incorporated herein as **Exhibit B**.
2. The Conceptual Site Plan serves as the preliminary site plan for the entire development and shall be approved as such as a part of the rezoning action.
3. Approval of a final plat and a site plan application will constitute the final site plan for the project.

FINAL PLATS

- 1. The final plat shall be submitted in accordance with Chapter 470.130 of the Unified Development Code

SITE PLANS

- 1. Final Site Plan approval shall be required, reviewed and approved in accordance with Chapter 470.160 of the Unified Development Code, subject to final approval by the Planning and Zoning Commission.
- 2. The Developer shall develop the final site plan for the Property in substantial conformance with the Conceptual Site Plan. "Substantial conformance" means the general location, building size, massing, uses, parking, circulation and open space shown on Exhibit B remain intact; minor deviations consistent with the intent of the rezoning and conceptual site plan may be allowed, subject to review and approval by the Planning and Zoning Commission.

ZONING AND LAND USE

- 1. **Zoning.** The zoning for the entire Property shall be "BP-P", Business Park, Planned Overlay District.
- 2. **Land Use.** Permitted and Conditional uses identified as allowable within the district are as follows:

Use	BP	Use Standard
PUBLIC AND CIVIC USES		
College or University	C	
Cultural Exhibit or Library	C	
Government Buildings and Properties	C	
Hospital	P	
Place of Public Assembly	P	
Public Safety Services	P	
Religious Assembly	P	
School	P	

*Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding*

Social Club or Lodge	P	
Utilities		
Major	C	
Minor	P	
COMMERCIAL USES		
Adult Business	S	Section 420.030A Section 420.030B
Animal Services		
Kennel	C	Section 420.030E
Veterinary Services	–	
Art Gallery	–	
Banks and Financial Services		
Banks	P	
Business Support Service	P	
Comprehensive Marijuana		
Cultivation Facility (Outdoor)	C	Section 420.030N
Cultivation Facility (Indoor)	P	Section 420.030N
Dispensary Facility	P	Section 420.030N
Infused Products Manufacturing Facility	P	Section 420.030N
Microbusiness Dispensary Facility	P	Section 420.030N
Microbusiness Wholesale Facility	P	Section 420.030N
Testing Facility	P	Section 420.030N
Transportation Facility	P	Section 420.030N
Construction Sales and Service	P	
Entertainment and Spectator Sports		
Indoor	P	
Outdoor	C	
Medical or Dental Clinic	P	
Office	P	
Retail Sales		
Large (100,000+ gfa)	S	Section 420.030B G
Small (up to 100,000 gfa)	S	Section 420.030B

Self Storage Facility, Indoor	S	Section 420.030M
Sports and Recreation, Participant		
Outdoor	C	
Indoor	P	
Vehicle Sales and Service		
Light Equipment and Vehicle Sales or Rental	C	
Heavy Equipment Sales or Rental	C	
Vehicle, Recreational Vehicle or Boat Storage/Towing	C	
INDUSTRIAL USES		
Manufacturing, Production and Industrial Service		
Limited	P	
General	C	
Research Laboratory	P	
Trucking/Freight Terminal	C	
Warehousing and Wholesaling	P	
OTHER USES		
Accessory Uses	S	Section 420.050
Parking		
Accessory Parking	P	

- a. Uses designated as permitted (“P”) shall be permitted, subject to compliance with any special conditions.
- b. Uses designated as conditional (“C”) shall only be permitted upon approval of a Conditional Use Permit, subject to compliance with any special conditions.
- c. Uses identified with an “S” in the use table are permitted by-right, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.

- d. Proposed uses not identified in the table above shall be reviewed by the Director of Development Services to determine the appropriate development review procedure in accordance with Chapter 470.

DEVELOPMENT STANDARDS

1. **Bulk and Dimensional Standards.** The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	1 acre
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	20 feet
Minimum Rear Yard	20 feet
Minimum Side Yard	10 feet
Maximum Building Height	80 feet
Minimum Landscaped Area	20%
Maximum Building Coverage	50%

4. **Outdoor Storage**

- a. Outdoor storage, including delivery vehicles and equipment, shall be screened from the public right-of-way.

5. **Landscaping & Screening**

- a. Landscaped areas in accordance with Option B of Section 445.030(1)(4) shall be provided along Dean Avenue:

	Required Buffer Elements
Buffer strip width	20 feet
Canopy trees	1 deciduous shade tree or 2 evergreens every 60 feet

Understory trees	3 ornamental and 1 evergreen tree every 100 feet
Large flowering shrubs	4 every 30 feet
Berm	Allowed, not required

- b. A final landscape plan compliant with Chapter 430 of the Unified Development Code, including details described in subsection a above, shall be submitted with the Final Site Plan.

6. Parkland Dedication

- a. A parkland dedication fee equal to \$0.017 per square foot of land included in a final plat shall be paid prior to the recording of a final plat.

7. Parking Requirements

- a. Off-street parking shall be in conformance with Chapter 425.
- b. The City may allow reductions in the number of required parking spaces to be installed under one of more of the following circumstances:
 - i. The unique circumstances of the proposed use are such that it will generate a need for less parking than the ordinance standard; or
 - ii. All requests for reductions in the amount of required parking to be installed shall be accompanied by a plan showing where the total required parking spaces can be added on the lot, if necessary, up to the total amount required, without requiring a variance.

8. Security Fencing & Screening

- a. The use of fencing shall be allowable on all lots for purposes of security and screening. Fences shall be limited to ornamental type, wrought iron style fencing, and shall not exceed 12-feet (12') in height.
- b. The use of chainlink, wood, or vinyl materials shall be prohibited

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

- a. Dean Avenue was constructed to serve the traffic generated by this area of The Good Ranch Master Planned Development. If the rezoning is approved for this project and a Final Site Plan is submitted, the Developer shall submit a traffic impact memo stating the estimated impacts to the City's transportation network. Staff shall determine the appropriate improvements, if warranted, to Dean Avenue or any other impacted public street adjacent to the project. Required improvements shall be included with the Final Site Plan review.

2. Pedestrian Improvements

- a. The extension of required sidewalk/trail improvements along the east side of Dean Avenue, south of North Cass Parkway shall be waived in lieu of the off-site pedestrian improvements described below. Required improvements shall be included with the Final Site Plan review.
 - i. A ten foot (10-ft) wide on-street trail shall be installed along the south side of North Cass Parkway/Hubach Hill Road from Dean Avenue to Brook Parkway.
 - ii. A mid-block crossing shall be constructed at the intersection of North Cass Parkway and the Good Parkway Greenway Trail.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each lot by the Developer.
2. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Developer shall have the engineering plans approved by the Missouri Department of Natural Resources and the City of Raymore.
3. The developer agrees to pay any applicable sewer connection fees and rate charges.

4. All improvements must be approved by the City, constructed to City standards, and inspected by the City. The developer agrees to dedicate easements to the City in compliance with City standards for utility easements.
5. The city warrants that the existing Owen-Good lift station is able to serve the proposed development.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of the Cass County Public Water Supply District #10 and shall be served by the district.
2. The City shall not be responsible for any costs associated with water main or water service improvements related to the project.
3. All improvements to the water service system shall comply with the requirements of the Water District and with the requirements of the South Metro Fire Protection District.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with an stormwater management study, which shall be required to be submitted as part of the site plan review procedures as outlined in Chapter 470.160 of the Unified Development Code.
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.

STREAM ASSESSMENT

1. The Good Ranch Master Development Agreement, dated October 14, 2014, is applicable to the development.

2. A Geomorphic Assessment was completed by Terra Technologies in October of 2018 for the Good Ranch Development. The assessment identified stream enhancements or other improvements necessary to minimize or eliminate current and anticipated geomorphic deficiencies.
3. Where a stream is crossed with a roadway, sanitary sewer line, or water line, or if a stormwater outlet structure is installed in or near the stream channel as part of the subdivision, grade control structures are to be utilized. The Developer shall include Plan details for the grade control structure as part of the public improvement construction plans for each phase of the development.

BUSINESS PARK BUILDING STANDARDS

1. The following building and design standards shall apply to the development:
 - a. **Exterior Building Materials.** Primary building materials shall be consistent among the buildings in the development and consist of materials such as stucco, stone, concrete tilt walls and brick.
 - b. **Color.** A unified color scheme shall be established to tie building elements together, relate separate (freestanding) buildings, and enhance architectural form.
 - c. **Building Form.**
 - i. Both vertical and horizontal articulation shall be used to break up building form.
 - ii. Design features such as articulated bases, columns, pilasters, and arches shall be used to articulate building facades.
 - iii. Buildings shall incorporate variations in parapet height, particularly along long, expansive
 - iv. Architectural treatments and materials shall be uniform on all four sides of the building. Variation in the sides of the building containing dock doors is allowed.
 - d. **Operational Features.** Operational features of the building such as shipping and receiving dock doors or courts, staging or storage areas, and/or trash or recycling facilities shall be oriented away and screened from Dean Avenue.
 - e. **Architectural Features**
 - i. Architectural features such as canopies and awnings shall be used to enhance building entrances.

- ii. Windows and pedestrian scaled building elements shall be incorporated into front and side building elevations where office areas are provided.

SIGNAGE

1. Subdivision entrance markers are permitted for the development along 195th Street. A sign easement shall be provided for each proposed sign. Signs shall be in compliance with Chapter 435 of the Unified Development Code.
2. Building signs identifying tenants are permitted in accordance with Chapter 435 of the Unified Development Code.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any improvements or the issuance of building permits, the Developer shall have all engineering plans approved by the City.
2. Prior to the issuance of any Certificate of Occupancy, the Developer shall install all public improvements as shown on approved engineering plans, and that City shall have accepted by Resolution, any required public improvements.
3. The developer shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision.

FEES, BONDS AND INSURANCE

1. The developer agrees to pay to the City, a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.

2. The developer agrees to pay the cost of providing any required streetlights in accordance with the approved streetlight plan. Once streetlights are accepted by the City, the City will assume maintenance responsibility for the lights.
3. The developer agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. The developer agrees to dedicate an easement for said signage on property under their ownership on the project's final plat.

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 Developer must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
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 the Developer the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.
5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement

shall be in the Circuit Court of Cass County, Missouri.

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. 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 Developer, at:

Privitera Realty Holdings, LLC
1414 Genessee Street
Kansas City, MO 64102

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

State of Missouri

County and or City of Raymore, Cass County

On this ____ day of _____ in the year ____ before me,
_____, a Notary Public in and for said state, personally appeared
Jim Feuerborn, City Manager of the City of Raymore, Missouri, a Municipal Corporation,
known to me to be the person who executed the within Memorandum of Understanding
on behalf of said corporation and acknowledged to me that he or she executed the same
for the purposes therein stated.

[Seal]

Notary Public: _____ My Commission Expires: _____

Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding

PRIVITERA REALTY HOLDINGS, LLC

Name, Title

State of Missouri

County and or City of Raymore, Cass County

On this ____ day of _____ in the year ____ before me,
_____, a Notary Public in and for said state, personally appeared
_____, _____ of _____,
known to me to be the person who executed the within Memorandum of Understanding
on behalf of said corporation and acknowledged to me that he or she executed the same
for the purposes therein stated.

[Seal]

Notary Public: _____ My Commission Expires: _____

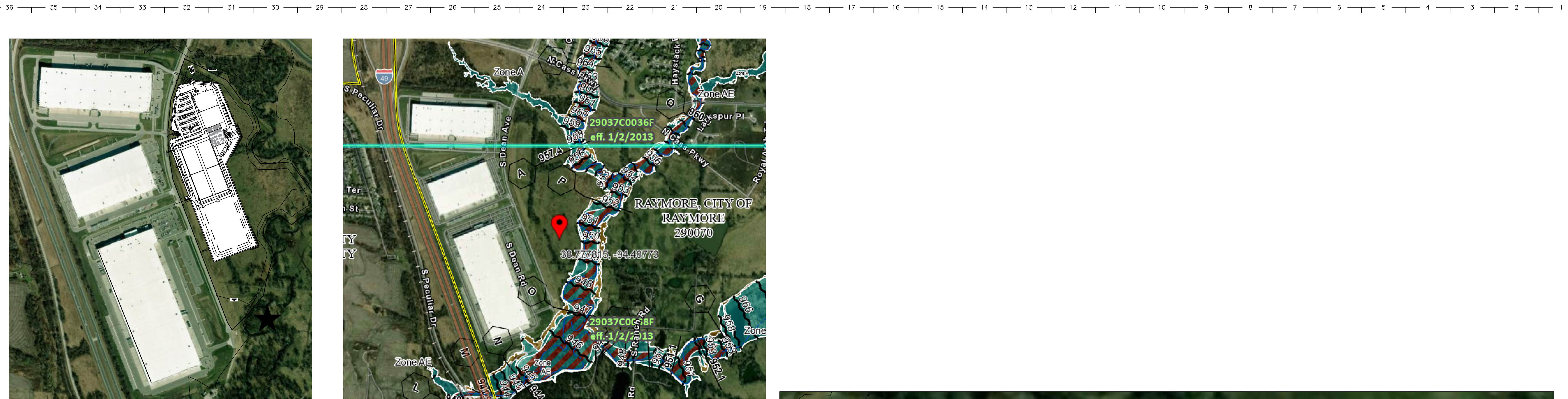
Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding

Exhibit A
Legal Survey Description

DRAFT

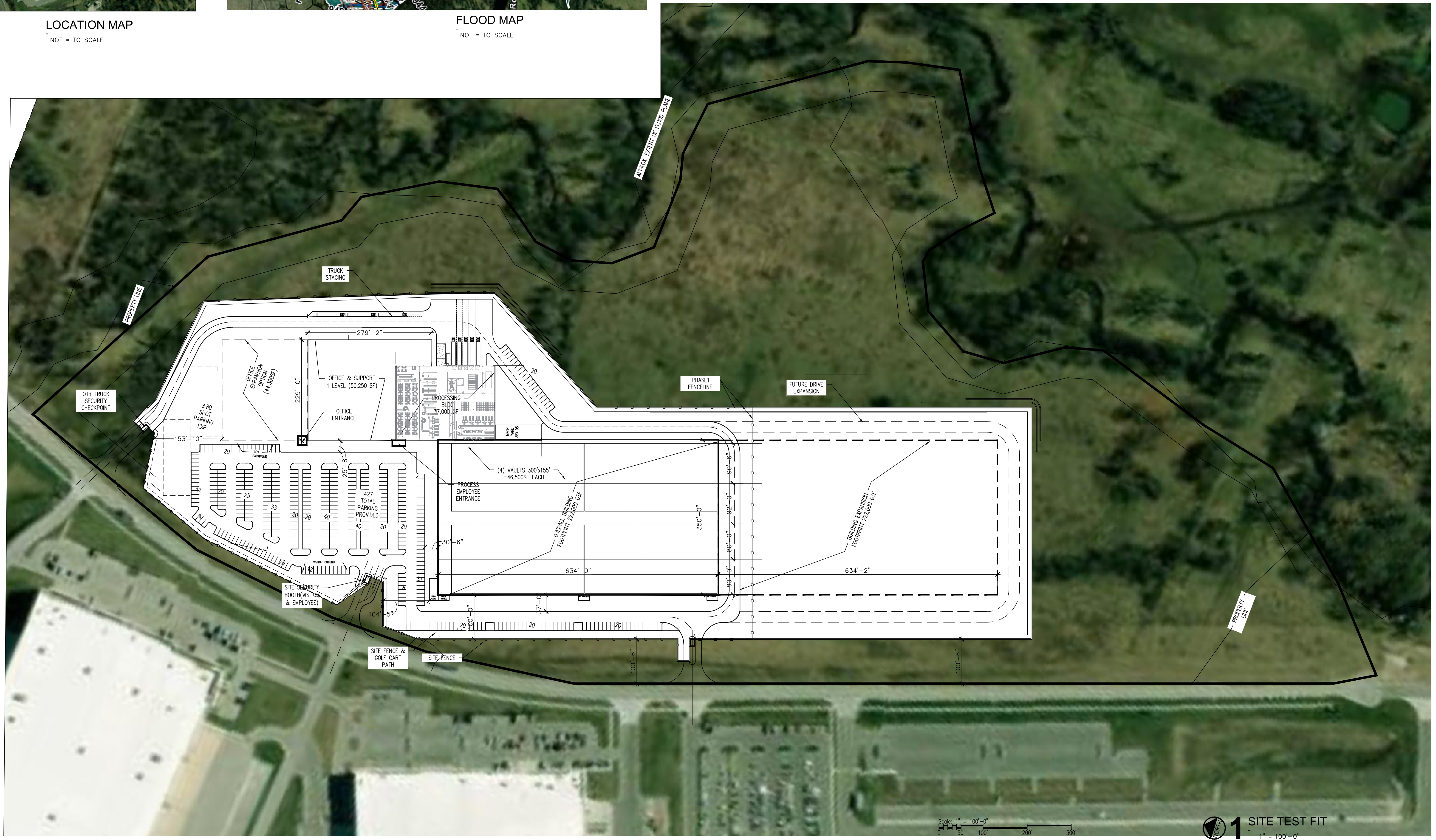
Exhibit B
Conceptual Site Plan

DRAFT



LOCATION MAP
NOT = TO SCALE

FLOOD MAP
NOT = TO SCALE



Scale: 1" = 100'-0"
0 50 100 200 300
1" = 100'-0"

1 SITE TEST FIT

CLIENT:
CONSULTANTS:

ARCHITECT:
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEAL:

REVISIONS:

NO.	DATE	DESCRIPTION

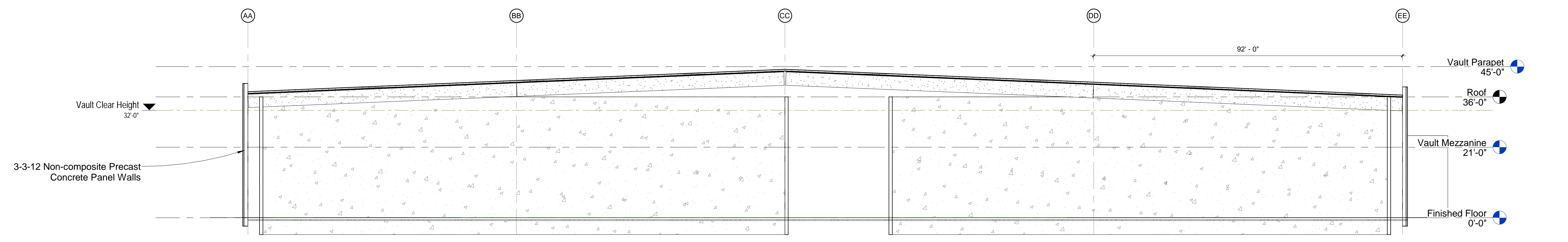
ISSUE DATE: 10/31/2025
REASON FOR ISSUE: REVIEW
PROJECT NUMBER: 25-113
PROJECT PHASE: PD

SHEET TITLE: **PROPOSED SITE PLAN**

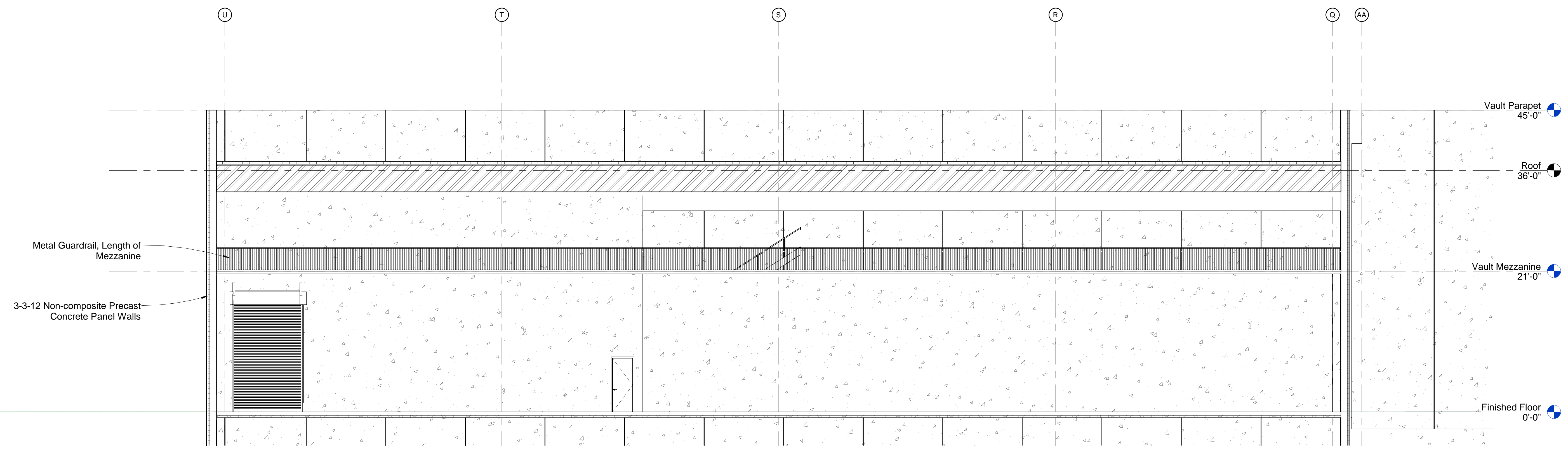
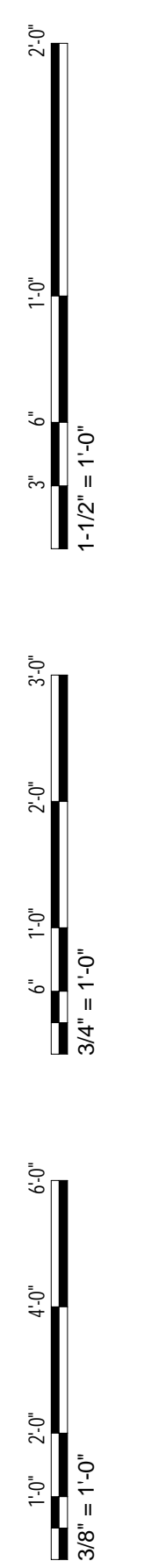
SHEET NUMBER: **A050**

KEYNOTE LEGEND	
Numb.	Keynote Text

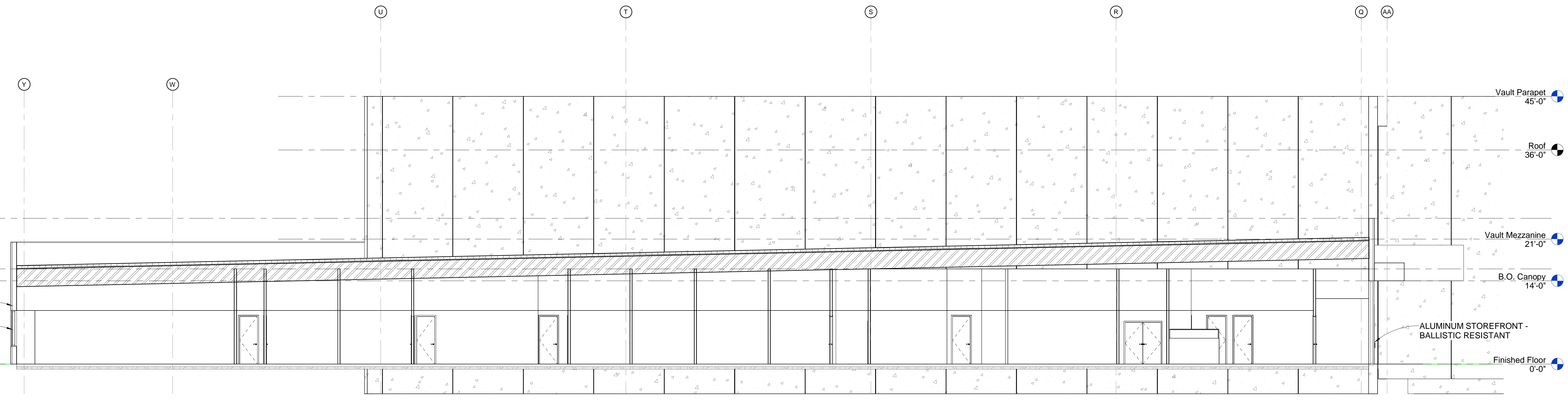
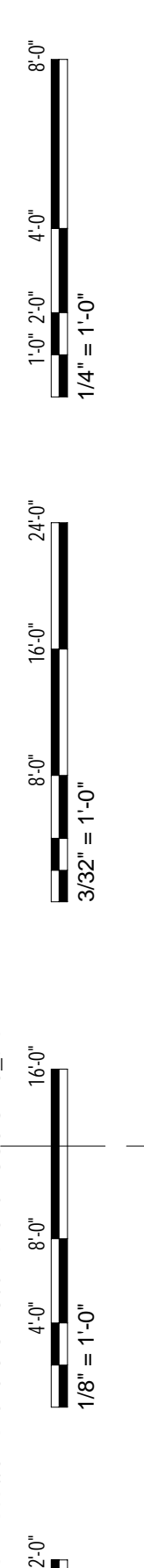
CLIENT LOGO
USCIS S. Dean Road Raymore, MO
CIVIL ENGR LOGO
CONTACT INFO ADDRESS
LANDSCAPE ENGR LOGO
CONTACT INFO ADDRESS
STRUCTURAL ENGR LOGO
CONTACT INFO ADDRESS
MEP ENGR LOGO
CONTACT INFO ADDRESS
OTHER CONSULT LOGO
CONTACT INFO ADDRESS



3 Building Section - Vault (E-W)
1/16" = 1'-0"



2 Building Section - Processing (E-W)
1/8" = 1'-0"



1 Building Section - Office (E-W)
1/8" = 1'-0"

ARCHITECT:
Bell / Knott & Associates
 CORPORATE ARCHITECTS, P.C.
 12730 State Line Road Voice: 913.378.1600
 Suite 100 Fax: 913.378.1601
 Leawood, KS 66209 www.bellknott.com

SEAL:

Not for Construction

Revisions	

ISSUE DATE:	03/10/23
REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	25-113
PROJECT PHASE:	SD
SHEET TITLE:	

Building Sections

SHEET NUMBER:
A300