



## **AGENDA**

Raymore Board of Adjustment Regular Meeting  
City Hall – 100 Municipal Circle  
Wednesday, February 11, 2026  
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 8, 2025 Meeting
- 6. Unfinished Business**
- 7. New Business**
  - A. 26001 - Variance Tim's Garage
- 8. Staff Report**
  - A. January Department Report
- 9. Public Comment**
- 10. 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 **BOARD OF ZONING ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **WEDNESDAY, OCTOBER 8, 2025** IN THE COUNCIL CHAMBERS AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: BEN BAILEY, PAM HATCHER, JERRY MARTIN, AND TODD BERCK. ABSENT WAS TERRI WOODS. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, AND CITY PLANNER DAVE MCCUMBER.

1. **Call to Order** – Chairman Hatcher called the meeting to order at 6:00 p.m.
2. **Roll Call** – Roll was taken and Chairman Hatcher declared there was a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Public Appearances** - None
5. **Consent Agenda** – Approval of Minutes from the September 10, 2025 meeting

**Motion by Board Member Martin, Seconded by Board Member Bailey to approve the consent agenda.**

**Vote on Motion:**

Board Member Woods	Absent
Board Member Bailey	Aye
Board Member Martin	Aye
Chairman Hatcher	Aye
Board Member Berck	Aye

**Motion passed 4-0-0**

**6. Unfinished Business** – None

**7. New Business**

**a. Case #25035 - 403 W Walnut Variance - Mana Auto Sales (*Public Hearing*)**

The public hearing opened at 6:01pm.

City Planner Dave McCumber gave the Staff report, including the project narrative, existing and surrounding zonings, public hearing notices, past planning actions, staff comments, and staff recommendation. The request is to allow for light equipment or vehicle sales or rental on the property, which is currently not allowed per the Unified Development Code. The property has a base C-2 General Commercial zoning and is on the outer edge of the Original Town overlay district, both of which prohibit the requested land use. The property was granted a conditional use permit in 1997 which stayed active through 2019, and was terminated due to a business licensing issue. There has been some interest in the building, but nothing has come of it. The applicant is looking to use the property for vehicle sales in which the sales occur online and the purchaser picks the vehicle up from this location. Vehicles will be serviced inside and parked on the lot until the customers pick them up. The property is in a unique position for the request. Though there are circumstances that could warrant a denial of the request, Staff recommends the Board accept the findings of fact and approve the request.

Denis Mendoza, owner of Mana Auto Sales, came to the podium to give an overview of the request. He purchased the building with the hopes of being able to have an auto sales business on the property. Once he realized he was unable to have such a business at this location, Mr. Mendoza tried to rent the building out. Due to the construction of the building being specific to auto sales and service, it is unsuitable for many other businesses. Mr. Mendoza asks the Board to grant the variance so he is able to use the building to run the business he bought it for the intention of running. He will keep the building nicely kept up and will not have many cars there at one time.

Board Member Berck asked about the volume of sales expected.

Mr. Mendoza noted that auto sales is a new business he is entering, but there are 10 parking spaces, but expects to sell 2 cars a week.

Chairman Hatcher asked what kind of service work Mr. Mendoza plans to do at the shop.

Mr. Mendoza noted that it is very minimal, no body work or large projects. The main services he will complete are oil changes, interior cleanings, and brake changes.

Public hearing closed at 6:11pm.

**Motion by Board Member Bailey, Seconded by Board Member Berck to accept the Staff proposed Findings of Fact and approve Case #25035, 403 W Walnut Variance, Mana Auto Sales.**

**Vote on Motion:**

Board Member Woods	Absent
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Berke	Aye
Board Member Martin	Aye

**Motion passed 4-0-0**

**8. Staff Comments -**

Mr. Gress gave the department update from the last month, and noted that there is not an upcoming meeting in November.

**9. Board Member Comment - none**

**10. Adjournment**

**Motion by Board Member Martin, Seconded by Board Member Bailey to adjourn.**

**Vote on Motion:**

Board Member Woods	Absent
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Berck	Aye
Board Member Martin	Aye

**Motion passed 4-0-0**

The Board of Adjustment meeting for October 8, 2025 adjourned at 6:14p.m.

Respectfully submitted,  
Emily Jordan

**Variance - Tim's Garage**

<b>APPLICANT -</b>	<b>Brent Riegert</b>
Property Owner:	Timothy J. McIntyre
Engineering/Arch. Firm	Drumm & Riegert Homes, LLC

<b>PROJECT LOCATION</b>	<b>REQUESTED ACTION</b>
503 N Prairie Lane Road	Variance of Development Standard: Section 405.030(B.)(1.)

**PROJECT NARRATIVE**

An application was filed requesting a variance to the Unified Development Code Section (UDC) 405.030(B.)(1.), allowing for a detached garage to project into the required front yard setback of Lot nine (9) of The Estates at Knoll Creek.



**ZONING AND LAND USE SUMMARY -**

**EXISTING ZONING**

"R-1" Single-Family Residential District

**SURROUNDING ZONING & LAND USE**

**North:** "A" Agricultural District | Dwelling, Single-family Detached

**South:** "R-1" Single Family Residential District/Dwelling, Single-family Detached

**East:** "R-1" Single Family Residential District/Dwelling, Single-family Detached

**West:** "A" Agricultural District | Dwelling,



Single-family Detached

**TOTAL LOT SIZE**

.5 Acres

**INFORMATIONAL NOTICES OR MEETINGS -**

**NOTICE**

**DATE**

Good Neighbor Notice (mailed)	<ul style="list-style-type: none"> <li>January 23, 2026</li> </ul>
Public Hearing Notice (North Cass Herald)	<ul style="list-style-type: none"> <li>January 22, 2026</li> </ul>

**PAST PLANNING ACTIONS -**

1. The property was rezoned to "R-1" Single-family Residential District, on April 22, 2002 by the City Council.
2. The City Council approved the preliminary plat for The Estates at Knoll Creek on October 13, 2003.
3. The 1st Plat of The Estates at Knoll Creek was approved by the City Council on May 12, 2004.

**STAFF COMMENTS -**

Prior to the property at 503 N Prairie Lane Road being platted as Lot Nine (9) of The Estates at Knoll Creek in 2004, the single-family home existed for many decades. When the property was platted into the subdivision, a fifty (50) foot build line was established across the property along N. Prairie Lane Road. The build line is consistent with the four (4) other lots of the subdivision that have frontage along North Prairie Lane Road. Of the five (5) lots fronting N Prairie Lane Road, Lot Nine (9) is the only property with a home facing the road, and the only lot to have had a pre-existing structure prior to the approval

of the subdivision. Lots fronting the internal streets of the subdivision feature a 30-ft build line.

When the subdivision was platted, the fifty (50) foot build line transected the existing home, which is positioned approximately twenty-three (23) feet from the front property line. The approval of the subdivision plat and associated build line created a legal non-conforming structure due to the home's position on the lot.

The applicant is requesting a variance to position an accessory structure (detached garage) beyond the platted build line by sixteen (16) feet. While the proposed detached garage is beyond the build line, it would still be behind the front face of the house by eleven (11) feet.

In addition to the encroachment of the build line, there is also an encroachment into a platted forty (40) foot landscape easement along the front property line by six (6) feet. Today, if a new subdivision plat was submitted for review, staff would require a landscape buffer be within a tract that is at least the minimum size required by Section 445.130 (I)(4) Buffer Strips. When the preliminary plat was approved for the subdivision in 2003, a forty (40) easement was drawn but there was no mention of it in the language describing the restrictions within the said landscape easement. Due to this, staff feels it's best to document the encroachment, however, there is nothing restricting it from occurring.

## **FINDINGS OF FACT -**

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in the deliberation of variance of development standard request. Section 470.060(E) directs the Board of Adjustment to make determinations on eight (8) findings of fact:

1. The variance requested arises from such a condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.

Lot 9 of The Estates at Knoll Creek was platted in 2004 as part of the larger subdivision. Unlike the rest of the neighborhood, the subject property contained an existing single-family dwelling which fronted N Prairie Lane Road. Lots of the subdivision that have frontage along N Prairie feature a fifty (50) foot build line to provide a uniform setback from the roadway, which is a typical distance for a minor collector. Of the lots along N Prairie Lane Road, Lot 9 is the only

one where the home faces the minor collector, due to it preexisting the subdivision. When the lot was platted with the subdivision, the fifty (50) foot build line bisected the home as shown on the plot plan diagram exhibit. Approving the plat effectively created a legal non-conforming structure as the home encroaches past the build line.

In most subdivisions, homes are constructed after a plat has been approved and typically are positioned at or near the front build line. This means that accessory structures, in this case a detached garage, would not be allowed either past the front of the principal structure, the dwelling, or the platted build line.

A second unique condition that involves the request are two mature shade trees that sit toward the front of the rear yard on the lot, north of the dwelling. The applicant intends to place the accessory structure on this side of the home to utilize the existing driveway on the property. The large trees provide many benefits to the property and Raymore has shown it values the preservation of mature trees as indicated by UDC Section 430.100 Tree Preservation and Existing Vegetation. The request is largely driven by the fact that the owner would prefer to not remove trees for the construction of the garage.

It is important to recognize that while the request is to place the detached garage sixteen (16) feet past the platted build line, it will still sit behind the front face of the principal structure.

2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.

Due to the unique nature of Lot Nine (9), the provisions of the UDC do constitute an unnecessary hardship upon the owner. Other properties in the subdivision do not face the same difficulties due to them being constructed after the plat was created and approved. Homes along N. Prairie Lane Road face inward toward the internal streets of the neighborhood. Lot Nine (9) is the only property that fronts N Prairie and was developed prior to the subdivision existing.

3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents

The adjacent property owners do not feature the same unique circumstance found on the subject property, thus it is not likely they will be adversely impacted.

4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

Granting the variance would not result in advantages or special privileges to the property owner due to the uniqueness of Lot Nine (9).

5. Whether the requested variance is the minimum variance necessary to provide relief.

It has been conveyed by the applicant that positioning the building sixteen (16) feet past the build line would allow for the detached garage to be constructed and avoid the root systems of the mature trees.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The variance, if granted, will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

The requested variance does not oppose the purposes and intent of the UDC.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

An approved variance would be justice for the public and the applicant as it shows that the city is able to apply the code consistently and fairly while using logic to consider unique circumstances for properties that face development challenges particularly those that are a result of pre-existing structures. The decision shows the public that the intent of the code can still be met, even when competing code requirements, tree preservation and build lines, are present.

## PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Board of Zoning Adjustment	Review & Decision	February 11, 2026

### STAFF RECOMMENDATIONS -

Staff recommends that the Board of Zoning Adjustment accept the proposed findings of fact and approve Case No. 26001 Variance - Tim's Garage.

### PROJECT ATTACHMENTS -

1. Exhibit Drawing
2. Applicant's Findings of Fact Responses
3. Site Photos

# Plot Plan for Tim's Garage Project at 503 N. Prairie Lane



Drumm & Reigert Homes, LLC

# Variance of Development Standard

503 North Prairie Lane

- 1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner, applicant, or their agent, employee or contractor.**

This condition is unique to the property. The build line was established well after the house existed. The house is located on a different street than the rest of the Knoll Creek subdivision even though it is platted into the Knoll Creek Subdivision and does not have the same style/modern appearance/character as the houses in Knoll Creek. The house is a habitable, historic 91-year-old farm house from 1935 with mature trees. This property does fit the rural theme that is found along the rest of Prairie Lane. This condition and the additional of the build line/landscape easement was not created by the homeowner, his agents, or anyone under his control.

- 2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

If the variance is enforced and the accessory building is located behind the build line, there will be practical difficulty and unnecessary hardship on the property owner created by the need to remove the old growth Walnut tree(s).

The variance also maintains the back yard space available on this property by better utilizing side yard space and creating a more appealing symmetry with the existing structure.

- 3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

The granting of the variance for this accessory structure does not adversely affect the rights of adjacent property owners or residents. The non-conforming structure that is in place does not currently adversely affect any rights.

- 4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

- 5. Whether the requested variance is the minimum variance necessary to provide relief.**

The accessory structure is designed to be a garage for classic auto mobiles. The depth of the structure is kept to a minimum that is fit for use. The request to exceed the build line moves the structure away from the trees and its root systems and creates pleasing symmetry with the existing house. The ask is not thought to be egregious or excessive. The existing non-conforming structure, placed before the imposition of the build line, violates the build line more than the proposed structure.

- 6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.**

The variance desired is not believed to adversely affect public health, safety, morals, order, convenience, prosperity, or general welfare.

- 7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.**

The property in question already has a habited farmhouse building that is not conforming. The neighborhood is generally rural within the north-eastern part of the city. Prairie Lane is a rural road and is unlikely to be substantially improved. If prairie Lane was improved, the existing structure would be more of a hinderance than this requested variance as the accessory structure is situated further away from the road. It is extremely doubtful that allowing this variance would have any significant impact on the Unified Development Code.

- 8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.**

Granting this variance will result in substantial justice for all. The trees will be saved. This site will remain visually pleasing. The harmony of the neighborhood and area of the city will continue to be preserved. No personal benefit or advantage to the homeowner is provided. There is no disrespect of the neighborhood, road improvements, or neighbors. There is no foreseeable downside if this variance request is granted.

SW Corner Looking NE



NW Corner Looking SE



View Front Property Line Looking East (Approximate location of proposed accessory structure. Mature tree seen in backyard.)



## MONTHLY DEPARTMENT REPORT JANUARY 2026

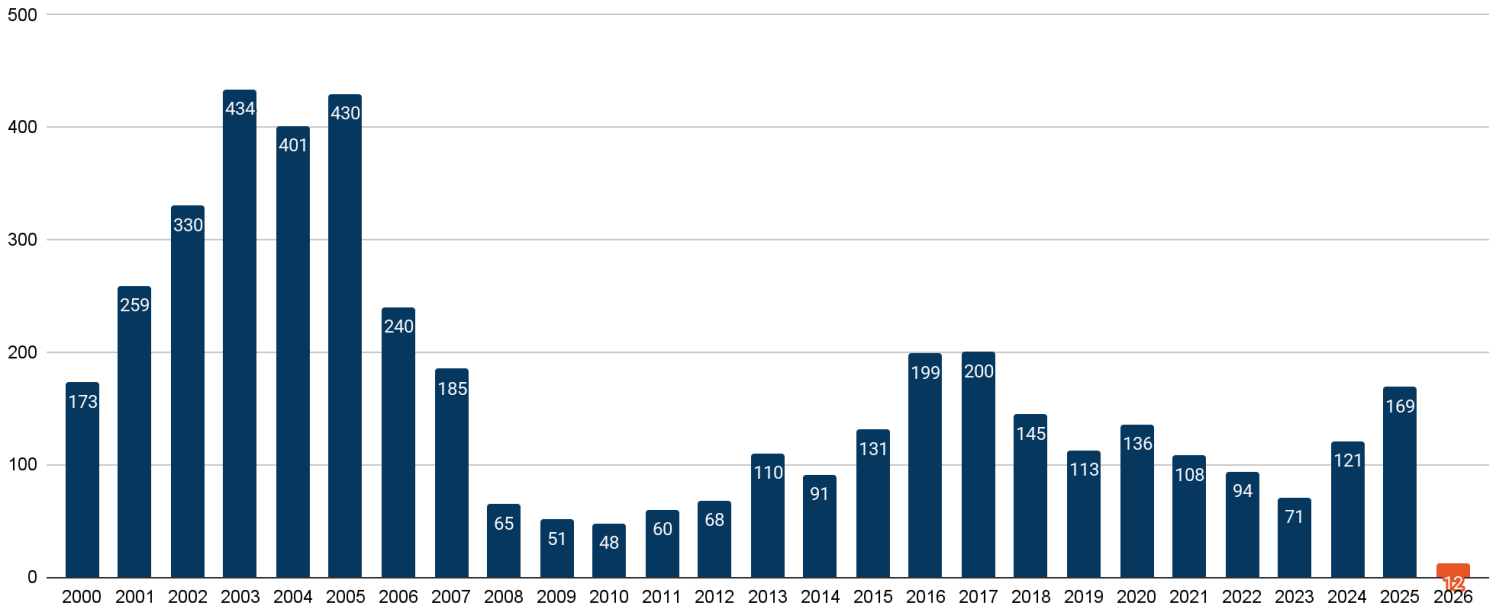
### BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	JAN 2026	2026 TOTAL	2025 YTD	2025 TOTAL
Detached Single-Family Residential	12	12	11	121
Attached Single-Family Residential	0	0	0	80
Multi-Family Residential (apartment)	0	0	0	13
General Permits (decks, roofs, MEP)	26	26	35	733
Commercial	2	2	1	35
Sign Permits	1	1	6	70
BUILDING INSPECTIONS	JAN 2026	2026 TOTAL	2025 YTD	2025 TOTAL
Total No. of Inspections	253	253	336	4,871
Residential Inspections	227	227	206	3,107
Commercial Inspections	26	26	130	1,764
INVESTMENT	JAN 2026	2026 TOTAL	2025 YTD	2025 TOTAL
Total Residential Permit Valuation	\$4,830,960	\$4,830,960	\$4,232,220	\$59,015,960
Total Commercial Permit Valuation	\$0	\$0	\$346,000	\$38,506,341

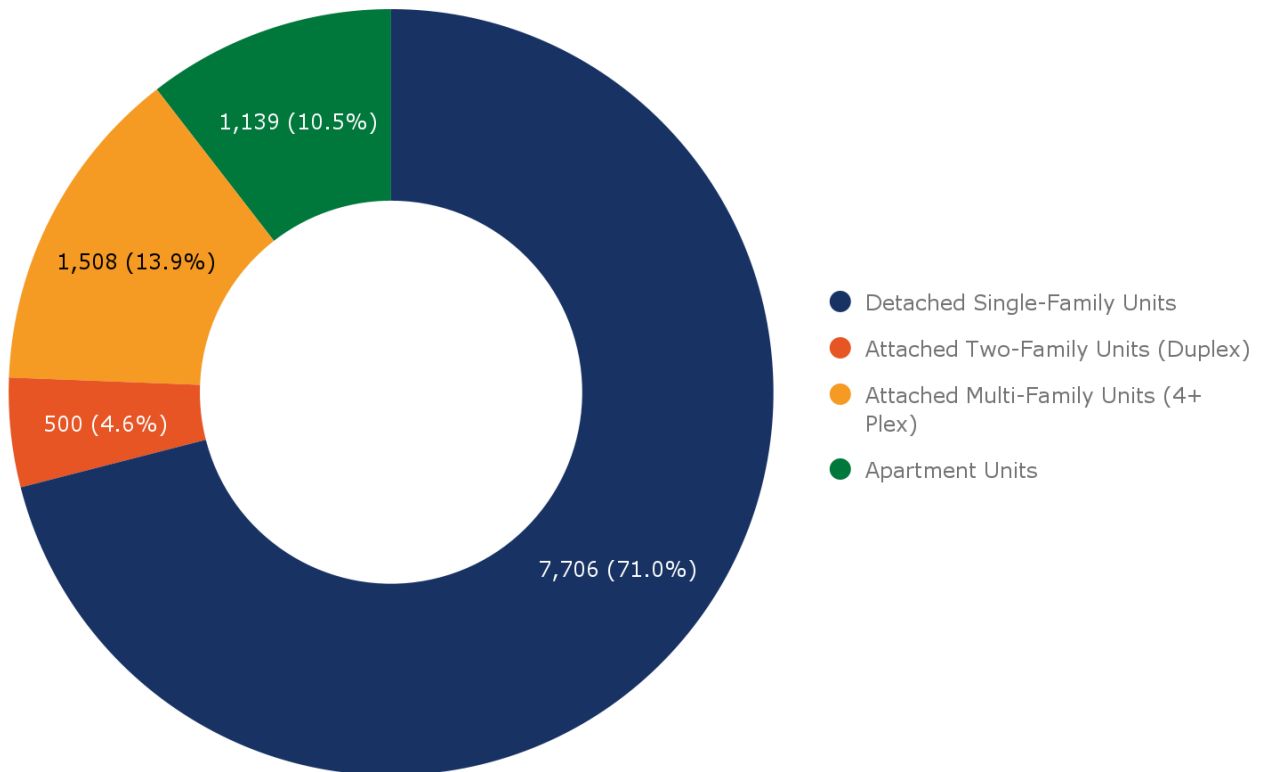
### BUILDING CONSTRUCTION ACTIVITY -

- 12 new single-family home permits were issued in the Alexander Creek, Park Side, Knoll Creek Estates, Prairie View, Westbrook at Creekmoor, Eastbrooke at Creekmoor and Cunningham at Creekmoor neighborhoods.
- Building 5 of the Raymore Commerce Center South development obtained their Certificate of Occupancy, for the tenant finish improvements of [Church & Dwight](#), one of Raymore's newest large employer.
- Footing and foundation work continued at Building 4 of the Raymore Commerce Center South development.

**Single Family Residential Permit Trends 2000-2026**

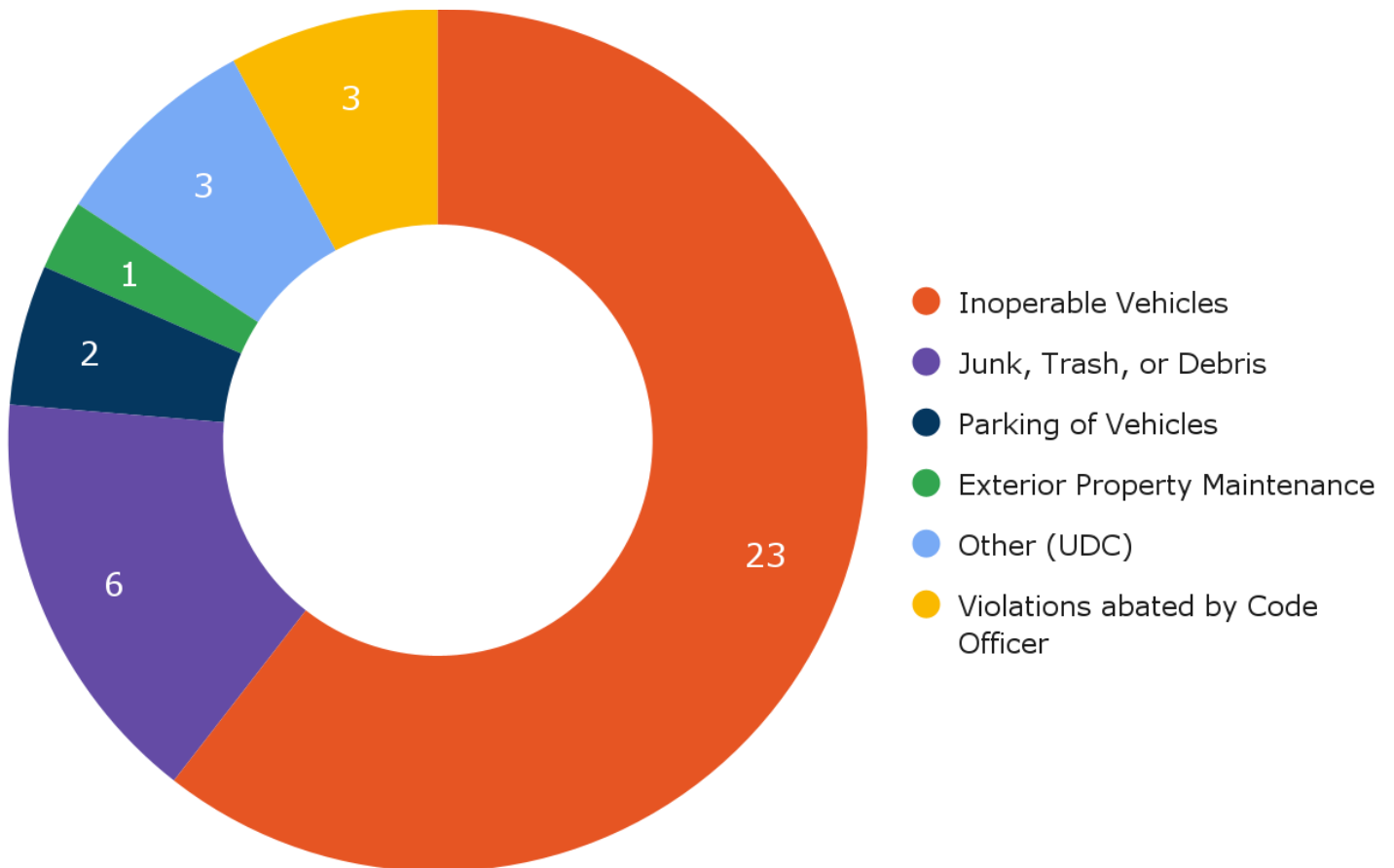


**Existing Housing Unit Inventory**



## CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	JAN 2026	2026 TOTAL	2025 YTD	2025 TOTAL
Code Enforcement Cases Opened	44	44	35	764
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	0	0	160
- Inoperable Vehicles	23	23	23	257
- Junk/Trash/Debris in Yard	6	6	3	127
- Object placed in right-of-way	0	0	0	11
- Parking of vehicles in front yard	2	2	2	41
- Exterior home maintenance	1	1	2	83
- Other (trash at curb early; signs; etc)	3	3	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	0	5
Signs in right-of-way removed	59	59	82	670
Violations abated by Code Officer	3	3	3	48
Citations Issued	20	20	10	-



## ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - DECEMBER

### JANUARY 5, 2026 JOINT CITY COUNCIL & PLANNING AND ZONING COMMISSION WORK SESSION -

- Residential Design Standards & Anti-Monotony Code Review

### JANUARY 6, 2026 PLANNING AND ZONING COMMISSION -

- No items scheduled

### JANUARY 12, 2026 CITY COUNCIL -

- 2nd Reading - Good Ranch Tract 12 Rezoning A to BP-P, approved

### JANUARY 20, 2026 PLANNING AND ZONING COMMISSION -

- Branched Out Gutters Site Plan, approved

### JANUARY 26, 2026 CITY COUNCIL -

- No items scheduled

## TENTATIVE UPCOMING MEETINGS - FEBRUARY

### FEBRUARY 3, 2026 PLANNING AND ZONING COMMISSION -

- Meeting canceled - no items scheduled

### FEBRUARY 9, 2026 CITY COUNCIL -

- 7Brew Site Plan - Appeal to City Council - Raymore Gateway Lot 2

### FEBRUARY 11, 2026 BOARD OF ADJUSTMENT -

- 503 N. Prairie Lane Road - Garage Setback Variance (public hearing)

### FEBRUARY 17, 2026 PLANNING AND ZONING COMMISSION -

- Prairie Acres Rezoning "A" to "RE" (public hearing)
- Prairie Acres Final Plat, Lot 1
- Creekside Ranch Final Plat
- Raymore Commerce Center Lot 2 Final Plat

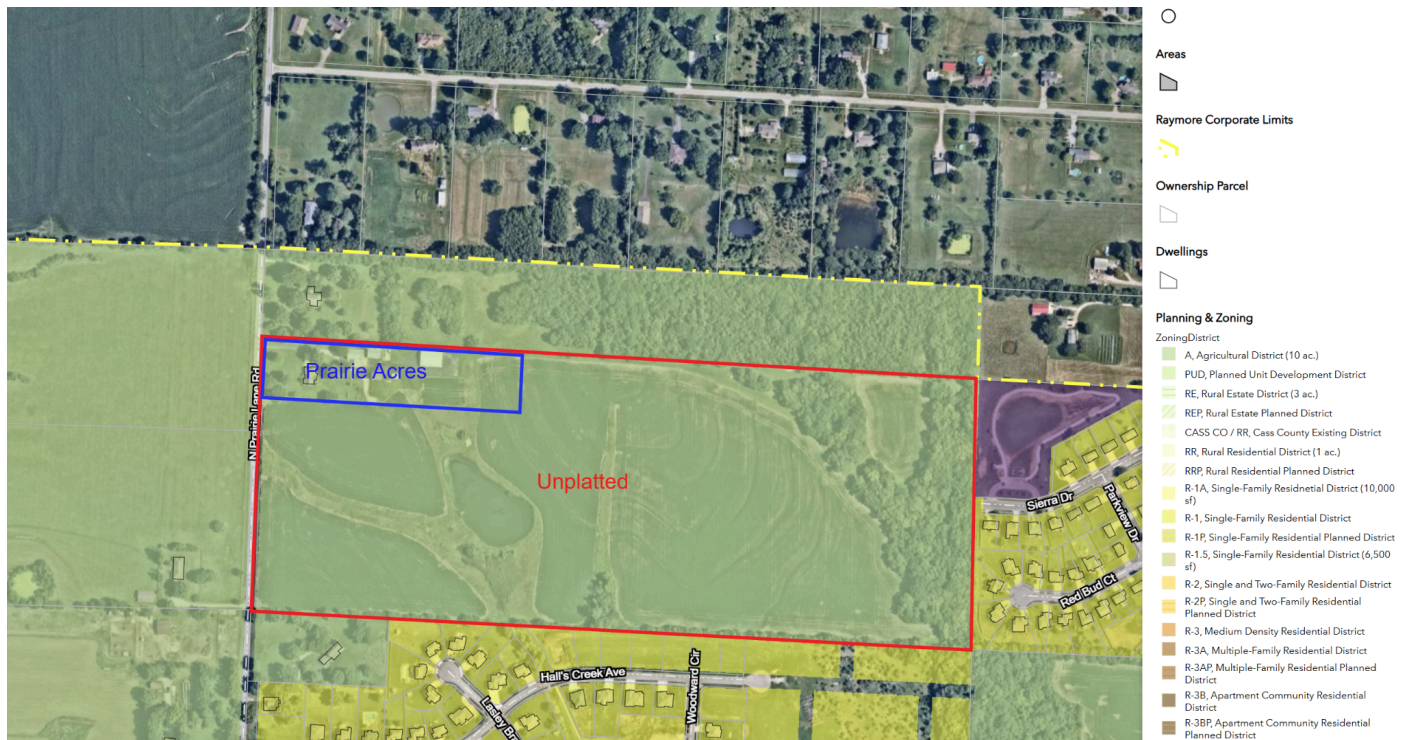
### FEBRUARY 23, 2026 CITY COUNCIL -

- 1st Reading - Raymore Commerce Center Lot 2 Final Plat
- 1st Reading - Creekside Ranch Final Plat
- 605 Hampstead Drive Utility Easement Vacation

## JANUARY DEPARTMENT ACTIVITY & EVENTS -

- The regular meeting of the Planning and Zoning Commission for Tuesday, Jan. 6 was cancelled.
- The Planning and Zoning Commission met with the City Council in a joint-work session meeting on Monday, Jan. 5 to review ongoing work related to proposed anti-monotony design standards for new residential construction in the City.
- **Development Services held a Good Neighbor informational meeting on Jan. 8, 2025 at 4 p.m. at the Raymore Activity Center, 1011 S. Madison St., Raymore, MO 64083, for a [planning application](#) that was filed for the property located at 707 N. Prairie Lane Road.**

Property owner Kent Stark is requesting to subdivide and plat a 5 +/- acre lot that will be carved off the larger 60 +/- acre parcel identified as Parcel No. 04-01-12-000-000-028.000. The future 5 +/- acre lot will be rezoned to "RE" Rural Estate to accommodate the existing single-family home and accessory structures. The remaining balance of the land will retain its "A" Agricultural District zoning. **The Planning and Zoning Commission is scheduled to hold a public hearing on this request at their Feb. 17, 2026 meeting.**



- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's public policy committee meeting.
- City staff attended the Raymore Chamber of Commerce Coffee N Conversations event hosted by Scooter's Coffee.
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the Raymore Chamber of Commerce monthly board of directors meeting.

- Economic Development Director Jordan Lea attended the monthly Raymore Chamber of Commerce events committee meeting.
- The Planning and Zoning Commission met for a regular meeting on Tuesday, Jan. 20. The Commission reviewed and approved a site plan application for a new flex-commercial space development for local businesses [Branched Out](#) Gutters & Landscaping, proposed to be located at 236 N. Madison St.
- The City of Raymore was recognized as a Real World Learning (RWL) Champion at the annual Get On the Bus event. The City has connected with the LEAD Center through engaging in professional development workshops, hosting an intern and participating in a client-connected project. These experiences have been beneficial to both the students and the City. [Real World Learning](#) is a Kansas City initiative that works to prepare the region, students and employers for the future. Through immersive experiences like projects and internships with leading business partners in our region, students get a head start on achieving their career goals.



- Economic Development Director Jordan Lea attended the Kansas City Area Development Council’s quarterly Investor Access event.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce’s monthly membership luncheon.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council’s weekly legislative update call.