



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, February 17, 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 January 20, 2026 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case No. 25043: Prairie Acres Final Plat, Lot 1
 - B. Case No. 25044: Prairie Acres Rezoning, "A" to "RE" (public hearing)
 - C. Case No. 25042: Raymore Commerce Center Final Plat, Lot 2
 - D. Case No. 25038: Creekside Ranch Final Plat
- 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, JANUARY 20, 2026** 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, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS AARON HARRISON. 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 December 16, 2025 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Smith to minutes from the December 16, 2025 meeting.

Vote on Motion:

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

Motion passed 8-0-0.

-
-
-
-
- b. **2026 Meetings & Deadlines Calendar**

Motion by Commissioner Urquilla, Seconded by Commissioner Townsend to approve the 2026 Meetings & Deadline Calendar.

Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye

Mayor Turnbow Aye
Chairman Wiggins Aye

Motion passed 8-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #25028 - Branched Out Plaza Site Plan - Hibner Acres Lot 1B

City Planner Dave McCumber gave an overview of the case, including the staff report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. McCumber noted that there are four special use conditions that should be taken into consideration when deciding on the case. Mr. McCumber noted that parking is sufficient, the parking lot and screening requirements have been met, and sidewalk access is sufficient via an existing access easement. Storm water infrastructure already exists but will need to be adjusted by the applicant to sufficiently accommodate the development. Water and sanitary are existing as well. The concept plan regarding screening for the home to the west of the subject property includes a 6' privacy fence with stone pillars, and a 6' wide landscape buffer. Staff recommends the Commission accept the findings of fact and approve the case.

Commissioner Townsend asked if the easement between Casey's and O'Reilly's is wide enough for two-way traffic.

Mr. McCumber noted that yes, the easement is adequate.

Commissioner Townsend had a question regarding the fencing being proposed to separate the development from the home to the west.

Mr. McCumber answered that.

Commissioner Shanks asked about a detention basin on the property.

Senior Engineering Technician Devon Perry noted that the basin will be made deeper, not any wider, to accommodate the new development.

Development Services Director David Gress explained that the detention basin currently serves the surrounding area of Casey's, O'Reilly's, Dollar General, etc... and will need to be made bigger to accommodate the development.

Chairman Wiggins had a comment about the 30' easement, noting that it is likely not going to be used as much as a normal road. He also asked about overnight vehicle parking at the proposed development site.

Mr. McCumber replied that only vehicles and trailers associated with the businesses located in the development are allowed to park outside overnight.

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer to accept the Staff proposed Findings of Fact and approve Case #25028 - Branched Out Plaza Site Plan, subject to the conditions as outlined.

Vote on Motion:

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

Motion passed 8-0-0.

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.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Parker noted that she appreciates Staff's time.

Commissioner Shanks wished everyone a Happy New Year, thanked everyone, and noted that growth is good to see for Raymore.

Commissioner Townsend had no comment for the evening.

Chairman Wiggins thanked Staff.

Commissioner Fizer thanked Staff.

Commissioner Smith thanked Staff.

Commissioner Urquilla thanked Staff.

Mayor Turnbow wished everyone a Happy New Year, and reassured residents that the federal records storage facility that was recently approved will hold only documents and will not be an immigrant detention center.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to adjourn the January 20, 2026 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	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

The January 20, 2026 meeting adjourned at 6:22pm.

Respectfully submitted,
Emily Jordan

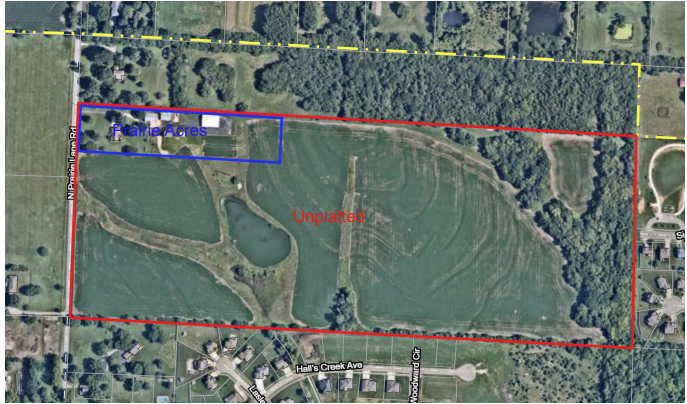
Final Plat - PRAIRIE ACRES

APPLICANT -	Kent Stark
Property Owner:	Kent Stark
Engineering/Arch. Firm	Bowers Land Survey

PROJECT LOCATION	REQUESTED ACTION
707 N Prairie Lane Road	Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting approval of the Prairie Acres Final Plat which involves one (1) residential lot. The existing 60 +/- acre property is being subdivided to create a single 4.54 +/- acre lot containing the existing home and accessory structures. The remaining balance of land will stay unplatted.



ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"A" Agricultural District

SURROUNDING ZONING & LAND USE

North: "A" Agricultural District/Single-family Detached Dwelling

South: "R-1" Single-family Residential District & "A" Agricultural District/Single-family Detached Dwelling

East: "R-1" Single-family Residential District & "PR" Parks, Recreation, and Public Use District/Single-family Detached Dwelling & Parks and Recreation



West: "AG" Agricultural District | Single-family detached

TOTAL TRACT SIZE	NUMBER OF LOTS	DENSITY
4.54 +/- Acres	1	.22 du/ac.

PAST PLANNING ACTIONS -

1. On April 8, 1979 the City of Raymore approved the "A" Agricultural District zoning for this property.

DEVELOPMENT STANDARDS -

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

"A" Agricultural District

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	10 Acres
Lot Size per Dwelling Unit	10 Acres
Lot Width x Lot Depth	330 X 100-ft
Front-Yard Setback	50-ft
Rear-Yard Setback	50-ft
Side-Yard Setback (interior)	15-ft
Side-Yard Setback (exterior)	50-ft
Building Height	35-ft
Building Coverage	10%

STAFF COMMENTS -

PLANNING AND ZONING -

- The property owner desires to subdivide and plat their property into a single lot for the purposes of preparing the remaining balance of land to sell. The proposed lot will encompass the existing home and accessory structures. The remaining balance of land will remain unplatted.
 - The applicant has also filed a request to rezone this proposed lot from its current "A" Agricultural designation to an "RE" Rural Estate designation (Case No. 25044)
- Two non-conforming accessory structures exist on the property in the form of barns. The non-conformity comes from the structures not meeting side yard setback minimums of 15-ft. These structures are 12.1-ft and 12.6-ft from the north property line.

PUBLIC WORKS & ENGINEERING -

- Right-of-way is being dedicated to the city for future road improvements to Prairie Lane Road.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for Low Density Residential development, which is defined by single-family residences typically in the form of single-family homes within a residential subdivision.

- The proposed lot does not exactly meet the intent of the of the Low Density Residential designation, and is more in line with a Rural Density Residential designation, however, due to the existing home and accessory structures, the application positions the remaining balance of the land to be eventually rezoned to an appropriate residential zoning district that will produce development forms in line with the Future Land Use Framework designation.

Major Street Plan - The Major Thoroughfare Plan Map classifies N Prairie Road Lane as a Major Collector. An east-west extension of Sierra Drive is shown as a Minor Collector in the future.

- The future extension of Sierra Drive would likely occur through the larger balance of the unplatted portion of the property.

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.

A preliminary plat was not required for this property due to the nature of the application. Preliminary plats are required when new subdivisions of multiple lots and supporting infrastructure systems are proposed.

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

Other than the two non-conforming structures on the property, due to not meeting the minimum side yard setbacks, the final plat complies with all other conditions, restrictions and requirements of the city code and all other applicable ordinances and design standards. The barns would be considered non-conforming regardless of the request to plat the property.

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

There is no preliminary plat for this property due to the nature of the application.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	02/17/2026
City Council 1st Reading	Review	03/09/2026
City Council 2nd Reading	Decision	03/23/2026

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact for the Prairie Acres Final Plat and forward a recommendation of approval to the City Council.

The recommendation for approval is subject to the following conditions:

1. The final plat application approval will become void if the associated Zoning Map Amendment (rezoning) application Case No. 25044 is denied.
2. 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.

PROJECT ATTACHMENTS -

1. Final Plat Drawings
2. Site Photos

NW Corner Looking SE



SW Corner Looking NE



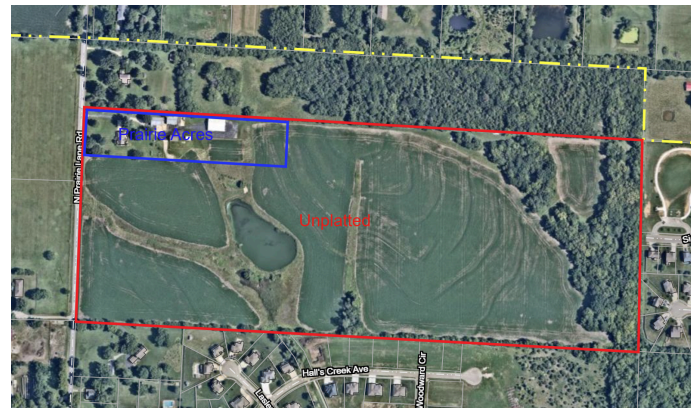
REZONING - PRAIRIE ACRES

APPLICANT -	Kent Stark
Property Owner:	Kent Stark
Engineering/Arch. Firm	Bowers Land Survey

PROJECT LOCATION	REQUESTED ACTION
707 N Prairie Lane Road	Rezoning Approval

PROJECT NARRATIVE

An application was filed requesting approval of a Zoning Map Amendment (rezoning) from the "A" Agricultural District to "RE" Rural Estate District. The property consists of one (1) 4.54 +/- acre residential lot in the proposed Prairie Acres subdivision containing an existing single-family dwelling and accessory structures.



ZONING AND LAND USE SUMMARY

EXISTING ZONING	PROPOSED ZONING
"A" Agricultural District	"RE" Rural Estate District

SURROUNDING ZONING & LAND USE

North: "A" Agricultural District | Residential

South: "A" Agricultural District and "R-1" Single-family Residential District | Dwelling, Single-family Detached

East: "PR" Parks, Recreation and Public Use District and "R-1" Single-family Residential District | Government Buildings and Property and Dwelling, Single-family Detached.



West: Unincorporated Cass County | Residential

TOTAL LOT SIZE	NUMBER OF LOTS
4.54 +/- Acres	1

INFORMATIONAL NOTICES OR MEETINGS

NOTICE	NOTICE DATE	MEETING/HEARING DATE
Good Neighbor Meeting	December 17, 2025	January 8, 2026
Planning & Zoning Hearing	January 1, 2026	February 17, 2026
City Council Hearing	January 16, 2026	March 9, 2026

PAST PLANNING ACTIONS -

- On April 8, 1979 the City of Raymore approved the "A" Agricultural District zoning for this property.

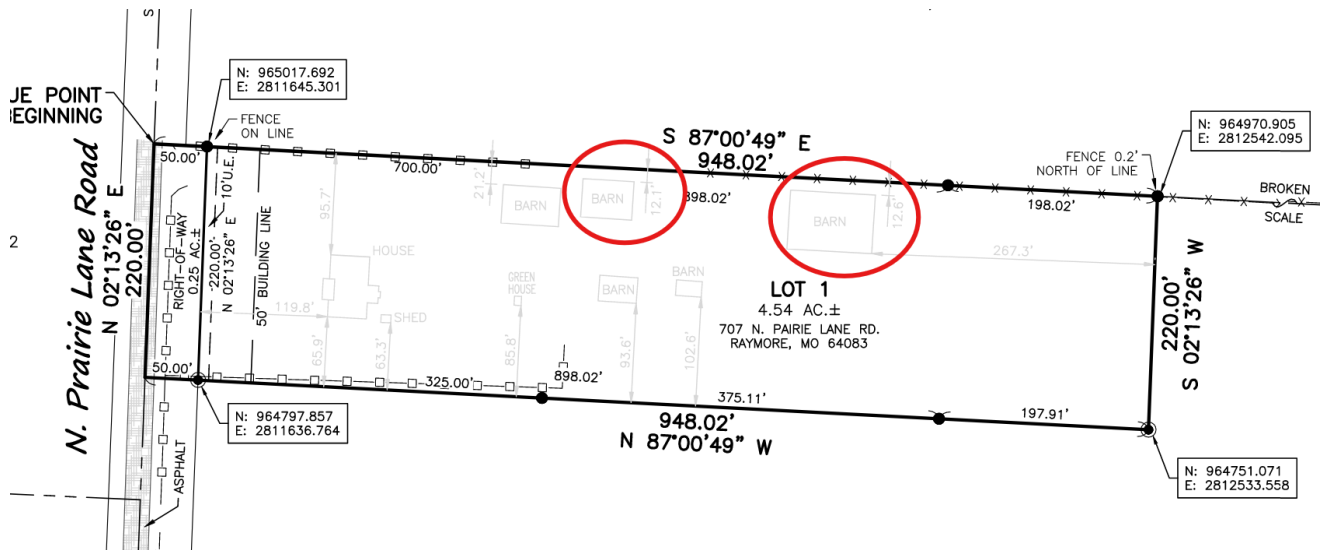
STAFF COMMENTS -

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

MINIMUM DIMENSIONAL STANDARD	EXISTING ZONING (A)	PROPOSED ZONING (RE)
Lot Size	10 Acres	3 Acres
Lot Size per Dwelling Unit	10 Acres	3 Acres
Lot Width x Lot Depth	330-ft X 100-ft	220-ft X 100-ft
Front-Yard Setback	50-ft	50-ft
Side-Yard Setback	15-ft	15-ft

Side-Yard Setback (Exterior)	50-ft	50-ft
Rear-Yard Setback	50-ft	40-ft
Building Height	35-ft	35-ft
Building Coverage	10%	30%

- Records of when the subject property was annexed into the City of Raymore have not been found, however, the property was zoned to "A" Agricultural District designation in 1979, which leads staff to believe it was likely annexed not long before then.
- There are currently two non-conforming structures/barns on the property. They are designated as non-conforming due to their setback from the north property line. The degree of non-conformity does not increase with a change in zoning from "A" Agricultural to "RE" Rural Estate District. The two structures, shown below, encroach beyond the side yard setback minimum of 15-ft with one at 12.1-ft and 12.6-ft to the property line.



ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

The comprehensive plan designates this property as the Low Density Residential future land use, which is more closely associated with a more typical residential subdivision development pattern. Due to the subject property being already developed, it is appropriate to consider a less dense residential zoning district, such as the "RE" Rural

Estate District. The remaining unplatted area of the property under common ownership would likely be recommended for a residential district aligned with the Low Density Residential category if proposed for development in the future.

ECONOMIC DEVELOPMENT IMPACT -

There is no development proposed for the property with this request.

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 and land uses, excluding the single-family subdivisions to the south and east. The subject property, with the rezoning request, will remain consistent physically with many of the properties in the general 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 north eastern 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 future land use category, 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.

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 begun to change since the mid-2000s. To the south and east of the property are single-family zoned subdivisions (Knoll Creek). The remaining 55 +/- acres of the property that would remain in the "A" Agricultural District zone will likely align with those surrounding subdivisions in the future as it pertains to built form and zoning classification - however, the remaining 55 +/- acres are not currently part of the applicant's request.

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 are a mix of residential and agricultural zoning districts and current land uses.

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. No new services will be extended for this proposed project.

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

The current "A" Agricultural zoning district limits minimum lot sizes of 10 acres. Due to the applicant desiring a lot just below 5 acres in size and to better align with the comprehensive plan's residential future land use category, the "RE" Rural Estate zoning district is the most appropriate to consider.

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

The property has been occupied since it was constructed by the applicant.

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

Moving to the "RE" Rural Estate District would allow the property to be subdivided down below the 10 acre minimum of the "A" Agricultural District. The uses allowed in the proposed zoning district would be further restricted to those more similar in residentially zoned areas, but still allowing some agricultural activity on the property. The zoning allows the larger balance of the property, currently proposed to remain as the "A" Agricultural District, to be developed for future residential growth, extending public services and infrastructure in a predominantly rural area.

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)	02/17/2026
City Council 1st Reading	Review (Public Hearing)	03/09/2026
City Council 2nd Reading	Decision	03/23/2026

STAFF RECOMMENDATIONS -

Staff recommends the Planning & Zoning Commission accept the Findings of Fact for Case No. 25044: Rezoning Prairie Acres and forward a recommendation of approval on to the City Council.

PROJECT ATTACHMENTS -

1. Plat Drawing
2. Site Photos

NW Corner Looking SE



SW Corner Looking NE



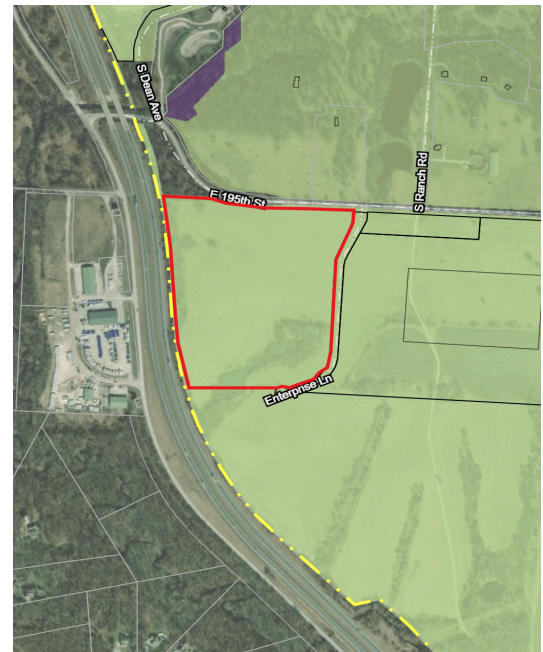
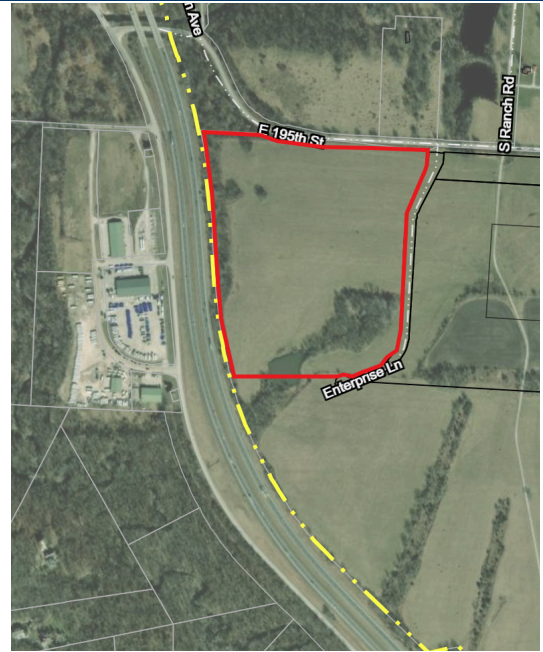
FINAL PLAT - RAYMORE COMMERCE CENTER SOUTH 2ND PLAT

APPLICANT	Mike Uhrig Van Trust Real Estate
Property Owner:	David Harrison KCI Raymore Building 4, LLC
Engineering/Arch. Firm	Olsson Inc.

PROJECT LOCATION	REQUESTED ACTION
East of I-49 and South of 195th Street	Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Raymore Commerce Center South 2nd Final Plat, including one (1) lot and one (1) tract 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: "PUD" Planned Unit Development | Warehousing and Wholesaling

West: Unincorporated Cass County | Transportation

SITE SIZE	NUMBER OF LOTS	NUMBER OF TRACTS
38.39 +/- Acres	1	1

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.
3. The Raymore Planning & Zoning Commission voted to recommend approval of the Raymore Commerce Center South 1st Final Plat and forwarded the recommendation on to the City Council on October 7, 2025.
4. On November 10, 2025, the Raymore City Council approved the Raymore Commerce Center South 1st Final Plat (Case No. 25033).

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.
- With this second final plat, an extension of the public sidewalk from the north property line shall be constructed to the intersection of 195th Street and Dean Avenue within city right-of-way. This sidewalk will be on the south and west sides of 195th street as it bends to the north.
- A landscape buffer along the south side of 195th Street abutting this development is being provided as required, and shall be installed prior to the issuance of the 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 that was recently improved as part of the Dean Avenue & 195th Street extension project. 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 2nd 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 2nd Plat complies with the conditions, restrictions and requirements of the code, other ordinances, design standards of the city and the project's MOU.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning & Zoning Commission	Review & Recommendation	02/03/2026
City Council	1st Reading	02/23/2026
City Council	2nd Reading	03/09/2026

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 25042, Raymore Commerce Center South 2nd Final Plat.

The recommendation for approval is subject to the following conditions:

- An off-site improvement in the form of a 5-ft wide public sidewalk shall be constructed from the NW corner of Lot 2 along the south and west sides of 195th Street within the public right-of-way. The sidewalk shall extend to the intersection of 195th Street and Dean Avenue.
- 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

PROPERTY DESCRIPTION:

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, MORE PARTICULARLY DESCRIBED BY PATRICK ETHAN WARD, MISSOURI PLS-2005000071 OF OLSSON, LC-366 ON SEPTEMBER 3, 2025, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 257.28 FEET TO A POINT; THENCE SOUTH 03 DEGREES 01 MINUTE 12 SECONDS WEST, DEPARTING SAID NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 52.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 195TH STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT C, RAYMORE COMMERCE CENTER SOUTH, FIRST PLAT, A PLATTED SUBDIVISION IN SAID CITY OF RAYMORE, THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ON THE WESTERLY LINE OF SAID TRACT C, THE FOLLOWING NINE (9) COURSES: SOUTH 03 DEGREES 01 MINUTE 12 SECONDS WEST, A DISTANCE OF 64.09 FEET TO A POINT; THENCE SOUTH 18 DEGREES 23 MINUTES 12 SECONDS WEST A DISTANCE OF 56.40 FEET TO A POINT; THENCE SOUTH 24 DEGREES 51 MINUTES 48 SECONDS WEST A DISTANCE OF 233.22 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 50 MINUTES 36 SECONDS, AN ARC DISTANCE OF 101.03 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 03 DEGREES 01 MINUTE 12 SECONDS WEST A DISTANCE OF 692.24 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ON CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 65 DEGREES 19 MINUTES 31 SECONDS, AN ARC DISTANCE OF 267.93 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 88 DEGREES 20 MINUTES 43 SECONDS WEST A DISTANCE OF 139.09 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 49 DEGREES 27 MINUTES 30 SECONDS, AN ARC DISTANCE OF 43.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A WESTERLY DIRECTION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 70 DEGREES 45 MINUTES 26 SECONDS, AN ARC DISTANCE OF 61.75 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 88 DEGREES 58 MINUTES 48 SECONDS WEST, DEPARTING SAID WESTERLY LINE OF SAID TRACT C, A DISTANCE OF 678.63 FEET TO A POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 49 (FORMERLY KNOWN AS US HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 513, PAGE 429; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE IN A NORTHERLY DIRECTION, ON A NON-TANGENT CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 14 DEGREES 44 MINUTES 52 SECONDS WEST, HAVING A RADIUS OF 2729.79 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 19 MINUTES 23 SECONDS, AN ARC DISTANCE OF 348.90 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 150.46 FEET TO A POINT; THENCE NORTH 04 DEGREES 21 MINUTES 25 SECONDS WEST A DISTANCE OF 548.33 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ON A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 04 DEGREES 09 MINUTES 17 SECONDS WEST, HAVING A RADIUS OF 2404 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 17 MINUTES 41 SECONDS, AN ARC DISTANCE OF 435.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 86 DEGREES 58 MINUTES 38 SECONDS EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ON SAID NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 359.38 FEET TO A POINT OF CURVATURE ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID 195TH STREET; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE IN A EASTERLY DIRECTION, ON A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 63 DEGREES 51 MINUTES 54 SECONDS EAST, HAVING A RADIUS OF 498.37 FEET, THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 44 SECONDS, AN ARC DISTANCE OF 201.03 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 86 DEGREES 58 MINUTES 38 SECONDS EAST A DISTANCE OF 571.01 FEET TO A POINT; THENCE SOUTH 80 DEGREES 05 MINUTES 22 SECONDS EAST A DISTANCE OF 100.03 FEET TO A POINT; THENCE SOUTH 86 DEGREES 58 MINUTES 48 SECONDS EAST A DISTANCE OF 181.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,672,479 SQUARE FEET, OR 38.3948 ACRES, MORE OR LESS.

PLAT DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT".

THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY DESCRIBED ON THIS PLAT HEREBY DEDICATE FOR PUBLIC USE ALL LAND DESCRIBED ON THIS PLAT AS RW NOT HERETOFORE DEDICATED.

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UIE), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURES (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF RAYMORE, CASS COUNTY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

TRACT E IS HEREBY DEDICATED AS A DRAINAGE TRACT, TO BE USED AS A DRAINAGE EASEMENT.

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE SIGNED THIS ___ DAY OF _____ 2026.

KRISTOFER P. TURNBOW, MAYOR CITY OF RAYMORE, MISSOURI

STATE OF MISSOURI) COUNTY OF CASS)

BE IT REMEMBERED, THAT ON THIS ___ DAY OF _____, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KRISTOFER P. TURNBOW, MAYOR OF THE CITY OF RAYMORE, MISSOURI, A MUNICIPAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID CORPORATION, AND HE DULY ACKNOWLEDGED THE EXECUTION OF SAME TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY: MY APPOINTMENT EXPIRES:

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE SIGNED THIS ___ DAY OF _____ 2026.

DAVID M. HARRISON, MANAGER KCI RAYMORE BUILDING 4, LLC

STATE OF MISSOURI) COUNTY OF JACKSON)

BE IT REMEMBERED, THAT ON THIS ___ DAY OF _____, 2026, BEFORE ME CAME DAVID M. HARRISON, MANAGER OF KCI RAYMORE BUILDING 4, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY: MY APPOINTMENT EXPIRES:

CITY COUNCIL

THIS PLAT OF "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT" ADDITION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. ___ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE ___ DAY OF _____, 2026.

(SEAL) MAYOR

ATTEST: CITY CLERK

CITY ENGINEER

PLANNING AND ZONING COMMISSION

THIS PLAT OF "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT" ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS ___ DAY OF _____, 2026.

SECRETARY

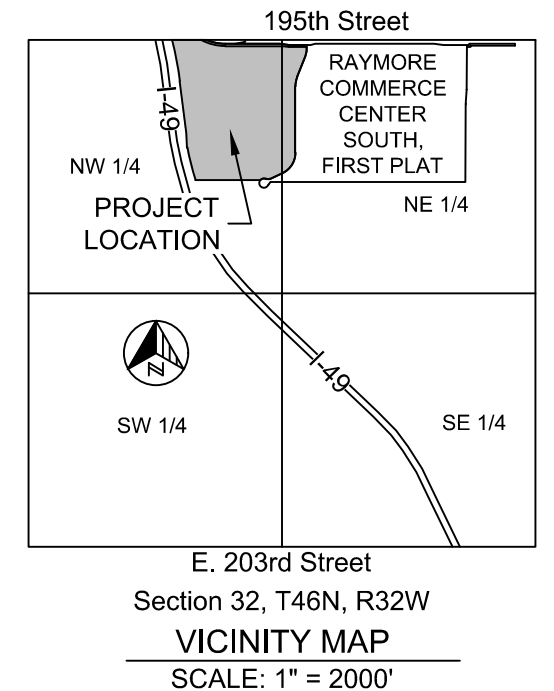
SURVEYOR'S NOTES:

- 1. BASIS OF BEARINGS: HELD THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 32 WEST AT S86°58'48"E, MISSOURI COORDINATE SYSTEM 1983, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET. MEASUREMENTS SHOWN HEREON ARE MEASURED AND MATCH PLATTED/DEEDED, UNLESS OTHERWISE NOTED.
2. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0038F, REVISED JANUARY 2, 2013, THE SURVEYED PREMISES LIES WITHIN OTHER AREAS, ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. SUBJECT PROPERTY CONTAINS 1,672,479 SQ. FT. OR 38.3948 ACRES, MORE OR LESS.
4. THE HERON DESCRIBED SURVEYED PREMISES WERE LAST CONVEYED IN WARRANTY DEED RECORDED IN BOOK 5247, PAGE 27.
5. THIS SURVEY MEETS OR EXCEEDS THE URBAN CLASS PROPERTY ACCURACY STANDARD OF CLOSURE 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, DIVISION 2030, CHAPTER 16, TITLE 20 CSR 2030-16-040 - ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.

CERTIFICATION:

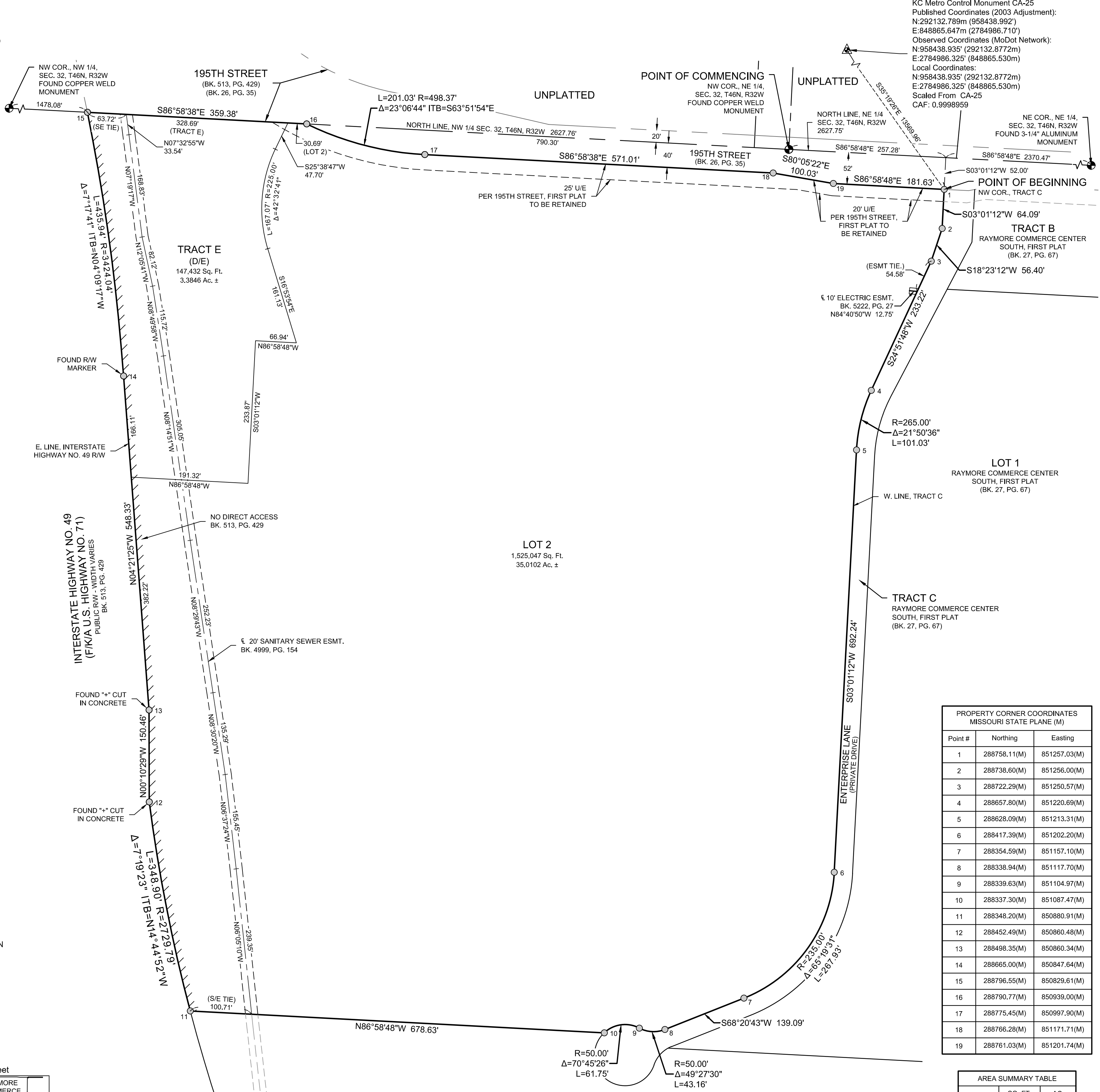
I HEREBY CERTIFY THAT THE WITHIN PLAT OF "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT", A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983. THAT THE SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CASS COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: PATRICK ETHAN WARD, MO PLS NO. 2005000071 OLSSON, INC. LC-366 PWARD@OLSSON.COM



Final Plat RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT

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



KC Metro Control Monument CA-25 Published Coordinates (2003 Adjustment): N:292132.789m (958436.992') E:848865.647m (2784986.710') Observed Coordinates (MoDot Network): N:958438.935' (292132.8772m) E:2784986.325' (848865.530m) Local Coordinates: N:958438.935' (292132.8772m) E:2784986.325' (848865.530m) Scaled From CA-25 CAF: 0.9998959

PROPERTY CORNER COORDINATES MISSOURI STATE PLANE (M) Table with columns: Point #, Northing, Easting. Rows 1-19.

AREA SUMMARY TABLE Table with columns: SQ. FT., AC. Rows: LOT 2, TRACT E, TOTAL.

- LEGEND SECTION CORNER FOUND 1/2" REBAR SET 5/8"x24" REBAR W/LC 366 CAP KC METRO CONTROL POINT RW RIGHT-OF-WAY UIE UTILITY EASEMENT DRAINAGE EASEMENT SIE SANITARY SEWER EASEMENT

Prepared For/Property Owner: KCI RAYMORE BUILDING 4, LLC 4900 Main Street, Suite 800 Kansas City, Missouri 64112 Prepared By: Olsson, Inc. 7301 West 133rd Street, Suite 200 Overland Park, KS 66213 Phone: (913) 381-1170 Fax: (913) 381-1174

Olsson logo and contact information: 7301 West 133rd Street Suite 200 Overland Park, KS 66213 olsson.com TEL 913.381.1170 FAX 913.381.1174 Olsson - Survey Missouri COA #000366. Includes a table for revisions and a sheet number indicator: SHEET 1 of 1.

F:\2021\05501-06000021-0667340-Design\Survey\SRVY\Sheets\SV_FPA_02105673.dwg DATE: Dec 22, 2025 1:47pm USER: cspargue



SE Corner of Site looking NW



Looking South from 195th Street

Creekside Ranch Final Plat, Lots 2-20

APPLICANT -

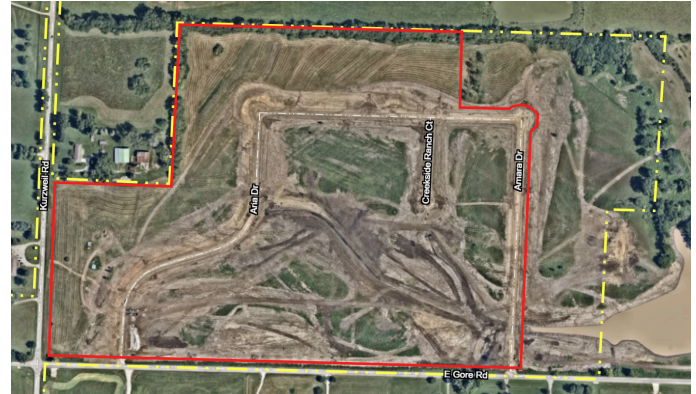
Property Owner:	Creekside Raymore LLC
Engineering/Arch. Firm	Engineering Solutions

PROJECT LOCATION	REQUESTED ACTION
------------------	------------------

NE Corner of Gore & Kurzweil Road	Final Plat Approval
-----------------------------------	---------------------

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Creekside Ranch Lots 2-20 final plat, including 19 residential lots.



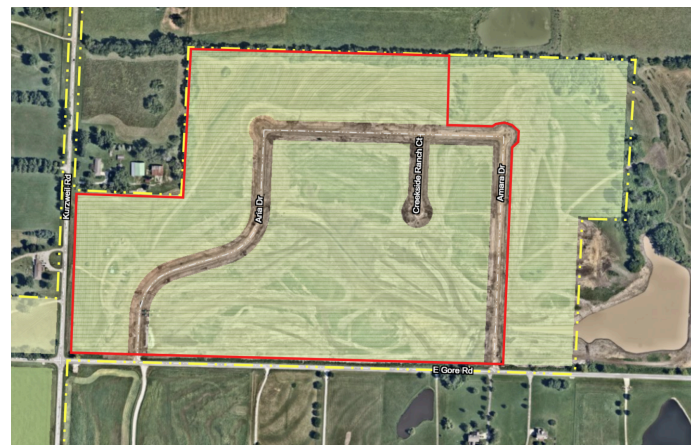
ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"RE" Rural Estate

SURROUNDING ZONING & LAND USE

- North:** Unincorporated Cass County/Single-family Detached Dwelling and Farming
- South:** Unincorporated Cass County/Single-family Detached Dwelling
- East:** "RE" Rural Estate/Undeveloped
- West:** "RR" Rural Residential/Single-family Residential Dwelling & Unincorporated Cass County/Dwelling Single-family Residential Dwelling



TOTAL TRACT SIZE	NUMBER OF LOTS	DENSITY
69.02 +/- Acres	19	.26 DU/A

PAST PLANNING ACTIONS -

1. On February 12, 2024 the City Council unanimously approved the Creekside Ranch Preliminary Plat, contingent upon the approval of the annexation and rezoning request.
2. On February 26, 2024 the City Council unanimously approved the Creekside Ranch Rezoning from "A" Agricultural District to "RE" Rural Estate District as well as the Creekside Ranch Annexation.
3. The Creekside Ranch Minor Plat was approved administratively on April 18, 2025. The minor plat established Lot 1 of Creekside Ranch, which was a combination of 4 original lots as approved by the preliminary plat.

DEVELOPMENT STANDARDS -

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

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	3 Acres
Lot Size per Dwelling Unit	3 Acres
Lot Width x Lot Depth	220-ft X 100-ft
Front-Yard Setback	50-ft
Rear-Yard Setback	40-ft
Side-Yard Setback (interior)	15-ft
Side-Yard Setback (exterior)	50-ft

Building Height	35-ft
Building Coverage	30%
Open Space Requirement	50%

STAFF COMMENTS -

PLANNING AND ZONING -

- Prior to this Final Plat request, the applicant submitted an application for a minor subdivision plat which combined four lots of the Preliminary Plat generally north and east of Amara Drive. This unplatted area is intended for the development’s owner to construct a home. Later, the intention is to construct three additional homes on the parcel, however, a plat will be required to subdivide lots from the parcel in accordance with the Creekside Ranch preliminary plat. It’s expected that the same number of lots will be created as approved by the preliminary plat.
- Drainage swales occupy space on several lots in the center of the subdivision. Water is collected in these swales and sent to the east onto a parcel in unincorporated Cass County, which is also owned by the Creekside Ranch property owner. Staff required the applicant to provide a drainage easement over the swales and the off-site retention pond where water is collected and released slowly over time. This easement will prevent a potential future ownership of the unincorporated parcel from altering the flow to the pond or the pond itself without city approval. The applicant shall be responsible for submitting an easement and maintenance agreement to be recorded with the final plat document.

PUBLIC WORKS & ENGINEERING -

- Staff has required a maintenance agreement for the storm retention pond and associated storm structures or facilities. The agreement will allow the city to enter onto the property for the purposes of inspecting or repairing any public storm water related systems on the unincorporated property. The applicant will submit a maintenance agreement prior to recording the final plat with Cass County.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for Rural Density Residential development. Detached, large-lot single-family development characterizes the rural residential land use category. This use is appropriate for areas of the City that lack adequate public utilities to serve development that would be considered Low Density Residential. This would include larger acreage lots typically served by septic systems.

Major Street Plan - The Major Thoroughfare Plan Map classifies Gore Road as a Major Collector and Kurzweil Road as a Major Arterial.

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 proposed Final Plat is in substantial conformance with the approved Creekside Ranch Preliminary Plat. The applicant has previously "minor platted" a portion of the development, including 4 lots on the east/northeast side of the property, but with the intent to further subdivide those parcels at a later date via a replat request.

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

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

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

The proposed Creekside Ranch Final Plat conforms with the conditions of its preliminary plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	02/17/2026
City Council	Review Decision	03/09/2026 03/23/2026

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact for the Creekside Ranch Final Plat, Lots 2-20 and forward a recommendation of approval to the City Council.

The recommendation for approval is subject to the following conditions:

- A maintenance agreement and any related easements shall be submitted related to the off-site stormwater retention pond located in Cass County prior to recording the final plat.
- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.
- The Development Agreement for the Creekside Final Plat, Lots 2-20 shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PROJECT ATTACHMENTS -

1. Final Plat Drawings
2. Site Photos

Final Plat

Creekside Ranch, Lots 2-20

Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

PROPERTY DESCRIPTION

A tract of land situated in Section 2, Township 46 North, Range 32 West, in Raymore, Cass County, Missouri, described as follows:

Beginning at the Southwest corner of Section 2, Township 46, Range 32; thence North 02 degrees 27 minutes 36 seconds East along the West line of said Section 2, a distance of 853.00; thence South 88 degrees 28 minutes 08 seconds East, a distance of 586.40 feet; thence North 02 degrees 27 minutes 36 seconds East, a distance of 742.84 feet; thence South 88 degrees 27 minutes 37 seconds East, a distance of 1276.73 feet; thence South 1 degrees 32 minutes 23 seconds West, a distance of 370.00 feet; thence North 88 degrees 27 minutes 37 seconds West, a distance of 277.21 feet; thence along a curve to the left tangent to the preceding course and having a radius of 25.25 feet, an arc distance of 23.29 feet; thence along a curve to the right having an initial tangent bearing of North 43 degrees 21 minutes 0 seconds East and a radius of 60.00 feet, an arc distance of 197.70 feet; thence along a reverse curve having a radius of 25.00 feet, an arc distance of 21.68 feet; thence South 02 degrees 27 minutes 36 seconds West, a distance of 1130.53 feet; thence North 88 degrees 27 minutes 42 seconds West along the South line of said Section 2, a distance of 2241.61 feet to the point of beginning.

Above described tract contains 3,006,611.73 Sq. Ft. or 69.02 Acres More or Less.

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Warranty Deed, Book 4406, Pg 76
(B). Warranty Deed, Bk 1276, Pg 53
(C). Deed of Trust, Bk 4440, Pg 67
(D). Quit Claim Deed, Bk 1890, Pg 103
(E). Final Plat of Kurzweil Estates, Bk 16, Pg 51
(F). Final Plat of Halliburton Estates, Bk 20, Pg 71
(G). Certificate of Survey, Bk 29, Pg 2
(H). Final Plat of Meadowbrook Acres, 3rd Plat, Bk 5, Pg 90
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3) NO Title report was furnished. NO Easements were provided. Easements are only shown as provided by client or from Title Report. Additional Easements may exist and are not shown on this survey.
- 4) Bearings shown hereon are based upon GPS observation of the South Line of Section 2
- 5) This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- 6) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- 7) Site is located in Zone "X", areas determined to be outside the 100 year Flood Plain per Firm Panel 29037C0035F, Dated 12/2/2013
- 8) Survey prepared exclusively for Fred Delibero on April 1, 2021.

OWNER / DEVELOPER:

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013
4500 SW Raintree Shore Dr
Lees Summit, MO 64082

NOTE:

Lots 12 and 13 will be granted driveway access from Gore Road. All other driveway access shall be provided via internal streets.

CASS COUNTY:

RECORDER'S OFFICE:

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

DEPUTY COUNTY RECORDER OF DEEDS

DEDICATION:

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

"Creekside Ranch, Lots 2-20"

EASEMENTS:

1. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING OR MAINTAINING FACILITIES INCLUDING, BUT NOT LIMITED TO, POLES, WIRES, PIPES, CONDUITS, TRANSFORMERS, SERVICE PEDESTALS, METERS AND STRUCTURES FOR WATER, GAS, ELECTRICITY, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE T.V., OR OTHER UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OR STRIPS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E".
2. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS, "SEWER EASEMENT" OR "S/E", OR "DRAINAGE EASEMENT" OR "D/E", OR "LANDSCAPE EASEMENT" OR "L/E", OR "WATERLINE EASEMENT" OR "W/E", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
3. ALL GENERAL UTILITY EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH:
 - a) THE PROPER, SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, OR,
 - b) THE AGENTS AND EMPLOYEES OF RAYMORE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:

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

STREETS:

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

IN TESTIMONY WHEREOF:

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013 has caused these presents to be executed this _____ day of _____, 20__.

Lisa M. Delibero

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared Lisa M. Delibero, to me known to be the person described herein and being duly sworn by me did acknowledge that they executed the foregoing instrument as his free act and deed.

IN WITNESS THEREOF:

I have hereunto set my hand and affixed my seal the date last written above.

My Commission Expires: _____ NOTARY PUBLIC _____

CITY OF RAYMORE, MISSOURI:

PLANNING AND ZONING COMMISSION:

THIS PLAT OF "CREEKSIDE RANCH, LOTS 2-20" WAS SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20__.

_____, SECRETARY

CITY COUNCIL:

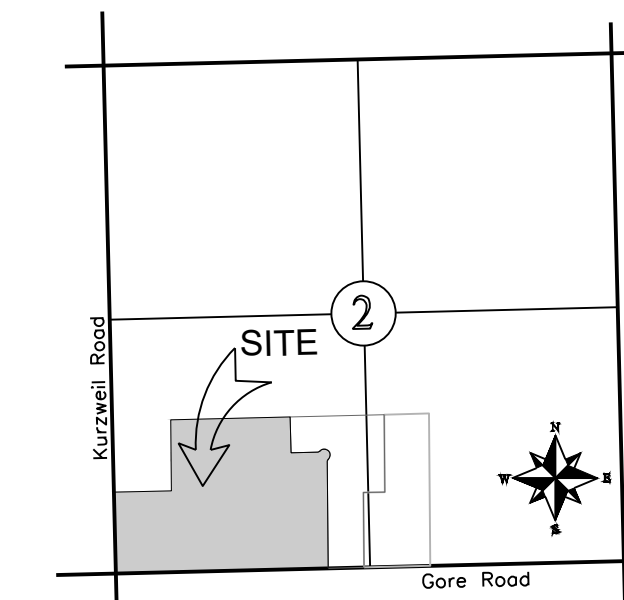
THIS PLAT OF "CREEKSIDE RANCH, LOTS 2-20", INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL WAS SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE _____ DAY, OF _____, 20__.

ATTEST: _____, MAYOR

_____, CITY CLERK _____, CITY ENGINEER

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-200508319D)
 - ⊙ Found Survey Monument (As Noted)
 - ⓪ Potential Encroachments, as noted
 - Existing Fence Line - Chain Link
 - - - Existing Water Line
 - - - Existing Sanitary Sewer Main
 - - - Existing Storm Sewer
 - - - Existing Gas Line
 - - - Existing Underground Telephone
 - - - Existing Underground Electric



LOCATION MAP
SECTION 2-T46N-R32W

SETBACK TABLE	
FRONT	50'
REAR	40'
SIDE	15'

REVISIONS

DATE	BY	REVISIONS
12/17/25	City Comments	12-9--25

Creekside Ranch, Lots 2-20
Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

FINAL PLAT

SHEET 2 OF 2	SECTION 2	TOWNSHIP 46N	RANGE 32W	COUNTY CASS	JOB NO.	DATE OF PREPARATION
						July 9, 2025
DRAWN BY M. Schlicht, PLS., PE						SCALE 1" = 100'

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

SURVEYOR'S CERTIFICATION:

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

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

Final Plat

Creekside Ranch, Lots 2-20

Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

REVISIONS	
DATE	City Comments
12/12/25	City Comments dated 12-9-25
12/12/25	City Comments dated 12-9-25

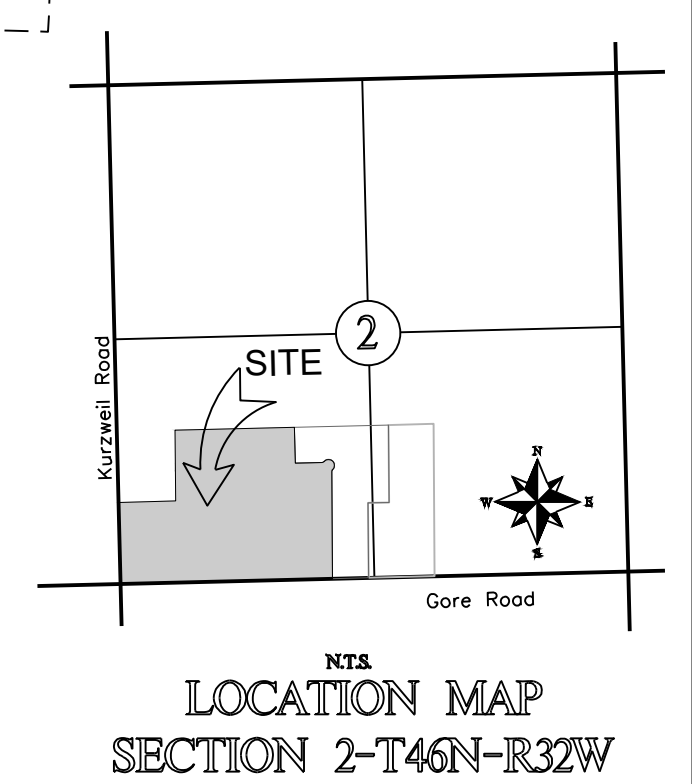
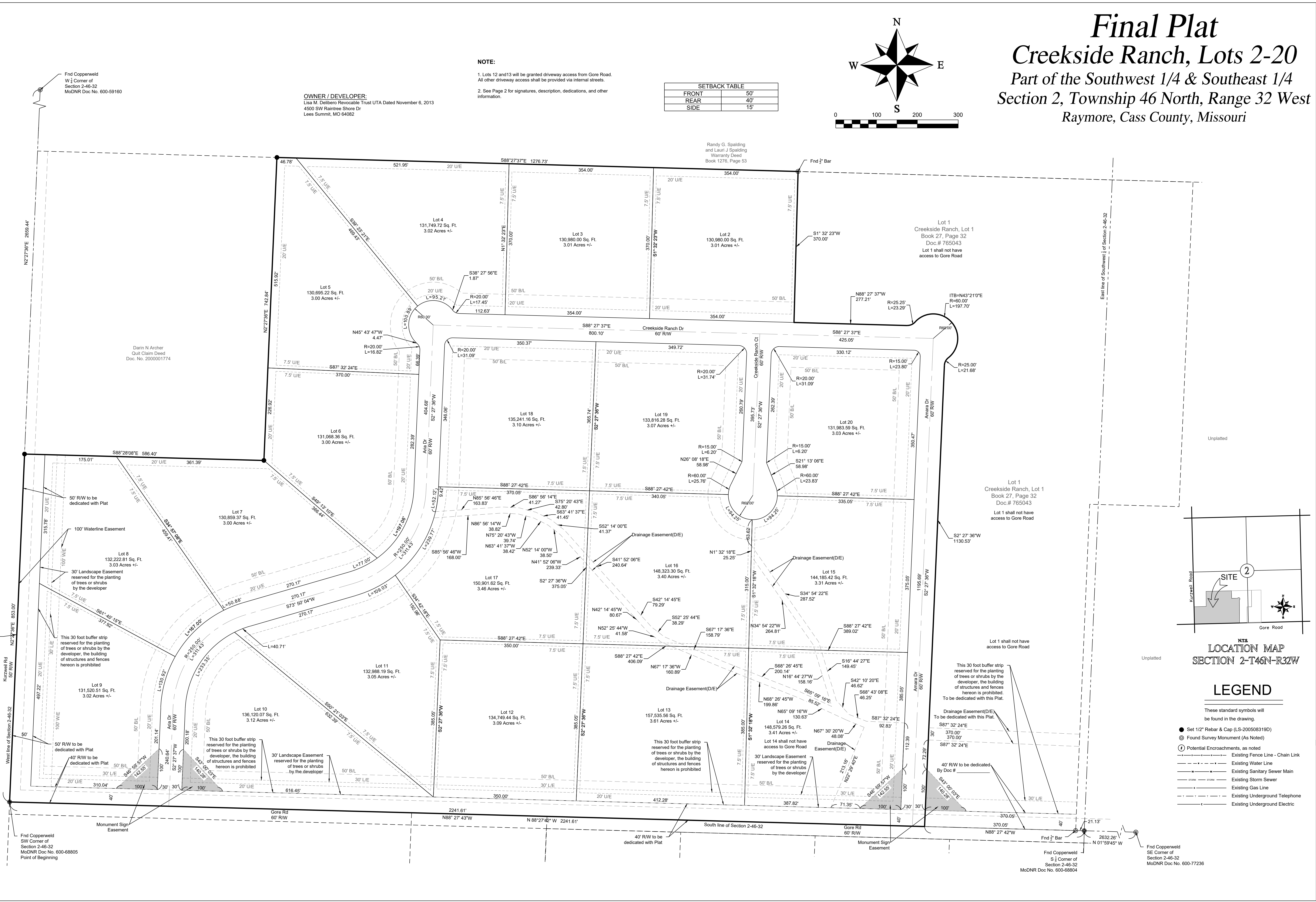
Creekside Ranch, Lots 2-20
Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

FINAL PLAT			
SHEET	SECTION	TOWNSHIP	RANGE
1 OF 2	2	46N	32W
DRAWN BY		DATE OF PREPARATION	
M. Schlicht, PLS., PE		July 9, 2025	
JOB NO.		SCALE	
Creekside Ranch		1" = 100'	

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS

50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 625-9888 F: (816) 625-9849



Creekside Ranch Site Photos

SW Corner Looking NE



Creekside Ranch Site Photos

SE Corner Looking NW

