



## **AGENDA**

Raymore Planning and Zoning Commission Regular Meeting  
City Hall – 100 Municipal Circle  
Tuesday, July 21, 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 April 7, 2026 Meeting
- 6. Unfinished Business**
- 7. New Business**
  - A. Case No. 26014 Conditional Use Permit - CCPWSD No. 10 Water Tower (public hearing)
- 8. City Council Report**
- 9. Staff Report**
  - A. June Department Report
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

## **MEETING PROCEDURES**

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.



THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, APRIL 7, 2026** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: LOREN SHANKS, REGINALD TOWNSEND, MATTHEW WIGGINS, KELLY FIZER, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS MICHELLE PARKER, AARON HARRISON, AND ERIC SMITH. 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 March 3, 2026 meeting.**

**Motion by Commissioner Townsend, Seconded by Commissioner Shanks to approve the minutes from the March 3, 2026 meeting.**

**Vote on Motion:**

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

**Motion passed 5-0-1.**

**6. Unfinished Business - None**

**7. New Business -**

**a. Case #25026 - Eastbrooke 5th Final Plat**

City Planner Dave McCumber gave an overview of the Case. The application is for a final plat approval. The proposed development would include 49 lots and 3 tracts spanning 19.05 acres, for a total density of 2.57 dwelling units per acre. The proposed layout of the Eastbrooke 5th plat has deviated from the preliminary development plan for the rest of Eastbrooke. Creekmoor Drive will connect to the south at 163rd Street. In the original preliminary development plan, there used to be a looping street, but the plan changed creating 2 cul-de-sacs instead of the through street. The existing golf cart path will be moved further south for safety. Staff

recommends the Commission accept the findings of fact and forward the case to the City Council with a recommendation of approval.

Commissioner Urquilla asked why the number of lots is fewer than shown in the preliminary development plan.

Development Services Director David Gress noted that the original preliminary plan generally shows street layouts, land uses, and open space, but does not necessarily govern the specific number of lots. The MOU for Creekmoor outlines the number of lots for the development overall, which the final plat is in compliance with.

Mayor Turnbow asked about the different styles of homes, moving to smaller homes on smaller lots.

Mr. Gress stated that yes, the developers are moving to gallery style lots, which will be smaller than the other homes in the Creekmoor subdivision, and similar to other phases of Eastbrooke.

Mayor Turnbow wanted to clarify that the previously platted multi-family lots are being replaced by smaller, single-family homes.

Mr. Gress noted that yes, there used to be 2-family and 4-family lots proposed for the area, but since interests have changed, smaller, single-family homes are more attractive to buyers. The multi-family uses have been removed in the land use plan, and replaced with single family uses. The number of units has remained generally unchanged.

Chairman Wiggins asked about the Creekmoor PUD, and was under the impression that smaller lots were being phased out in Creekmoor.

Mr. Gress noted that the PUD did away with multi-family designations in the subdivision to allow for smaller, single-family lots instead.

Commissioner Wiggins noted he was under the impression that the MOU was for moving away from the smaller lots.

Mr. Gress stated that the MOU was to move away from multi-family uses in favor of single family uses, and smaller lots.

Commissioner Shanks had a question about all of the open space shown on the plans, and wanted to know who owns those tracts.

Chairman Wiggins noted most of that is flood plain.

Mr. Gress noted that the POA (Property Owners Association) owns the open space, and the golf cart path will be relocated to part of the open space.

**Motion by Commissioner Urquilla, Seconded by Commissioner Fizer to accept the Staff proposed Findings of Fact and forward Case #25026 - Eastbrooke 5th Final Plat, to the City Council with a recommendation of approval subject to the 2 conditions as outlined.**

**Vote on Motion:**

Commissioner Parker

Absent

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

**Motion passed 6-0-0.**

## **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, information on the City's current development projects and housing permit activity, and noted upcoming meetings and hearings.

Senior Engineering Technician Devon Perry gave an overview of Public Works ongoing and upcoming projects and answered any questions.

## **10. Public Comment**

There were no public comments.

## **11. Commission Member Comment**

Commissioner Shanks thanked Staff, and thanked everyone for voting.

Commissioner Townsend encouraged everyone to go vote, and noted that it's good to see the monthly development report. Townsend commented on the number of new dwellings in the City, as well as new subdivision lots.

Chairman Wiggins wished all candidates good luck in the election, and noted he may have a conflict for the next meeting and may not be attending.

Commissioner Fizer thanked Staff, and noted the Arts Commission has an upcoming event.

Commissioner Urquilla thanked Staff, and wished the candidates luck in the election.

Mayor Turnbow had no comment for the evening.

## **12. Adjournment**

**Motion by Commissioner Urquilla, Seconded by Commissioner Townsend to adjourn the April 7, 2026 Planning and Zoning Commission meeting.**

**Rollcall Vote on Motion:**

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

**Motion passed 6-0-0.**

The April 7, 2026 meeting adjourned at 6:20pm.

Respectfully submitted,  
David Gress

## 26014 Conditional Use Permit - Utility, Major

**APPLICANT:** Cass County PWSD No. 10

**Property Owner:** Cass County PWSD No. 10

**Engineering/Arch. Firm** Lamp Ryneearson, Inc.

**PROJECT LOCATION** REQUESTED ACTION

195th & W of PWSD  
Existing Tower Conditional Use Permit for a  
Major Utility use

### PROJECT NARRATIVE

The applicant is requesting a Conditional Use Permit to construct and operate a 185-ft tall water storage tank, categorized as a major utility under the UDC. The tank will be located immediately west of the district's existing tower east of 195th and Commerce Drive and the Raymore Commerce Center South development.



### ZONING AND LAND USE SUMMARY -

#### EXISTING ZONING

"PUD" Planned Unit Development

#### TOTAL TRACT SIZE

Proposed to be Platted 1.50 +/- Acres

#### SURROUNDING ZONING & LAND USE

**North:** "A" Agricultural District | Farming

**South:** "PUD" Planned Unit Development | Warehousing and Wholesaling

**East:** "BP" Business Park District | Utility Major

**West:** "PUD" Planned Unit Development | Warehousing



**INFORMATIONAL NOTICES OR MEETINGS -**

| NOTICE                | DATE                                                                                                                                                                  |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing Notice | <ul style="list-style-type: none"> <li>July 2, 2026 (Publication in North Cass Herald)</li> <li>July 3, 2026 (Mailed Notices to Adjoining Property owners)</li> </ul> |

**PAST PLANNING ACTIONS -**

- 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.
- On July 25, 2022, the City Council voted to approve the "PUD" rezoning request and Preliminary Development Plan for the property.
- 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.
- On November 10, 2025, the Raymore City Council approved the Raymore Commerce Center South 1st Final Plat (Bill No. 3997).
- On February 17, 2026, the Planning and Zoning Commission voted to recommend approval of the Raymore Commerce Center South 2nd Final Plat and forwarded the recommendation to the City Council for their February 23, 2026 Regular Meeting.
- On March 9, 2026, the Raymore City Council approved the Raymore Commerce Center South's 2nd Final Plat. (Bill No. 4018).

**STAFF COMMENTS -**

**Planning**

- A water tower is categorized as a Major Utility under the Unified Development Code, defined as: *"Services and utilities that have substantial impacts on surrounding areas, including but not limited to water and wastewater treatment facilities, public works garages, major water storage facilities, pumping stations, electric substations, gas regulator stations, telephone transmission structures, radio, and television and microwave relay towers"*.
- A major utility is a Conditional Use in all of the City's zoning districts, including the Raymore Commerce Center's PUD designation.
- The Cass County Public Water Supply District No. 10 (District) is proposing a 185-ft tall water tower on a 1.5 +/- acre property to be platted following the consideration of this application. The District has indicated that they operate two water towers which serve Raymore and the unincorporated areas surrounding the city's southern border. The District operates on two separate pressure zones. The proposed water tower is to support water service throughout the north pressure zone. This includes:
  - Future commercial areas both north and south of the N. Cass Parkway
  - The Venue, Saddlebrook, Dutchmen Acres, Prairieview, Sendera, and White Tail Run subdivisions
  - Raymore Commerce Center north and south
  - Future City Parkland (the Ranch)
  - Unincorporated areas south of Raymore
- According to their submitted application and project narrative, the District anticipates the need for an additional water tower to meet expected growth in this area of the county. Each of the existing towers have the capacity to hold up to 700,000 gallons of water. The proposed tower will hold up to 750,000 gallons, doubling the area's capacity. Per the Missouri Department of Natural Resources (DNR) the district is required to maintain at least 240,000 gallons of water for industrial fire flow alone with this new tower, the remaining gallons will serve other uses.
- In accordance with Section 485.020J2c, structures related to utility services such as water towers are exempt from the height requirements of the Unified Development Code.

- Notices of the public hearing were mailed to adjoining property owners, the neighboring Whitetail Run HOA, South Metro Fire District, Raymore-Peculiar School District, and city ward representatives.

### **Engineering**

- This water tower will be owned and operated by District 10 – the City of Raymore does not provide water service to this site.
- There is currently a 12" water main along the south side of 195th street that provides water service to the White Tail Run subdivision, and also the Raymore Commerce Center. No additional water mains are proposed to be constructed at this time as a part of this project.

### **ALIGNMENT WITH COMPREHENSIVE PLAN -**

The Comprehensive Plan and Future Land Use Plan identify this area as appropriate for industrial development. The proposed use of "Utility, Major" supports various developments in south Raymore, and a much larger area of unincorporated Cass County (see Attachment 1).

### **ECONOMIC DEVELOPMENT IMPACT -**

The proposed water tower will further support the needs of future commercial development along North Cass Pkwy, the Raymore Commerce Center (north and south), the developing residential subdivisions of Saddlebrook, Prairie View and Sendera along Hubach Hill, a future city park, and property further south within unincorporated Cass County. Increased and reliable water utilities will have a positive impact on the ability to serve growing areas of Raymore and its surrounds.

### **FINDINGS OF FACT -**

Under 470.030(E) of the Unified Development Code, the Planning and Zoning Commission and City Council are directed to make findings of fact taking into consideration the following in the deliberation of a Conditional Use Permit request:



1. The proposed conditional use complies with all applicable provisions of the Unified Development Code.

The proposed conditional use does comply with all applicable provisions of the Unified Development Code. Staff has recommended conditions, if accepted by the Planning and Zoning Commission and City Council, will ensure compliance with the Unified Development Code.

2. It is in the interest of the public welfare or convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

Land area surrounding the proposed water tower is located within the Water District #10 service area. The proposed use will both stabilize water pressures for existing customers of the District, and support the continued development of south Raymore, including residential, commercial, a future public park, and the Raymore Commerce Center (north and south). While the new water tower is larger than the existing, it will be located west of the existing, diminishing its presence from the residential subdivision nearly a quarter mile to the east. Naturally, water towers are located at higher elevations to provide adequate pressure to all of their service areas, so it will be seen from afar, much like other water towers in the city.

3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located

The proposed use of the property will not cause substantial injury to the value of properties in the surrounding neighborhoods. The proposed tower is adjacent to an existing water tower of similar size and scale, and is located further away from existing neighborhoods and residential uses in the immediate area. The new tower will supply needed water service to the surrounding properties, both within Raymore and south in unincorporated Cass County.

4. It is compatible with the character of the surrounding property in terms of site planning, building scale, and project design.

The proposed tower is compatible with its immediate surroundings next to the existing water tower and the Raymore Commerce Center South. Residential uses exist to the east of the project, but are separated by the existing water tower parcel and unincorporated agricultural land.

5. It is compatible with the character of surrounding property in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation.

The proposed use is compatible with the operating characteristics of the surrounding properties and produces less traffic, noise and lighting than other uses in the area.

6. Whether the location and size of the conditional use, the nature or intensity of the proposed conditional use would prevent the development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will adversely affect the immediate neighborhood, consideration must be given to:

*6a. The location, nature and height of buildings, structures, walls, and fences on the site*

The proposed tower is approximately 185 feet tall, which is similar to the height of the existing adjacent tower. As previously noted, the proposed tower's location west of the existing tower helps to diminish its presence from the subdivision and residential uses to the east. West of the site is the Raymore Commerce Center South development, which is occupied by larger industrial buildings. The property will be fenced similarly to the existing tower, and the Raymore Commerce Center. Due to the nature of a water tower, it will be seen from further distances, but is not expected to be a detriment to surrounding developments. Staff has provided photographs of the existing water tower as seen from adjacent properties within the staff report. In accordance with Section 485.020(J)2c, structures related to utility services such as water towers are exempt from the height requirements of the Unified Development Code.

*6b. The nature and extent of landscaping and screening on the site.*

Staff has recommended that the landscape buffer present along 195th Street in front of Raymore Commerce Center South be extended east to the property line of the existing tower in accordance with Section 430.070(B).

7. Off-street parking and loading areas will be provided in accordance with the standards set forth in the Unified Development Code, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect

The site will be accessed via the existing driveway from 195th Street, and no new access

points are proposed. Off-street parking for the proposed use is 1 space per 5,000 sq ft of lot area. The tower's proposed lot area is 65,341 +/- sq ft, which would equate to 13 off-street parking spaces. Due to the nature of a water tower and the district's operations, staff is recommending no additional paved parking spaces be required besides the driveway accessing the base of the tower, and the smaller associated parking area to the north of the tower. The District may build parking spaces, if necessary, to accommodate their needs. This will keep the impervious surface on the site to a minimum and reduce unnecessary water run-off. The proposed layout between the existing and proposed water towers provides sufficient space for shared parking areas between the two facilities.

8. Existing public facilities (infrastructure) and services are adequate to accommodate the additional demands of the proposed use or will be made to accommodate such demands without substantially increasing public expenditures.

Adequate public facilities and infrastructure exist to the site to serve the proposed use. No public improvements are necessary to the property. The proposed tower will simply tie into existing water infrastructure along 195th Street.

9. It will not have a significant adverse impact on pedestrian safety and comfort.

The proposed use will not have a significant adverse impact on pedestrian safety due to utilizing the existing drive approach to serve the new tower. Staff is recommending a sidewalk be extended across both the existing and new tower frontages. If not required with this application, the sidewalk would become a construction expense to the city at a later date. There is currently a sidewalk along the south side of 195th Street adjacent to the Raymore Commerce Center South, the South Metro Fire District station, and the Whitetail Run subdivision. This would help close the gap,, however, the property not currently within the city to the east would still need to annex, develop and provide the last bit of sidewalk to finalize the pedestrian connection along 195th Street.

10. Adequate access roads or entrance and exit drives will be provided and will be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys

The new tower will be accessed from the existing drive. With or without the staff recommended sidewalk installation, a large tree in the ROW near the existing driveway shall be removed to improve sight lines along 195th Street. A water tower is not anticipated to

generate significant new traffic along 195th Street.

11. All special conditions have been met as set forth by Chapter 420.

The Code does not provide any additional special conditions or use standards for the proposed use.

## PROJECT REVIEW SCHEDULE

| COUNCIL, COMMISSION OR BOARD   | ACTION                   | DATE                                                                                                   |
|--------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------|
| Planning and Zoning Commission | Review & Recommendation  | <ul style="list-style-type: none"> <li>July 21, 2026 <b>(PH)</b></li> </ul>                            |
| City Council                   | Review & Approval/Denial | <ul style="list-style-type: none"> <li>August 10, 2026 <b>(PH)</b></li> <li>August 24, 2026</li> </ul> |

## STAFF RECOMMENDATIONS -

Staff recommends the Planning and Zoning Commission accept the proposed findings of fact and forward **Case #26014 Conditional Use Permit - CCPWSD Water Tower**, to establish the "Utility, Major," land use at the property legally described in Attachment 1, subject to the following conditions:

1. A final plat shall be submitted for review prior to building permit review.
2. The District shall construct a public sidewalk along both the proposed and existing water tower frontages from west to east along 195th Street.
3. To improve sight distance visibility on 195th Street, the tree located within the ROW at the existing tower's access drive shall be removed.
4. A landscape buffer, consistent with Raymore Commerce Center South's buffer, shall be established along the water tower's frontage.
5. All signage, if desired, shall be approved in a separate application through Conditional Use Permit.

## PROJECT ATTACHMENTS -

1. Draft Bill
2. Project Narrative, Legal Description and Site Plan
3. Site Photos

**BILL XXXX**

**ORDINANCE:**

**"AN ORDINANCE OF THE CITY OF RAYMORE MISSOURI, APPROVING A CONDITIONAL USE PERMIT TO CASS COUNTY PUBLIC WATER SUPPLY DISTRICT NO. 10 TO CONSTRUCT AND OPERATE A WATER TOWER SOUTH OF 195<sup>th</sup> STREET IN RAYMORE, CASS COUNTY, MISSOURI"**

**WHEREAS**, after a public hearing was held November July 21, 2026, as required by Chapter 470 (Unified Development Code) of the Raymore City Code, the Planning and Zoning Commission has submitted its recommendation of approval with conditions to the Governing Body of the City of Raymore, Missouri; and,

**WHEREAS**, the Governing Body, City Council, of the City of Raymore, Missouri, in accordance with the provision of Chapter 89 RSMo and Chapter 470 (Unified Development Code), of the Raymore City Code, has held a public hearing on August 10, 2026, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Council hereby makes the findings of fact as recommended by the Planning and Zoning Commission and approves the Conditional Use Permit for the water tower subject to the following conditions:

1. A final plat shall be submitted for review prior to building permit review.
2. The District shall construct a public sidewalk along both the proposed and existing water tower frontages from west to east along 195th Street.
3. To improve sight distance visibility on 195th Street, the tree located within the ROW at the existing tower's access drive shall be removed.
4. A landscape buffer, consistent with Raymore Commerce Center South's buffer, shall be established along the water tower's frontage.
5. All signage, if desired, shall be approved in a separate application through Conditional Use Permit.

Section 2. A Conditional Use Permit is hereby approved for a water tower to locate on the property herein described:

All that part of Tract A, 195th Street, First Plat, a platted subdivision, together with all that part of the unplatted Northeast Quarter 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 12, 2025, as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 32; thence North 86 degrees 58 minutes 48 seconds West, on the North line of said Northeast Quarter, a distance of 200.00 feet to a point; thence departing said North line, South 03 degrees 19 minute 21 seconds

West, parallel with the East line of said Northeast Quarter, a distance of 40.00 feet to a point on the South right-of-way line of 195th Street as established by said 195th Street, First Plat, said point also being the Northeast corner of said Tract A, 195th Street, First Plat, and said point also being the Northwest corner of Lot 1, District 10 North Tower, a platted subdivision in said City of Raymore, the POINT OF BEGINNING; thence continuing South 03 degrees 19 minute 21 seconds West, on the West line of said Lot 1 and the East line of said Tract A and its Southerly prolongation, a distance of 286.70 feet to the Southwest corner of said Lot 1; thence North 86 degrees 58 minutes 48 seconds West, on the Westerly prolongation of the South line of said Lot 1 and parallel with the North line of said Northeast Quarter, a distance of 228.00 feet to a point; thence North 03 degrees 19 minutes 21 seconds East, on a line 228.00 feet West of and parallel with said West line of said Lot 1, a distance of 286.70 feet to a point on the North line of said Tract A, said line also being the South right-of-way line of said 195th Street; thence South 86 degrees 58 minutes 48 seconds East, on said South right-of-way line, a distance of 228.00 feet to the POINT OF BEGINNING, containing 65,368 Square Feet, or 1.5006 Acres, more or less.

Section 3. Effective Date. The effective date of approval shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS XXTH DAY OF XX, 2026.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS XXTH DAY OF XX, 2026, BY THE FOLLOWING VOTE:**

Councilmember Baker  
Councilmember Barber  
Councilmember Burke III  
Councilmember Circo  
Councilmember Engert  
Councilmember Holman  
Councilmember McDonald  
Councilmember Roe

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature

**NEW ELEVATED STORAGE TANK  
FOR  
PUBLIC WATER SUPPLY DISTRICT NO. 10  
CASS COUNTY, MISSOURI**

**Project Description**

P.W.S.D. #10, Cass County Missouri (District) currently maintains two elevated storage tanks that serve two distinct pressure zones. The North Pressure zone's tank has a capacity of 300,000 gallons while its South Pressure Zone tank is 400,000 gallons. Over the last five years, the District has seen faster than expected growth within their system and additional water demands are forecasted for the near future. Within the next few years, the District anticipates that the amount of potable storage will need to be increased to facilitate this growth.

Additionally, the Missouri Department of Natural Resources' (DNR) *Minimum Design Standards for Missouri Community Water Systems* state that the minimum "nominal" storage Capacity for systems providing fire protection shall be equal to the needed fire flow for the length of fire duration, plus the volume required to meet diurnal flow. This would require the District to maintain 240,000 gallons of storage for some industrial fire flow requirements alone.

The District requires additional storage to meet minimum storage requirements of the DNR.

**Tank Information**

Site – 195<sup>th</sup> Street (approximately 5,600 feet west of S. School Road)

Size – 750,000 gallons

Type – Composite, Legged, or Pedisphere

Height – 185 feet (subject to planning)

Existing Ground elevation – 1001 feet (survey to verify)

Top of tank elevation – 1185 feet

Overflow elevation – 1170 feet

Dimensions – 35 feet head range, 64 feet diameter (for composite style)

Cass County PWSD #10

Legal Description – New North Tank

All that part of the Northeast Quarter of Section 32, Township 46 North, Range 32 West of the Fifth Principal Meridian, also shown as Tract II on the ALTA/NSPS Land Title Survey for Otis Company by Anderson Survey Company dated October 16, 2023 (project 42932dw1\_2021-08-31), situate in the City of Raymore, Cass County, Missouri, being described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence North 86°58'45" West (Basis of bearing: Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of said Northeast Quarter, said line also being harmonious with the North line of the plat of DISTRICT 10 NORTH TOWER, a subdivision of record filed with the Cass County, Missouri Recorder of Deeds in Plat Book 21 at Page 53 on February 8, 2011, a distance of 199.87 feet (plat: South 89°53'43" East, 200.00 feet) to the Northwest corner of said plat, said corner also being harmonious with the Northeast corner of the plat of 195<sup>TH</sup> STREET, FIRST PLAT, an additional subdivision of record filed with said Recorder of Deeds in Book 26 at Page 89 on September 25, 2024; thence South 2°56'30" West, along the West line of said plat of DISTRICT 10 NORTH TOWER, said line also being harmonious with the East line of said plat of 195<sup>TH</sup> STREET, FIRST PLAT, a distance of 40.00 feet to the Northwest corner of Lot 1 of said plat of DISTRICT 10 NORTH TOWER, said point being the Point of Beginning; thence continuing South 2°56'30" West, along the West line of said Lot 1, a distance of 286.63 feet to the Southwest corner thereof (plat: North 0°00'28" East, 286.70 feet); thence North 86°57'28" West, along the Westerly prolongation of the South line of said Lot 1, a distance of 228.00 feet to the intersection with the line that is 228.00 feet West of and parallel with the West line of said Lot 1; thence North 2°56'30" East, along the line that is 228.00 feet West of and parallel with the West line of said Lot 1, a distance of 286.54 feet to the intersection with the South right-of-way line of E. 195<sup>th</sup> Street, as shown on said plat of 195<sup>TH</sup> STREET, FIRST PLAT and now hereby established; thence South 86°58'45" East, along the South right-of-way line of said E. 195<sup>th</sup> Street, a distance of 228.00 feet to the Point of Beginning.

Containing 65,341 square feet or 1.50 acres, more or less.



I:\engineering\0325022 csa no10 new north tank\DRAWINGS\CONSTRUCTION DRAWINGS\0325022 - Cover.dwg, 6/17/2026 10:03:07 AM, BRIAN KNUDSEN, LAMP RYNEARSON



## SITE LOCATION PLAN

**LAMP  
RYNEARSON**

LAMP RYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402) 496-2498  
NE AUTH. NO. CA0739  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970) 325-0342  
KANSAS CITY, MISSOURI  
3001 STATE LINE RD., STE. 200 (816) 361-2440  
MO AUTH. NO. E-20139119031 LS-2015043127

### DESIGNER / DRAFTER

CAH-PAL

### REVIEWER

CHAD A. HARRINGTON

### PROJECT NUMBER

0325022

### DATE

### SURFACE LOCATION

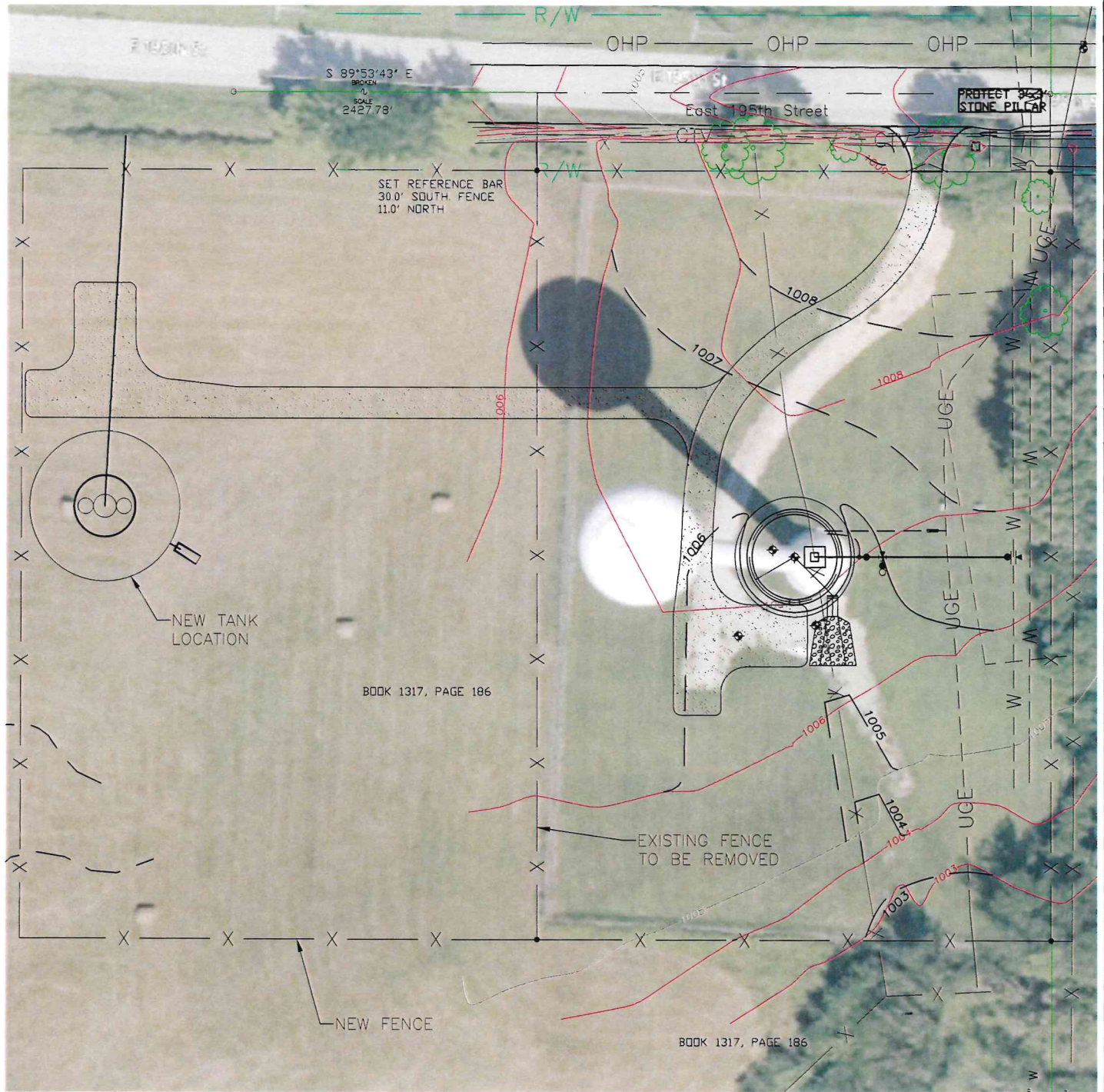
### BOOK AND PAGE

ELEVATED STORAGE TANK  
P.W.S.D. NO. 10  
CASS COUNTY, MISSOURI

1



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## SITE LAYOUT PLAN



**LAMP  
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402) 496-2498  
NE AUTH. NO. 046139  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970) 226-0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816) 361-0440  
MO AUTH. NO. E-20120119031 L&S-2019043127

### DESIGNER / DRAFTER

CAH-PAL

### REVIEWER

CHAD A. HARRINGTON

### PROJECT NUMBER

0325022

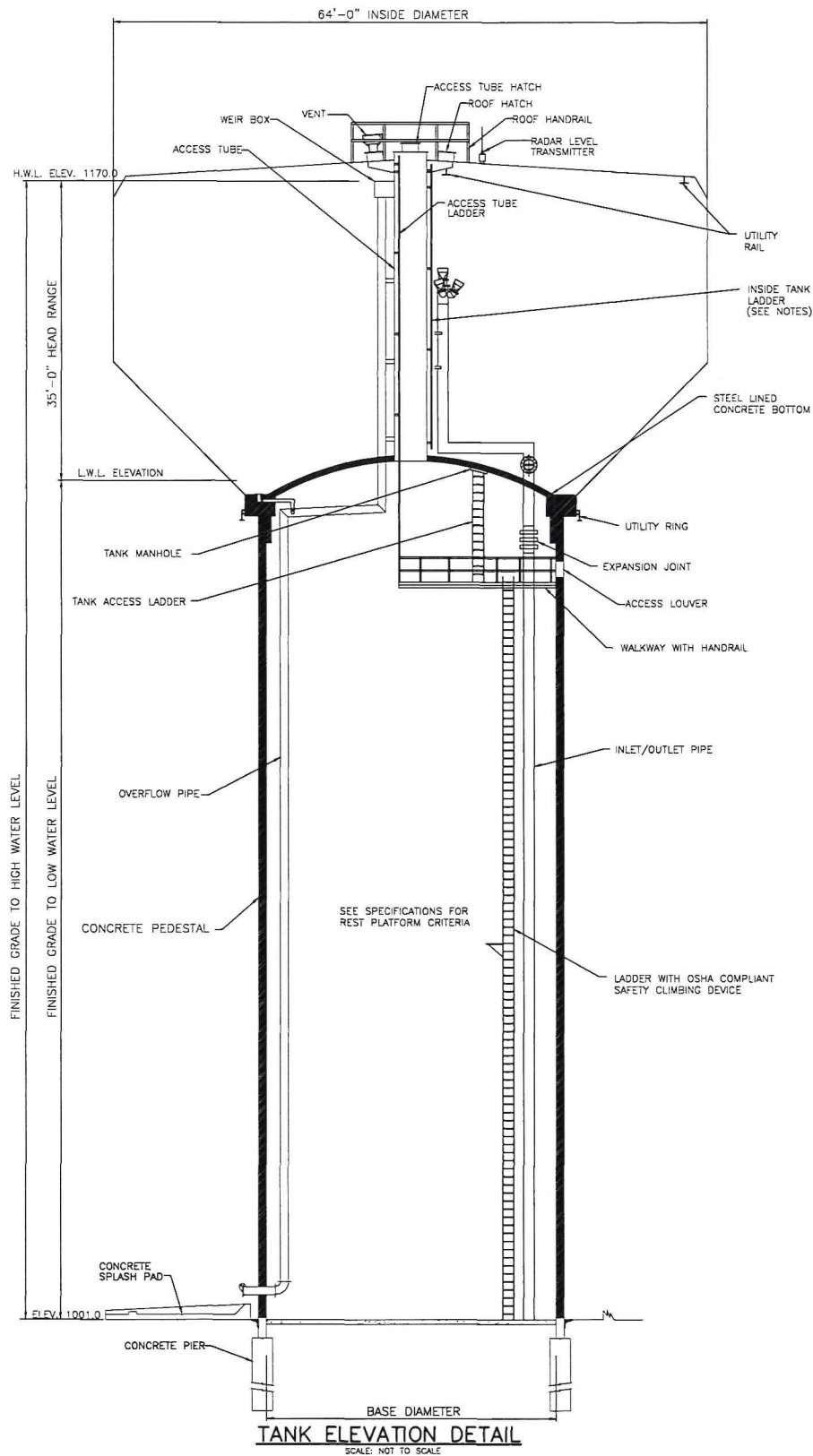
### DATE

### SURFACE LOCATION

### BOOK AND PAGE

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P.W.S.D. NO. 10  
CASS COUNTY, MISSOURI

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OMAHA, NEBRASKA  
14710 W. DOOGUE RD., STE. 100 (402) 496-2458  
NE AUTH. NO. CAC139  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970) 226-2342  
KANSAS CITY, MISSOURI  
900 S. STATE LINE RD., STE. 200 (816) 561-2440  
MO AUTH. NO. E-2013011963 / LS-2019043127

DESIGNER / DRAFTER

CAH-PAL

REVIEWER

CHAD A. HARRINGTON

PROJECT NUMBER

0325022

DATE

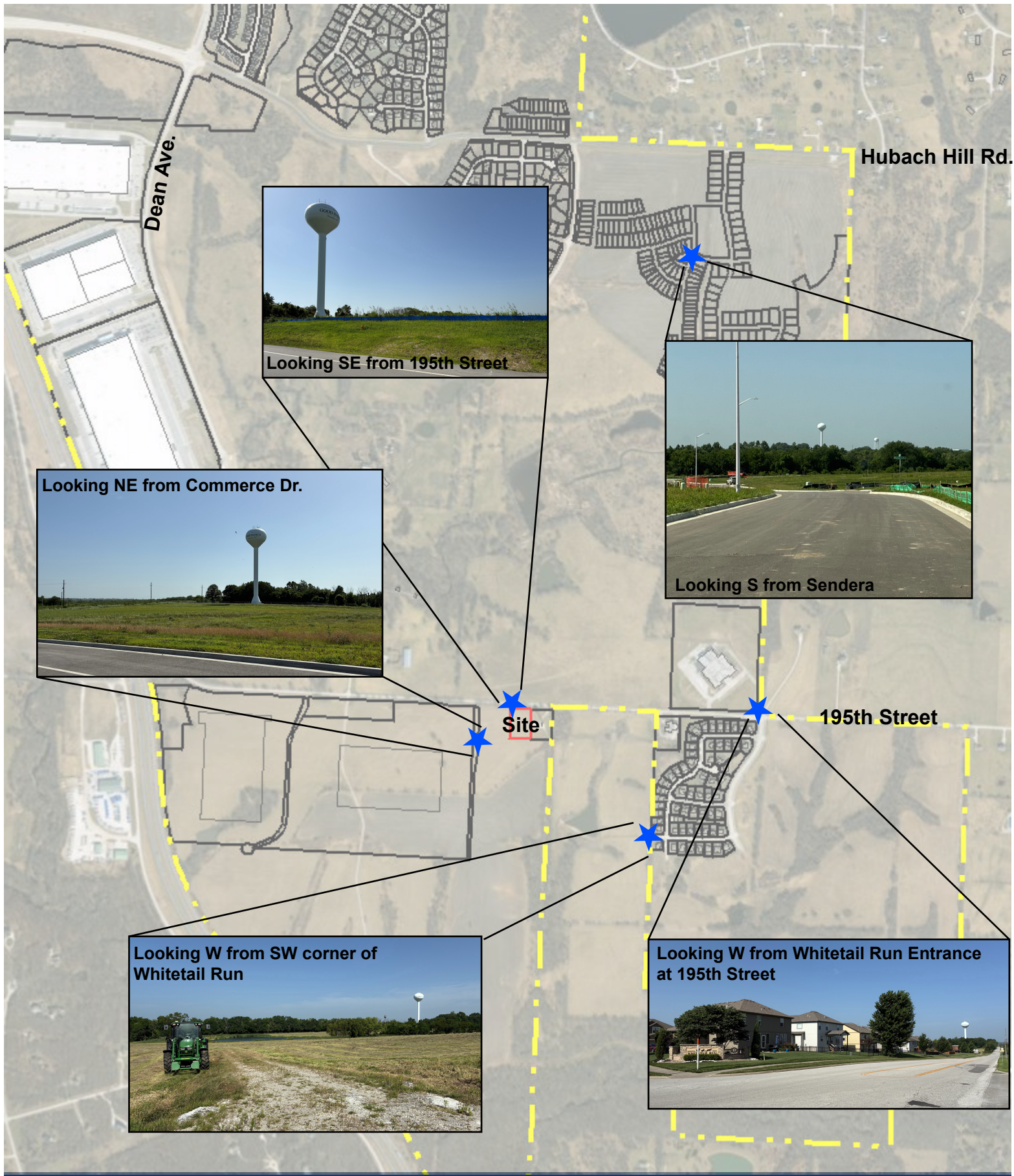
SURFACE LOCATION

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ELEVATED STORAGE TANK  
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CASS COUNTY, MISSOURI

3







Looking West from Whitetail Run Entrance on 195th Street



**Looking West from within Whitetail Run on Doe Drive**





Looking South from 195th Street



Looking NE from Commerce Drive





Looking South from Sendera Subdivision (Existing Tower on the Left)





**Commerce Center Landscape Buffer (Staff Recommendation) to be Extended Across Site**



## MONTHLY DEPARTMENT REPORT JUNE 2026

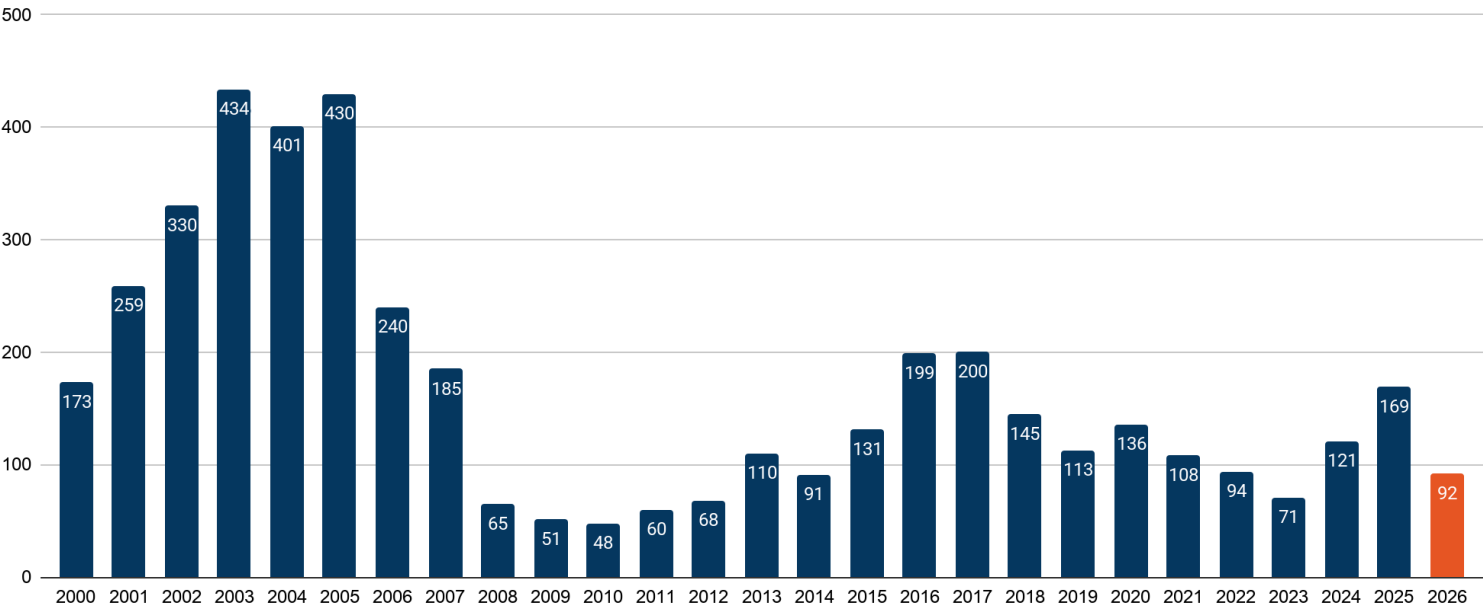
### BUILDING PERMIT & INSPECTION ACTIVITY -

| TYPE OF PERMIT                       | JUNE 2026   | 2026 YTD     | 2025 YTD     | 2025 TOTAL   |
|--------------------------------------|-------------|--------------|--------------|--------------|
| Detached Single-Family Residential   | 19          | 92           | 84           | 169          |
| Attached Single-Family Residential   | 0           | 20           | 0            | 0            |
| Multi-Family Residential (apartment) | 0           | 0            | 0            | 0            |
| General Permits (decks, roofs, MEP)  | 48          | 218          | 367          | 715          |
| Commercial                           | 1           | 9            | 15           | 28           |
| Sign Permits                         | 14          | 31           | 37           | 60           |
| BUILDING INSPECTIONS                 | JUNE 2026   | 2026 YTD     | 2025 YTD     | 2025 TOTAL   |
| Total No. of Inspections             | 377         | 2,044        | 2,404        | 4,894        |
| Residential Inspections              | 348         | 1,844        | 1,732        | 3,550        |
| Commercial Inspections               | 29          | 200          | 672          | 1,344        |
| INVESTMENT                           | JUNE 2026   | 2026 YTD     | 2025 YTD     | 2025 TOTAL   |
| Total Residential Permit Valuation   | \$6,793,640 | \$39,739,780 | \$29,997,090 | \$63,247,710 |
| Total Commercial Permit Valuation    | \$818,950   | \$3,606,460  | \$29,525,830 | \$98,904,525 |

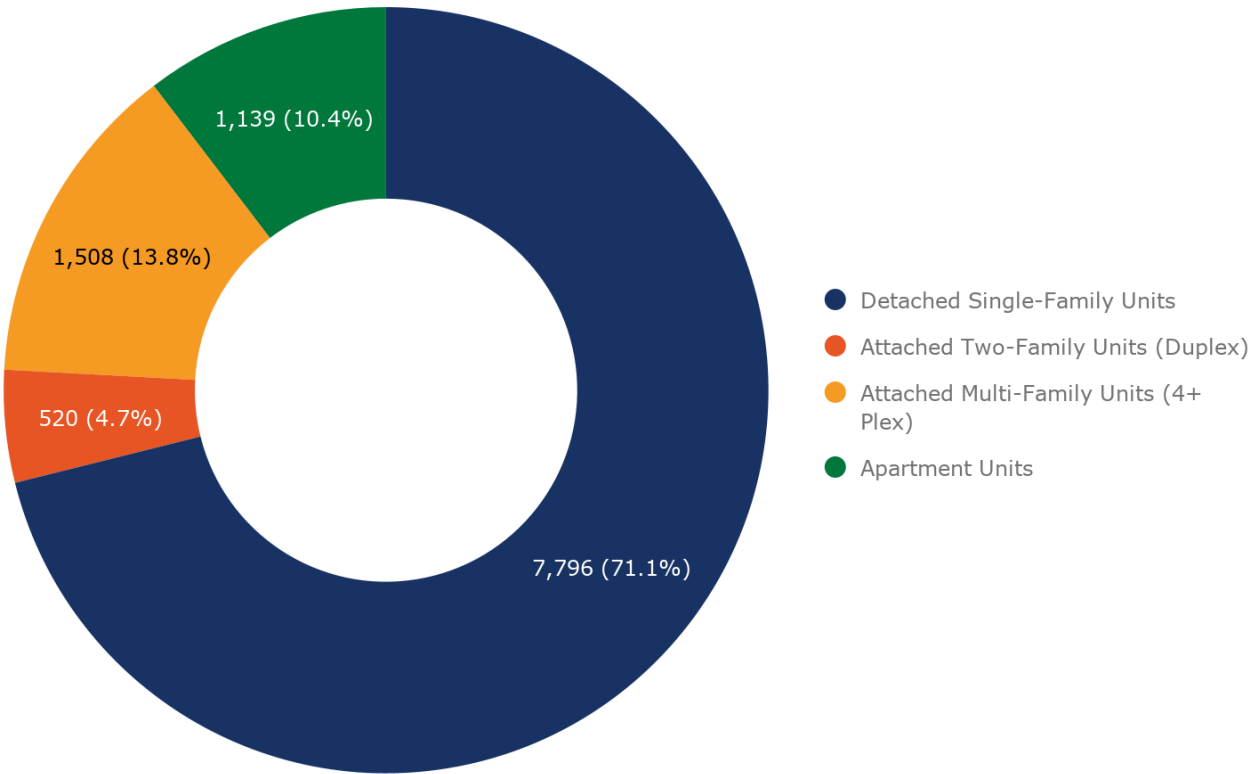
### BUILDING CONSTRUCTION ACTIVITY -

- 19 new single-family home permits were issued in the Sendera, Alexander Creek, Park Side, Sky-View East, Creekmoor and Creekside Ranch neighborhoods.
- The expansion of the South Metro Fire Administration Building, located at 341 N. Conway Street was permitted for construction

Single Family Residential Permit Trends 2000-2026



Existing Housing Unit Inventory

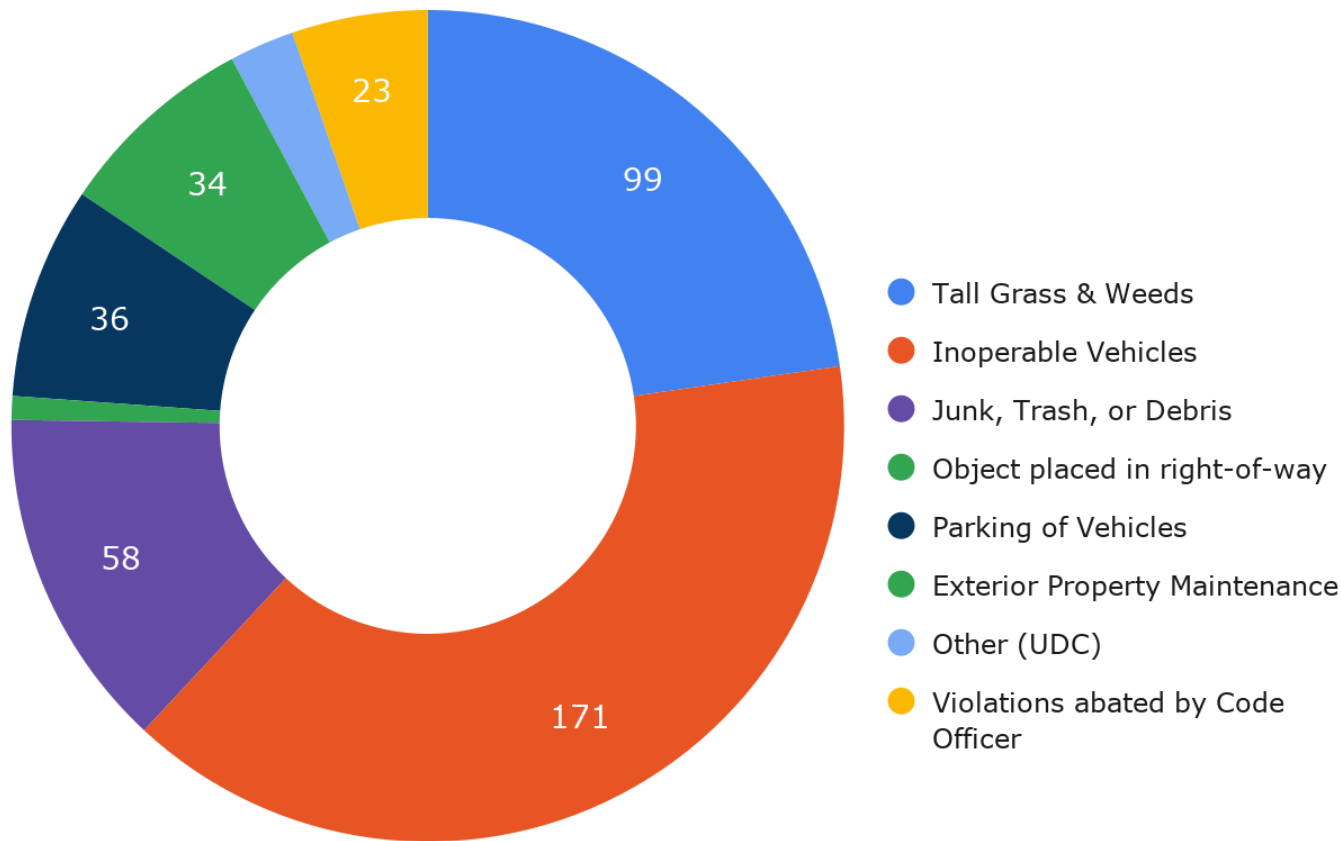




CODE ENFORCEMENT ACTIVITY -

| CODE ENFORCEMENT                                                                                           | JUNE 2026 | 2026 YTD | 2025 YTD | 2025 TOTAL |
|------------------------------------------------------------------------------------------------------------|-----------|----------|----------|------------|
| Code Enforcement Cases Opened                                                                              | 68        | 446      | 350      | 751        |
| <i>Notices Mailed</i>                                                                                      |           | 0        | 0        |            |
| Tall Grass/Weeds                                                                                           | 25        | 99       | 99       | 198        |
| Inoperable Vehicles                                                                                        | 9         | 171      | 116      | 213        |
| Junk/Trash/Debris in Yard                                                                                  | 12        | 58       | 46       | 114        |
| Object placed in right-of-way                                                                              | 1         | 4        | 8        | 13         |
| Parking of vehicles in front yard                                                                          | 7         | 36       | 29       | 86         |
| Exterior home maintenance                                                                                  | 6         | 34       | 17       | 54         |
| - Other (trash at curb early; signs; etc)                                                                  | 2         | 11       | 10       | 10         |
| Properties mowed by City Contractor                                                                        | 17        | 29       | 22       | 57         |
| Abatement of violations (silt fence repaired;<br>trees removed; stagnant pools emptied;<br>debris removed) | 0         | 0        | 0        | 21         |
| Signs in right-of-way removed                                                                              | 36        | 571      | 424      | 732        |
| Violations abated by Code Officer                                                                          | 6         | 23       | 23       | 41         |
| Citations Issued                                                                                           | 13        | 95       | 81       | 154        |

CODE ENFORCEMENT SUMMARY - 2026 Year-to-Date



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

### JUNE 2, 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items

### JUNE 8, 2026 CITY COUNCIL -

- 1st Reading - Lofts at Foxridge Water Line Easement - Vacation & Dedication, approved

### JUNE 10, 2026 BOARD OF ZONING ADJUSTMENT -

- Rupard Detached Garage Setback Variance - 606 Meadow Ct. (public hearing), approved

### JUNE 16, 2026 PLANNING AND ZONING COMMISSION -

- No Development Services items currently scheduled

### JUNE 22, 2026 CITY COUNCIL -

- 2nd Reading - Lofts at Foxridge Water Line Easement - Vacation & Dedication, approved

## TENTATIVE UPCOMING MEETINGS - JULY

### JULY 7, 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items

### JULY 13, 2026 CITY COUNCIL -

- No Development Services items currently scheduled

### JULY 21, 2026 PLANNING AND ZONING COMMISSION -

- Case No. 26014: Public Water Supply District No. 10 Water Tower #2 CUP (public hearing)

### JULY 27, 2026 CITY COUNCIL -

- No Development Services items currently scheduled

## JUNE DEPARTMENT ACTIVITY & EVENTS -

- Planning deck or roof repairs, building a new fence or shed or other home improvement projects? Always verify that your contractor is licensed with the City and be sure to check with the City regarding property maintenance code requirements. [Click here for more information.](#)
- The June 2 meeting of the Planning and Zoning Commission was canceled due to lack of business items.
- Senior Planner Dave McCumber attended the monthly South KC Planners Meeting hosted in Belton.

- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's annual conference.
- Development Services Director David Gress and Economic Development Director Jordan Lea presented to the Ray-Pec Sunrise Optimist club.

- The June 16 Planning and Zoning Commission meeting was canceled due to lack of business items.

- Development Services Director David Gress met with representatives from the Brookside HOA.

- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly events committee meeting.



- Economic Development Director Jordan Lea attended the Workforce Strategies for a Thriving Region: Housing and Child Care workshop hosted by the University of Central Arkansas, University of Arkansas, Crowder College, Northwest Arkansas Community College and the Federal Reserve Bank of St. Louis.
- Economic Development Director Jordan Lea attended the University of Missouri-Extension's child care community development bootcamp.
- Economic Development Director Jordan Lea attended the International Economic Development Council's monthly women economic developers affinity group meeting.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce coffee and conversation event hosted by 252 Leadership at T.B. Hanna Station.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly board of directors meeting.
- The June 16 meeting of the Planning and Zoning Commission was canceled due to lack of business items.
- Economic Development Director Jordan Lea attended the International Economic Development Council's emerging leaders webinar.
- Economic Development Director Jordan Lea toured the learning lab at the Junior Achievement of Greater Kansas City.
- Economic Development Director Jordan Lea attended SmartPortKC's investor networking event.

- Development Services Director David Gress and Economic Development Director Jordan Lea attended the ribbon cutting ceremony for [Victoria's Closet](#), located at 103 S. Jefferson St.
- Economic Development Director Jordan Lea attended the Women in Sports & Leadership Day at KC House with the Kansas City Area Development Council.
- Economic Development Director Jordan Lea presented on economic development to the local government class at Missouri Girls State and Missouri Boys State.
- Economic Development Director Jordan Lea participated in group judging for the International Economic Development Council's excellence award program.
- Economic Development Director Jordan Lea attended the University of Missouri-Extension's child care community development bootcamp.
- Economic Development Director Jordan Lea attended the Workforce YOU housing focus group meeting.
- Economic Development Director Jordan Lea attended the Raymore-Peculiar School District's Summer School Student Showcase.
- Development Services Director David Gress and Economic Development Director Jordan Lea assisted with the Rock the Ridge event, hosted by the Raymore Chamber of Commerce and Raymore Parks & Recreation.

