AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, September 17, 2024
6:00 PM

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Personal Appearances**

5. **Consent Agenda**
   A. Approval of Minutes from the September 3rd, 2024 Meeting

6. **Unfinished Business**

7. **New Business**
   A. Case #24009 Timber Ridge - Rezoning R1-P to R-2 (Public Hearing)
   B. Case # 24010 Timber Ridge - Preliminary Plat (Public Hearing)
   C. Case # 24012 Peak Auto - Conditional Use Permit - 217 N. Madison (Public Hearing)

8. **City Council Report**

9. **Staff Report**

10. **Public Comment**

11. **Commission Member Comment**

12. **Adjournment**

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

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

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 3, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE (arrived 6:01pm), LOREN SHANKS, JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, AND MAYOR TURNBOW. ABSENT WAS MARIO URQUILLA. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS (via Zoom), CITY PLANNER DYLAN EPPERT, PUBLIC WORKS DIRECTOR TRENT SALSBURY, CITY ATTORNEY JONATHAN ZERR, CITY MANAGER JIM FEUERBORN, AND ASSISTANT CITY MANAGER RYAN MURDOCH.

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 August 20, 2024 meeting.**

   Motion by Commissioner Faulkner, Seconded by Commissioner Petermann to approve the Consent Agenda.

   Vote on Motion:

Commissioner Bowie	Abstain
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

   Motion passed 7-0-1.

6. **Unfinished Business - None**

7. **New Business -**

   a. **Case #24015 FY 2025-2029 Capital Improvement Plan (Public Hearing)**

   Public hearing opened at 6:02pm.

   Assistant City Manager Ryan Murdock covered the items for the Capital Improvement Plan. Mr. Murdock covered the Capital Improvement Plan, including the proposed funding amounts for the Building & Equipment Replacement Program, Park Fee-in-Lieu Fund, Transportation Fund, Transportation GO Bond Fund, Excise Tax Fund, Capital Improvement Fund, Stormwater Sales Tax Fund, Park Sales Tax Fund, Sewer Connection Fund, and Enterprise Capital Maintenance Fund. The total funding for the 2024-2025 fiscal year is $7,853,857. Mr. Murdock and City Manager Jim Feuerborn answered any questions the Commission had.

Public hearing closed at 7:02pm.

Motion by Commissioner Faulkner seconded by Commissioner Petermann, to accept the Case #24015, FY 2025-2029 Capital Improvement Plan and forward to the City Council with a recommendation of approval.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

b. Case #24014 2024 Annual Review (UDC)

Mr. Gress and Mr. Eppert covered the proposed changes to the UDC, and answered any questions from the Commissioners.

Mayor Turnbow asked about the fireworks amendment, and whether certain areas of concern would be able to be amended under the UDC, or if it were a separate code issue.

Mr. Zerr noted that it would be a City Council adjustment.

Commissioner Shanks asked if an amendment could be made to allow churches with schools to be able to sell fireworks.

Mr. Gress noted that this would also be something the City Council would have to approve.

Chairman Wiggins asked if there was a maximum amount of fireworks tents allowed.

Mr. Eppert noted that there is not a maximum number allowed, just that with the development of Raymore, viable tent sites are becoming more limited.

Commissioner Faulkner asked Mr. Zerr if there is a limit of the number of signs allowed per property with regards to the sign code amendment.

Commissioner Faulkner asked if employee parking is not taken into consideration when determining the amount of parking required.

Mr. Eppert noted that the only project where employee parking was taken into account would have been for Scooters Coffee when customers are not allowed to go inside to order and is a drive-thru use only. Otherwise employee parking has not been considered in the past.

Motion by Commissioner Faulkner, seconded by Commissioner Smith, to approve Case #24014, 2024 Annual Review (UDC), and direct Staff to move forward with drafting the 37th amendment to the UDC.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

8. City Council Report

City Attorney Jonathan Zerr gave an update on the most recent City Council meetings held since the Commission last met.

9. Staff Report

Mr. Eppert gave the Staff report, highlighting that the next meeting is scheduled for September 17th, 2024. There are three items on the next meeting agenda. Mr. Gress gave the monthly department report. Mr. Salsbury gave the Engineering department report.

10. Public Comment

Gary Paul, 814 W Saint Charles, Independence MO, came to the podium to give a comment. He is an owner of a fireworks tent that sets up every year on the grass lawn beside a church. Asphalt lots are hard to come by for a fireworks tent, though they are most desirable. Many asphalt lots don't want tent stakes in their pads, and Mr. Paul voiced his concern about being able to continue business in Raymore if the UDC amendment passes.

11. Commission Member Comment

Commissioner Bowie had no comment for the evening.

Commissioner Shanks thanked Staff.

Commissioner Petermann enjoyed both review presentations, thanked staff.

Commissioner Faulkner thanked Staff.

Chairman Wiggins thanked Staff.

Commissioner Fizer thanked Staff.

Commissioner Smith thanked Staff.

Mayor Turnbow gave thoughts about the World Cup 2026 temporary population growth.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Petermann, to adjourn the September 3, 2024 Planning and Zoning Commission meeting.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

The September 3, 2024 meeting adjourned at 8:03pm.

Respectfully submitted,
Emily Jordan

RAYMORE development services

PLANNING APPLICATION

STAFF REPORT

PLANNING AND ZONING COMMISSION MEETING: 09/17/24

TIMBER RIDGE REZONING "R-1P" to "R-2"

APPLICANT -	
Property Owner:	Hunt Midwest Real Estate
Engineering/Arch. Firm	Engineering Solutions

PROJECT LOCATION	REQUESTED ACTION
NE Corner of Dean Ave. and Johnston Dr.	Rezoning from "R-1P" to "R-2"

PROJECT NARRATIVE

An application was filed requesting rezoning from "R-1P" Single-Family Residential Planned District to "R-2" Single and Two-Family Residential District for approximately 17 acres of land.

ZONING AND LAND USE SUMMARY -

EXISTING ZONING	PROPOSED ZONING
"R-1P" Single-Family Residential Planned District	"R-2" Single and Two-Family Residential District.

SURROUNDING ZONING & LAND USE

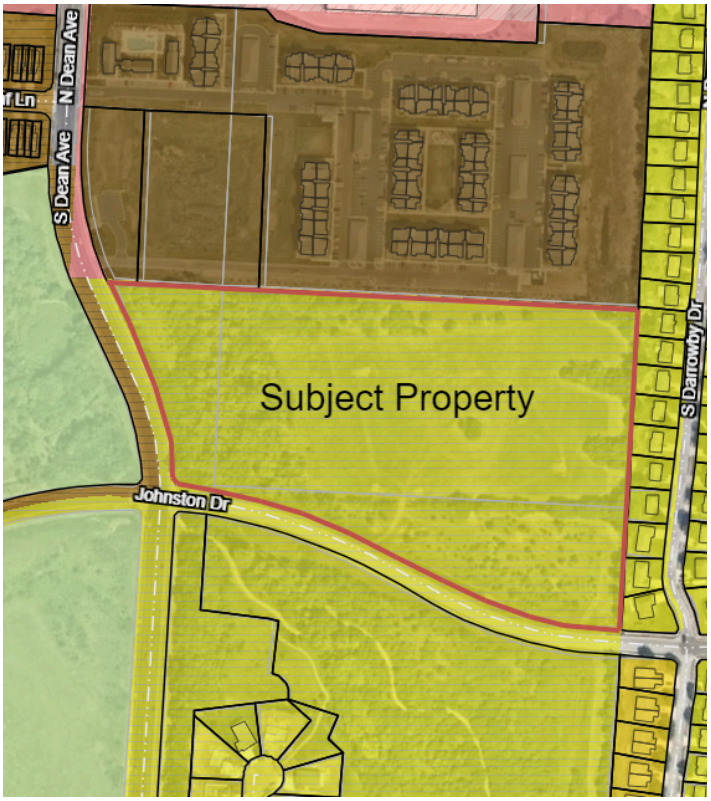
North: R-3B, Apartment Community Residential

South: R-1P, Single-Family Residential Planned

East: R-1, Single Family Residential District

West: R-3AP, Multi-Family Residential Planned PUD, Planned Unit Development

TOTAL TRACT SIZE	NUMBER OF LOTS
17.01 Acres	35 Lots (70 dwelling units)



INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Good Neighbor Meeting	• August 14, 2024
Public Hearing Notice	• August 28, 2024 **(North Cass Herald)** • September 25, 2024 **(North Cass Herald)**

PAST PLANNING ACTIONS -

1. On January 26, 2004, an application to rezone the entirety of the Timber Trails development from its previous "A" and "M-1" zoning designations to R-1P and R-3P zoning designations was approved by City Council.

2. The first final plat for the Timber Trails townhome development was approved on february 14, 2005 and included 17 buildings, containing a total of 68 townhome units, all of which have been constructed.

3. At its August 11, 2014 meeting City Council approved a conditional use permit for a senior living facility (Benton House) to be located west of the subject property. On September 2, 2014, the Planning and Zoning Commission approved the Benton House of Raymore Site Plan.

4. On April 25, 2022, the City Council approved the PUD rezoning and Preliminary Development Plan for Allera, a 170-lot detached single family development, that also included a 9-unit live/work attached single family component. No applications following this approval have been filed.

5. On September 26, 2022 the City Council approved the Timber Trails 3rd Plat south of the subject property.

6. On July 24, 2024, the City Council voted to approve the Timber Trails Mixed-Use preliminary development plan and rezoning west of the subject property.

7. The applicant has also filed a Preliminary Plat application for Timber Ridge to run concurrently with the Rezoning application.

STAFF COMMENTS -

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

DIMENSIONAL STANDARD	EXISTING ZONING	PROPOSED ZONING
Lot Size	8,400 Sq Ft.	10,000 Sq Ft.
Lot Size per Dwelling Unit	8,400 Sq Ft.	5,000 Sq Ft.
Lot Width x Lot Depth	63.4 x 100 Ft.	70 x 100 Ft.
Front-Yard Setback	30’	30’
Side-Yard (Exterior)	30’	15’
Side-Yard (interior)	10% of lot width minimum 6.5’, max 10’	10’
Rear-Yard Setback	30’	30’
Building Height	35’	35’
Building Coverage	30%	30%
Open Space Requirement	50%	30%

- A Good Neighbor Meeting was held on August 14, 2024 at City Hall beginning at 6:00pm. No one from the public was present for the Good Neighbor Meeting. City Staff as well as the applicant concluded the Good Neighbor Meeting at 6:15pm. There were a number of calls/emails from residents and the general consensus of questions were as follows:
    - Will this be low income housing? **(No this will not be low income housing).**
    - Will this overburden the School district? **(City Staff spoke with the school district and this development will not overburden the school district and they remained neutral on the project.)**
    - Will this project be proposing more apartments or condos? **(No, this project is considered an attached single-family project).**

- Notices were mailed out to 27 adjoining property owners. To this point three calls have been received from surrounding property owners and were asking what kind of development was happening and the only concern was if this proposal would overcrowd the Raymore-Peculiar School District.

  After speaking with School District staff, they did not express the same concern for this proposed development and remain neutral on the project overall. This proposed project is located within the Eagle Glen Elementary School attendance boundaries.

- City Staff has prepared an Memorandum of Understanding (MOU) for the rezoning of the subject property. The MOU will restrict future development to the number of units and general layout of the submitted Preliminary Plat. The MOU will be finalized prior to 1st reading by the City Council of the rezoning application.

- If the rezoning application is approved, the applicant will still have to receive approval for the Preliminary Plat as well prior to preparing a final plat application.

- The current zoning, R-1P, Single Family Residential Planned District, permits only the construction of detached single family dwellings, while the proposed R-2 Single and Two Family Residential District allows for both detached single family dwellings and two-family dwellings (duplexes).

PUBLIC WORKS & ENGINEERING:

- The rezoning of this property does not impact The City of Raymore's ability to provide city services to this proposed development.

ALIGNMENT WITH COMPREHENSIVE PLAN -

Growth Management Plan - The Future Land Use Plan Map designates this property as appropriate for low density residential development, which is generally, but not always limited to, detached single family homes.

Two-family dwellings, or duplexes, are generally considered to be Moderate Density Residential according to the GMP, and often buffer low-density land uses from higher density land uses.

Major Street Plan - The Major Thoroughfare Plan Map classifies Dean Ave. as a Minor Arterial and Johnston Dr. as a Minor Collector.

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 character of the neighborhood varies from commercial to the north and west (Raymore Galleria and approved Timber Trails Mixed Use project) to high density on the north and west (The Depot) and (Timber Trails Townhomes) to single-family and two-family homes to the east and south of the subject property.

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

The subject property is currently undeveloped with dense trees and vegetation towards the western end of the property. There is also a creek that runs through the treed area of the property. The property is also elevated from Johnston Dr. and slopes from north to south with a ridge that bisects the property. To the north of the subject property has recently been developed into an apartment community, to the east is an existing single-family and two-family subdivision (Foxhaven), the the south of the property is green space that contains a walking trail that connects to the existing single-family homes (Timber Trails subdivision) and finally to the west of the property is a senior living facility and existing townhomes. The area to the west also includes an undeveloped parcel with and approved plan for apartments, a hotel and large commercial retail space.

3. Consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore.

The Growth Management Plan identities this area as appropriate for Low Density Residential Development, which is typically in the form of detached single family homes. Two-family dwellings, according to the GMP, typically take the form of duplexes, and often buffer lower density land uses from high density land uses.
Given the surrounding uses of the property, including the Raymore Galleria (commercial), Depot (apartments), and future timber trails mixed use, this proposed development provides for a good transition from commercial and high density residential to the west and north from the single-family homes that exist on the east and south of the property. Foxhaven which is directly east of the subject property also contains several two-family homes that are adjacent to the subject property (southeast corner).

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

The subject property is well suited for residential development in general. Under the current Unified Development Code the current zoning of "R-1P" Single-Family Residential Planned District, the property is restricted only to the construction of detached single family dwelling units, and not two-family dwellings. If the subject property is reclassified to the designation of "R-2" Single and Two-Family Residential District, both detached single family and two-family dwellings would be permitted. This is suitable for two-family homes as it provides for a good transition from surrounding uses of the subject property from the single-family homes that exist to the south and the east.

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

There have been three projects that have been approved recently including the apartment community (The Depot) to the north, the mixed use project (Timber Trails Mixed Use) that includes a hotel, apartments and a commercial building to the west and a recent expansion of the single family subdivision to the south, Timber Trails 3rd Plat. No significant changes have been made in the area surrounding the subject property since the approval of the existing R-1P zoning designation.

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

The proposed zoning map amendment would not detrimentally affect the surrounding properties. Given the development of the Raymore Galleria (commercial) the Depot at Raymore (apartment community), and the Timber Trails Mixed Use development, the subject property, under the proposed zoning designation, provides a logical land use buffer between commercial and multi-family land uses to the north, and lower intensity land uses to the south. The Unified Development Code does not require any screening from the subject property being R-2 to the property to the east being zoned R-1 however, the applicant has provided a landscape plan that will provide for an additional buffer.

The subject property is also directly adjacent to Dean Avenue, a major thoroughfare within the City. The proposed land use also provides a buffer between traffic activity along Dean Avenue and the Foxhaven subdivision.

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

The Engineering division has reviewed the application and the proposal is consistent with the standards and requirements of the City of Raymore. Adequate capacity exists within the system to provide utilities to the development under the proposed zoning amendment. Additionally, the recent connections of Johnston Drive provide for adequate traffic circulation to and from the subject property onto the major arterial roadways in the City.

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

Under the existing zoning classification, the subject property is restricted to R-1 single family residential development only. The property is suited to be developed as such under the existing zoning, but would be a much lower-intensity land use abutting higher intensity land uses to the north.

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

This property was originally zoned R-1P as part of the original Timber Trails master plan which was approved back in 2004. The site has been single-family residential and has remained undeveloped since then.

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

The proposed development is in the public interest. The proposed land use provides a logical land use buffer between existing commercial and higher intensity residential land uses, and established single family neighborhoods (Timber Trails and Foxhaven). The Future Land Use Map within the GMP identifies two-family dwellings as appropriate uses in areas that abut higher density land uses and buffer lower density land uses. Two-family developments are not new to the City of Raymore but the architecture as well as the proximity to local businesses will provide for another quality housing choice for both existing and future residents of Raymore.

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

There will not be a gain to the public health, safety and welfare of the community as a result of the denial of the application. The property is still suitable to be developed under the current zoning in the future.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	September 17, 2024
City Council	Review & Approval/Denial	October 14, 2024 October 28, 2024

STAFF RECOMMENDATIONS -

The proposed development respects the surrounding zoning districts and uses and provides a logical land use transition from more intense uses located to the north and west of the subject property and the single and two-family subdivision that exist to the east as well as the single-family subdivision to the south of the subject property.

City Staff recommends that the Planning and Zoning Commission accept the Staff proposed findings of fact and forward Case #24009 Timber Ridge - Rezoning to the City Council with a recommendation of approval.

PROJECT ATTACHMENTS -

1. Staff Report - Site Photos
2. Concept Plan

Timber Ridge - Site Photos

View looking north from Dean Ave. and Johnston Dr.

View looking north from Johnston Dr.

View looking northwest from the southeast property corner

Timber Ridge

PRELIMINARY PLAT LOTS 1 - 35 & TRACTS A-B

Part of the NW 1/4 Section 17, Township 46 N, Range 31 W

RAYMORE, CASS COUNTY, MISSOURI

PRELIMINARY PLAT
SCALE: 1" = 50'

SETBACKS
FRONT = 30'
SIDE = 10'
BACK = 30'

TRACT A
175873.10 SQ FT
4.04 ACRES

31
37957.13 SQ FT
0.87 ACRES

32
21072.68 SQ FT
0.48 ACRES

33
13636.03 SQ FT
0.31 ACRES

34
11385.03 SQ FT
0.26 ACRES

35
15498.08 SQ FT
0.36 ACRES

29
14187.68 SQ FT
0.33 ACRES

28
14550.00 SQ FT
0.33 ACRES

27
14550.00 SQ FT
0.33 ACRES

26
14550.00 SQ FT
0.33 ACRES

25
13343.48 SQ FT
0.31 ACRES

8
18808.01 SQ FT
0.43 ACRES

7
14918.71 SQ FT
0.34 ACRES

6
10217.60 SQ FT
0.23 ACRES

5
10233.40 SQ FT
0.23 ACRES

4
10233.40 SQ FT
0.23 ACRES

3
10233.40 SQ FT
0.23 ACRES

2
10235.29 SQ FT
0.23 ACRES

1
10982.86 SQ FT
0.25 ACRES

TRACT B
10604.05 SQ FT
0.24 ACRES

22
10344.37 SQ FT
0.24 ACRES

23
10081.35 SQ FT
0.23 ACRES

24
10083.32 SQ FT
0.23 ACRES

25
10129.94 SQ FT
0.23 ACRES

9
10157.85 SQ FT
0.23 ACRES

10
10053.53 SQ FT
0.23 ACRES

11
10078.80 SQ FT
0.23 ACRES

12
10264.31 SQ FT
0.24 ACRES

21
11240.70 SQ FT
0.26 ACRES

20
9754.43 SQ FT
0.22 ACRES

19
11566.95 SQ FT
0.27 ACRES

18
15469.96 SQ FT
0.36 ACRES

17
18352.08 SQ FT
0.42 ACRES

16
13209.37 SQ FT
0.30 ACRES

15
12608.50 SQ FT
0.29 ACRES

14
11897.16 SQ FT
0.27 ACRES

13
11079.84 SQ FT
0.25 ACRES

STREET 1
STREET 2
STREET 3
STREET 4

Site Data Table

Total Area	*17.01 acres (741,030.98 sq. ft.)*
Proposed Site	
Site Area	*17.01 Acres*
Building	*218,712 sq. ft.*
Driveway	*87,378 sq. ft.*
Street	*58,090 sq. ft.*
Impervious Area	*364,180 sq. ft (49.4% of Site)*
Total Units	*70*
Total Lots	*35*
Density	*4.12 units per acre*

Parking
136 Required
136 Standard (5 ADA Accessible)

Provided

Driveway	1 PER UNIT = 70
Garage	1 PER UNIT = 70
Total per Unit	70 UNITS x 2 = 140
Curbside Visitor	0
Total Parking Spaces	140

Current Zoning: R-1P
Proposed Zoning: R-2

SITE

VICINITY MAP

ENGINEERING SOLUTIONS
-ENGINEERING & SURVEYING-
5828 SOUTH 71 TH EAST
LEES SUMMIT, MO 64082
P:816.623.5900 F:816.623.5949

Professional Registration
Missouri
Engineering 2005037188-D
Surveying 2005000319-D
Kansas
Engineering E-1635
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2011

Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

Project
TIMBER RIDGE
RAYMORE, MO

Issue Date:
July 19, 2024

PRELIMINARY PLAT
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHILLER
NUMBER
PROFESSIONAL ENGINEER

Matthew J. Schiller
MO PE 2005037708
KS PE 18071
OK PE 31226
NE PE E-14335

REVISIONS

C.102

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
56 SE NOTI STREET
LEES SUMMIT, MISSOURI 64063
P:(816) 623-9464 | F:(816) 623-9465

Professional Registration
Missouri
Engineering 2006022198-D
Surveying 2005044719-D
Kansas
Engineering E-1635
Surveying LS-219
Oklahoma
Engineering 6204
Nebraska
Engineering CA-3091

Raymore Storage Center
308 E. Walnut Street
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO.
Date: July 10, 2024

Dimension Plan
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 28226
NE PE E-14335

REVISIONS

C.100

RAYMORE development services

PLANNING APPLICATION

STAFF REPORT

PLANNING AND ZONING COMMISSION MEETING: 09/17/24

TIMBER RIDGE SUBDIVISION *PRELIMINARY PLAT*

APPLICANT -	
Property Owner:	Hunt Midwest Real Estate
Engineering/Arch. Firm	Engineering Solutions

PROJECT LOCATION	REQUESTED ACTION
NE Corner of Dean Ave. and Johnston Dr.	Preliminary Plat approval

PROJECT NARRATIVE

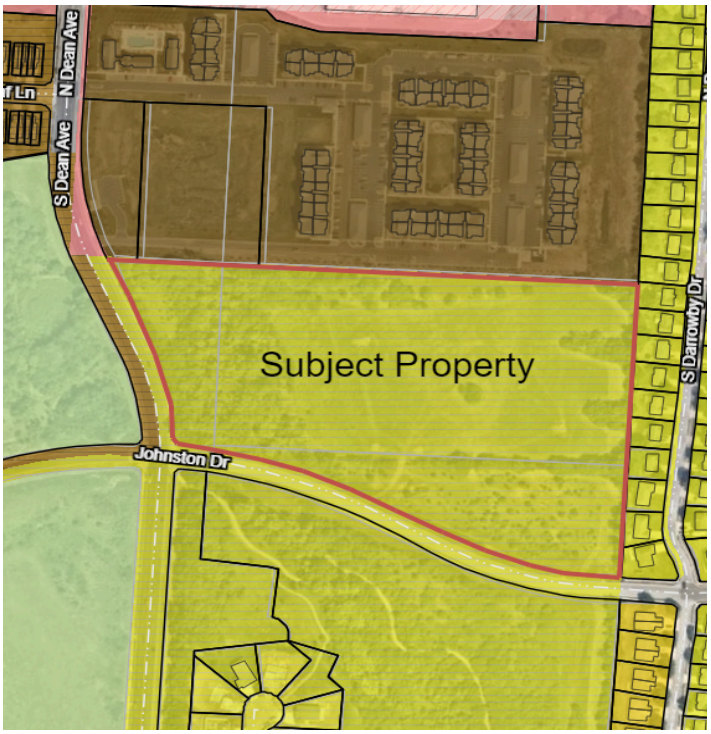
An application was filed requesting preliminary plat approval for a proposed 35-lot residential subdivision totaling 70 dwelling units.

ZONING AND LAND USE SUMMARY -

EXISTING ZONING	PROPOSED ZONING
"R-1P" Single-Family Residential Planned District	"R-2" Single and Two-Family Residential District

SURROUNDING ZONING & LAND USE	
North:	R-3B, Apartment Community Residential
South:	R-1P, Single-Family Residential Planned
East:	R-1, Single Family Residential District
West:	R-3AP, Multi-Family Residential Planned PUD, Planned Unit Development

TOTAL TRACT SIZE	NUMBER OF LOTS	NUMBER OF DWELLINGS	DENSITY du/ac
17.01 Acres	35	70	4.12



INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Good Neighbor Meeting	• August 14, 2024
Public Hearing Notice	• August 28, 2024 **North Cass Herald Newspaper** • September 25, 2024 **North Cass Herald Newspaper**

PAST PLANNING ACTIONS -

1. On January 26, 2004, an application to rezone the entirety of the Timber Trails development from its previous "A" and "M-1" zoning designations to R-1P and R-3P zoning designations was approved by City Council.

2. The first final plat for the Timber Trails townhome development was approved on february 14, 2005 and included 17 buildings, containing a total of 68 townhome units, all of which have been constructed.

3. At its August 11, 2014 meeting City Council approved a conditional use permit for a senior living facility (Benton House) to be located west of the subject property. On September 2, 2014, the Planning and Zoning Commission approved the Benton House of Raymore Site Plan.

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STAFF COMMENTS -

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

DIMENSIONAL STANDARD	EXISTING ZONING	PROPOSED ZONING
Lot Size	8,400 Sq Ft.	10,000 Sq Ft.
Lot Size per Dwelling Unit	8,400 Sq Ft.	5,000 Sq Ft.
Lot Width x Lot Depth	63.4 x 100 Ft.	70 x 100 Ft.
Front-Yard Setback	30’	30’
Side-Yard (Exterior)	30’	15’
Side-Yard (interior)	10% of lot width minimum 6.5’, max 10’	10’
Rear-Yard Setback	30’	30’
Building Height	35’	35’
Building Coverage	30%	30%
Open Space Requirement	50%	30%

- Notices were mailed out to 27 adjoining property owners. To this point three calls have been received from surrounding property owners and were asking what kind of development was happening and the only concern was if this proposal would overcrowd the Raymore-Peculiar School District.

  After speaking with School District staff, they did not express the same concern for this proposed development and remain neutral on the project overall. This proposed project is located within the Eagle Glen Elementary School attendance boundaries.

- A Good Neighbor Meeting was held on August 14, 2024 at City Hall beginning at 6:00pm. No one was present for the Good Neighbor Meeting. City Staff as well as the applicant concluded the Good Neighbor Meeting at 6:15pm. There were a number of calls/emails from residents and the general consensus of questions were as follows:
    - Will this be low income housing? **(No this will not be low income housing).**

- Will this overburden the School district? **(City Staff spoke with the school district and this development will not overburden the school district and remained neutral on the project.)**

- Will this project be proposing more apartments or condos? **(No, this project is considered an attached single-family project).**

- An application for rezoning the subject property from "R-1P" Single-Family Residential Planned District to "R-2" Single and Two-Family Residential District was filed coincident with this preliminary plat. The preliminary plat has been reviewed based on the rezoning application being approved as presented.

- The applicant is proposing a 35 lot two-family subdivision being completed in a single phase development. The development includes 70 dwelling units.

- The preliminary plat request was submitted to South Metropolitan Fire Protection District for review. No concerns or questions were raised during their review.

- City Staff has prepared an Memorandum of Understanding (MOU) for the subject property. The MOU will restrict future development to the number of units and general layout of the submitted Preliminary Plat. The MOU will be finalized prior to 1st reading by the City Council of the rezoning and preliminary plat applications.

- The applicant is required to complete the sidewalk gap that exists along the north side of Johnston Drive between Dean Avenue and Darrowby Drive.

- The applicant is proposing to preserve the existing mature tree canopy that lines the existing creek along the western property line, which provides a landscape buffer between the proposed development and Dean Avenue.

- Section 445.030(F) Subdivision Adjacency Standards intended to provide adequate transition between new single-family and two-family developments adjoining recorded platted single-family subdivisions in the City. If the median lot area per dwelling unit of proposed lots is less than seventy-five percent (75%) of the median lot of the adjacent existing platted lots, the requirements of this section shall apply. The UDC provides the following options to satisfy the Subdivision Adjacency Requirements:
    - Landscape Buffer with Berm

    - Landscape Buffer without Berm
    - Open Space Buffer
    - Yard Matching
    - Parkland
- The applicant has elected to follow section 445.030(F)(4) which states, " *Combination of Options - A combination of options (listed above in the staff report) may be utilized to fulfill the adjacency requirement along the entire length of the common property line (which is the east property line in this case) between the proposed lots and existing platted lots."*
    - The combination the applicant has selected for the proposed development is **yard matching** and **landscaping without berming**.
        - **Yard matching** - The average width of the 8 lots along the shared eastern property line for Timber Ridge was equal to 90.11' while the average lot width of the 10 lots in Foxhaven that abut the proposed development equaled 78.45' a difference of 11.66'.
        - **Landscaping without berming** - The applicant has provided a detailed landscape plan. The eastern property line shows a type A landscape buffer in an effort to differentiate the two subdivisions.
    - City Staff has determined that the combination of yard matching and landscaping without berming does comply with the intent of the subdivision adjacency code within the Unified Development Code.

PUBLIC WORKS & ENGINEERING:

- The proposed Preliminary Plat does comply with the standards of the City of Raymore and the ability to provide city services to this proposed development.

- As part of the 2020 General Obligation Bond issuance, the City constructed the extension of Johnston Drive, to the south of this property. Sidewalk and street light installation will be the responsibility of the applicant.

PARKS AND RECREATION

- On September 10, 2024, The Parks and Recreation Board determined that "Cash in lieu of land donation" is the most appropriate method of satisfying the requirements of this section. The total Cash in lieu of land donation for the subdivision is

$92,500, or $2,642.86 per lot/$1,321.42 per dwelling unit.

Payment of the Parkland Dedication Fee in Lieu shall be paid in accordance with Section 445.040(H) of the Unified Development Code.

FINDINGS OF FACT -

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a preliminary plat request, including the following findings of fact:

1. The preliminary plat will not adversely affect the appropriate use of neighboring property.

The preliminary plat will not adversely affect the appropriate use of neighboring properties. The proposed development provides for a great transition from existing commercial development and apartments to the north and approved/future commercial and multi-family development to the west from the single-family detached homes that exist to the east and south. There are also two-family dwelling units that exist southeast of the subject property that is part of the Foxhaven subdivision.

2. The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans.

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code and other City regulations and plans. The proposed lots comply with the development standards for the underlying zoning district. The proposed land use is generally not consistent with the Future Land Use Map adopted by the City. This area is identified as appropriate for low density residential, while the proposed project would be considered medium density residential as outlined in our Growth Management Plan. A rezoning request to reclassify this property as R-2 Single and Two Family Residential District has been made concurrently with this preliminary plat request.

3. The preliminary plat will not impose undue burden upon existing public services and facilities.

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service in this area of the City. No additional curb cuts are being proposed to Johnston Drive that have not already been contemplated or approved as part of the currently approved preliminary plat.

4. The preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

There is sufficient capacity in the water and sewer systems to support full development of the property under the proposed preliminary plat. The road network was planned to accommodate full development of the property, including the recent extension of Johnston Drive, between Darrowby and Dean Avenue, and Dean Avenue and the Outer Road. Storm Water is to be handled by detention basins as this property currently has a ridge in the middle that bisect the water table. Sidewalks along Johnston Drive as well as street lighting will be provided by the proposed development.

PROJECT REVIEW SCHEDULE -

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Park and Recreation Board	Review & Recommendation	September 10, 2024
Planning and Zoning Commission	Review & Recommendation	September 17, 2024
City Council	Action	October 14, 2024

STAFF RECOMMENDATIONS -

City Staff recommends the Planning and Zoning Commission accept the Staff proposed findings of fact and forward Case # 24010 Timber Ridge - Preliminary Plat to the City Council will be a recommendation of approval subject to the following three (3)conditions:

1. The rezoning application for the property from R-1P to R-2 must be approved by the City Council.

2. Street names must be provided in accordance with the City's adopted Street Naming and Addressing Policy. Approved street names shall be reserved for future use, and shall not conflict with other existing street names.

3. Plan showed one missing fire hydrant that will need to be added to the design and construction documents before proceeding with preparing a final plat application or construction drawings.

PROJECT ATTACHMENTS -

1. Preliminary Plat Drawing
2. MOU

Timber Ridge - Site Photos

View looking north from Dean Ave. and Johnston Dr.

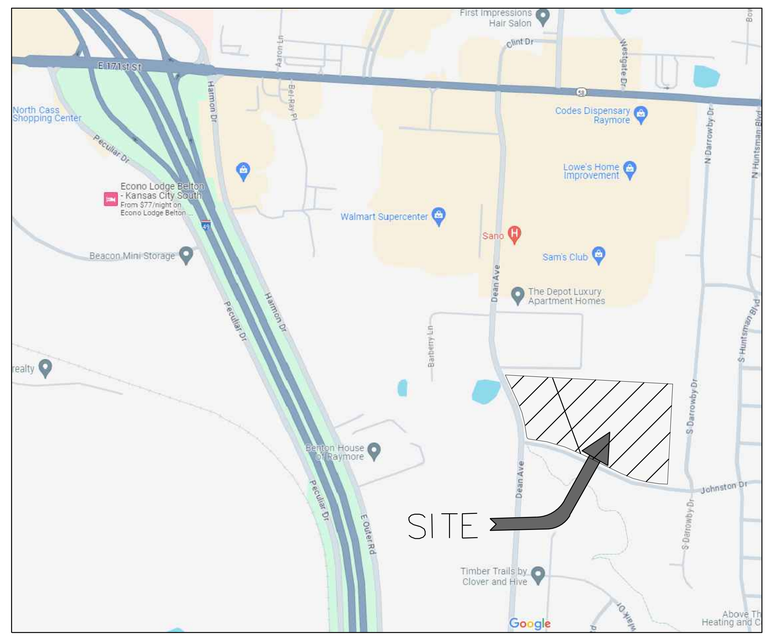
View looking north from Johnston Dr.

View looking northwest from the southeast property corner

Timber Ridge

DEVELOPMENT PLAN

Part of the NW 1/4 Section 17, Township 46 N, Range 31 W
RAYMORE, CASS COUNTY, MISSOURI



LEGEND:

B/L – BUILDING SET-BACK
C/A – COMMON AREA
D/E – DRAINAGE EASEMENT
FND. – FOUND
L/E – LANDSCAPE EASEMENT
L.N.A. – LIMITS OF NO ACCESS
R/W – RIGHT OF WAY
SAN – SANITARY SEWER LINE
S/W – SIDEWALK
U/E – UTILITY EASEMENT
W – WATER LINE
ST – STORM SEWER LINE

INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN
C.102 ~ PRELIMINARY PLAT
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE DETAILS

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

Evergy, Inc. ~ 888-471-5275
Spire Inc. ~ 800-582-1234
At&T ~ 761-5011
Xfinity/Comcast ~ 795-1100
CITY OF RAYMORE PUBLIC WORKS ~ 331-1852
CITY OF RAYMORE WATER UTILITIES ~ 331-5182
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

PROPERTY DESCRIPTION

Site Data Table

Total Area	*17.01 acres (741,030.98 sq. ft.)*
Proposed Site	
Site Area	*17.01 Acres*
Building	*218,732 sq. ft.*
Driveway	*67,376 sq. ft.*
Street	*58,080 sq. ft.*
Impervious Area	*344,198 sq. ft (46.4% of Site)*
Landscape Area	*269,115.13 sq. ft (36.3% of Site)*
Total Units	*70*
Total Lots	*35*
Density	*4.12 units per acre*
Section 445.030(F) Subdivision Adjacency Standards	
Foxhaven Subdivision	*497 Lots (510 Dwelling Units)*
	Average Lot Size 8,981 sf
Timber Ridge	*Lot Area 473,158.24 sf*
	35 Lots (70 Dwelling Units)
	Average Lot Size 11,385
	Average Lot Size per Unit 5,692 sf
Comparison	*5,692 / 8,981 (63.4%)*

To Comply with the Adjacency Standards the development will utilized Rear Yard Matching and Landscaping per Code

Parking:

136 Required	
136 Standard (0 ADA Accessible)	
Provided	
Driveway	1 PER UNIT = 70
Garage	1 PER UNIT = 70
Total per Unit	70 UNITS x 2 = 140
Common/Visitor	0
Total Parking Spaces	140

Current Zoning: R-1P
Proposed Zoning: R-2

Site Improvement Notes

Public Sanitary Sewer Improvements
– The site will connect to the existing sanitary sewer onsite.

Public Water Main Improvements
– The site will connect to the existing water main located on south side of the property.

Private Storm Sewer
–Enclosed pipe systems and inlets will collected and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Private Storm Water Detention
– The site will provide detention.

Common Area
–HOA will be responsible for all maintenance

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29037C0036F EFFECTIVE DATE: JANUARY 20, 2013.

ENGINEERING SOLUTIONS
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50 SE 30TH STREET
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Surveying 2005008319-D
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Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO
Issue Date: July 19, 2024

Cover Sheet
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

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C.001

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TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO
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Site Plan
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
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C.100

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TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO.
Issue Date: July 19, 2024

Dimension PLan
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
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C.101

Timber Ridge

PRELIMINARY PLAT LOTS 1 - 35 & TRACTS A-B

Part of the NW 1/4 Section 17, Township 46 N, Range 31 W

RAYMORE, CASS COUNTY, MISSOURI

PRELIMINARY PLAT
SCALE: 1" = 50'

SETBACKS
FRONT = 30'
SIDE = 10'
BACK = 30'

Site Data Table

Total Area	17.01 acres (741,030.98 sq. ft.)
Proposed Site	
Site Area	17.01 Acres
Building	218,732 sq. ft.
Driveway	67,376 sq. ft.
Street	58,090 sq. ft.
Impervious Area	344,198 sq. ft (46.4% of Site)
Total Units	70
Total Lots	35
Density	4.12 units per acre

Parking:
136 Required
136 Standard (0 ADA Accessible)

Provided	
Driveway	1 PER UNIT = 70
Garage	1 PER UNIT = 70
Total per Unit	70 UNITS x 2 = 140
Common/Visitor	0
Total Parking Spaces	140

Current Zoning: R-1P
Proposed Zoning: R-2

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TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE RAYMORE, MO
Issue Date: July 19, 2024

PRELIMINARY PLAT
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

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NE PE E-14335

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C.102

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Engineering CA2821

TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project:
TIMBER RIDGE
RAYMORE, MO

Issue Date:
July 19, 2024

GRADING PLAN
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
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PROFESSIONAL ENGINEER

Matthew J. Schlicht
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OK PE 25226
NE PE E-14335

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C.200

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TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO
Issue Date: July 19, 2024

SITE UTILITY PLAN
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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NE PE E-14335

REVISIONS

1 REV. 9/4/2024

C.300

LANDSCAPE WORKSHEET

Section 430.070(b)	1 Tree per 50 ft of street	Street 4,000 lf 4,140/50=82 82 Trees required	92 Trees Provided
Section 420.010(6)	Min. of 150 sq ft common open space per unit	70 Units 68x150 =10,500 sq ft required	396,833 sf Provided
Section 6(b)	1 Yard Tree per Building	35 Total Buildings 35 Trees Required	35 Trees Provided
Section 430.120	Mechanical Screening	Mechanical Units completely screened. Not determined at this time	3 Shrubs per Mechanical Unit
Section 430.020	Landscaped Area Requirements	Required Landscaped Area (30% of Lot Area) 269,115.13 SF / 741,030.98 SF	(36.3% of Lot Area) Provided

PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MEET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	37	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	35	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' Ht.
tree	136	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	210	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

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TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO
Issue Date: July 19, 2024

LANDSCAPE PLAN
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
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NE PE E-14335

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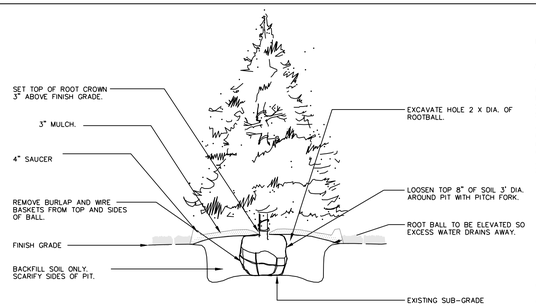
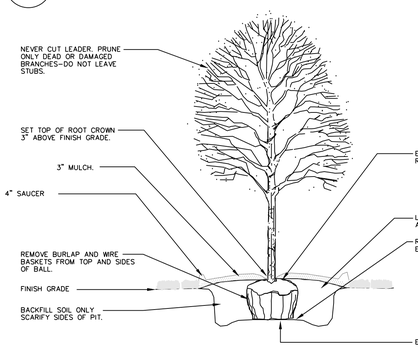
L.100



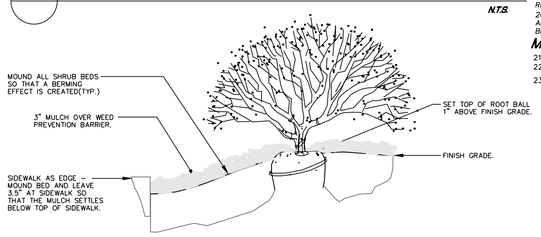
1 EVERGREEN TREE PLANTING

N.T.S.



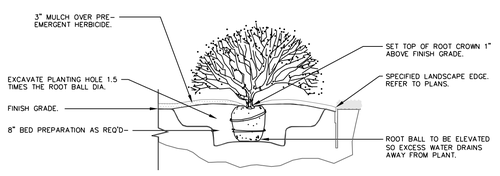
2 DECIDUOUS TREE PLANTING

N.T.S.



3 SIDEWALK EDGE AT PLANT BED

N.T.S.



4 SHRUB PLANTING

N.T.S.

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.

2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH PERIODICALLY. APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.

5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

7. ONE TREE MUST BE PLANTED ALONG STREET FRONTAGES BETWEEN THE FRONT BUILDING LINE AND THE FRONT LOT LINE OF EACH LOT IN A SUBDIVISION.

LAWN AND TURF AREAS

8. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

9. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

10. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF RAYMORE, MO. AND LANDSCAPE INDUSTRY STANDARDS.

11. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

12. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.

13. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

14. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.

15. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.

16. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.

17. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.

19. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

20. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

21. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
22. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
23. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATIONOF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRTRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALLBE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY CUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REQULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE O THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN BALBES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
    a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
    b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
    c. PIPE SIZE AND QUANTITY
    d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    e. CIRCUIT IDENTIFICATION SYSTEM
    f. DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.

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

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO
Issue Date: July 19, 2024

LANDSCAPE PLAN DETAILS
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 9/4/2024

L.101

RAYMORE

come home to more

Memorandum of Understanding

for

Timber Ridge Subdivision

Legal Description Contained on Pages 2-3

Between Sean Siebert, Grantor,

and

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

October 14, 2024

MEMORANDUM OF UNDERSTANDING
Timber Ridge Subdivision

THIS MEMORANDUM OF UNDERSTANDING ("MOU") FOR THE DEVELOPMENT OF THE TIMBER RIDGE SUBDIVISION is made and entered into this 14th day of October, 2024, by and between Sean Siebert ("Sub-Divider") also being referred to herein as "Grantors"; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

WHEREAS, Sub-Divider seeks to obtain approval from the City for a subdivision to be known as Timber Ridge, proposed to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider agrees to assume all subdivision development obligations of the City as described in this agreement; and,

WHEREAS, the City desires to ensure that Sub-Divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

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

Legal Description:

INSERT LEGAL DESCRIPTION HERE

PRELIMINARY PLAT

1. Sub-Divider intends to develop the entire property as a two-family residential subdivision in the manner shown on the Preliminary Plat, attached and incorporated herein as **Exhibit A.**

2. **Zoning and Land Use**

   a. The zoning for the entire property shall be "R-2" Single and Two-Family Residential District.

b. Land Use

1. Detached Single-Family Dwellings and Two-Family Dwellings, as defined by Section 485.010 of the Unified Development Code, shall be permitted on all lots, subject to compliance with any special conditions.

2. Accessory uses, including swimming pools, community clubhouses, playgrounds or other passive/active recreation items shall be permitted within common or open space areas.

3. **Bulk and Dimensional Standards Table:**

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	
Per Lot	10,000 sq.ft
Per Dwelling Unit	5,000 sq.ft
Minimum Lot Width	70'
Minimum Lot Depth	100'
Yard and Setbacks	
Front Yard	30 ft.
Rear Yard	30 ft.
Side Yard (interior)	10 ft.
Side Yard (exterior, corner)	15 ft.
Maximum Building Height	35 ft.
Maximum Building Coverage	30% of lot area

4. **Building Types and Architectural Elevations**
   a. The Preliminary Plat is being approved with two specified (2) building types and architectural elevations for the housing units to be built within the subdivision, which are attached as **Exhibit B.**

   b. Building elevations consistent with those in Exhibit B shall also be submitted with an application for final plat, and building

construction plans submitted with all building permits shall be architecturally consistent.

5. **Landscaping & Screening**

   a. No landscape screening is required as part of this development. Landscape screening may be provided by the subdivider, and shall be compliant with City Code.

   b. One tree must be planted along street frontages between the front building line and the front lot line of each lot or dwelling unit. Said tree shall be of a size in accordance with Section 430.130B1 and be of a species type listed in Section 430.090A.

   On lots with two (2) street frontages, one (1) site tree is required on each frontage. Required site trees must be installed on an individual lot prior to issuance of a certificate of occupancy..

5. **Parking**

   a. Off-street Parking shall be provided for each lot as follows:

Use	**Minimum Parking Spaces Required**
Two-family Dwelling (Duplex)	2 spaces per dwelling unit

PHASING SCHEDULE

1. The development of the subdivision is being proposed to be developed in one single phase.

2. An application for final plat approval may be submitted for in separate geographic units rather than as a whole in accordance with Section 470.130E of the Unified Development Code.

FINAL PLATS

1. Each final plat must comply with the bulk and dimensional standards included in this MOU.

2. Final plats shall be submitted in accordance with Section 470.130 of the Unified Development Code.

TRANSPORTATION IMPROVEMENTS

1. **Road Improvements**

    a. Johnston Drive has been constructed prior to the development of the subdivision, and no additional road improvements are required. Curb cuts along Johnston Drive for access into the subdivision shall be done in accordance with the plans and specifications adopted by the City of Raymore.

    b. All other roads within the subdivision shall be constructed as local roads with a fifty foot (50') right-of-way.

    c. The internal roadways serving the development shall be built to City standards to be accepted by the City. Once the roadways are accepted by the City Council, the City will assume maintenance responsibilities of the roadways.

2. **Pedestrian Improvements**

    a. A five-foot (5') sidewalk shall be required along the north side of Johnston Drive, providing a connection between S. Darrowby Drive and Dean Avenue.

    b. A five-foot (5') sidewalk shall be constructed as part of the installation of public improvements by the Sub-Divider on the common area tracts contained within a phase for which public improvements are being installed.

STREETLIGHT IMPROVEMENTS

1. Sub-Divider shall be responsible for the design and installation of street lights within the subdivision along internal roadways, and along Johnston Drive. Sub-Divider shall submit a street light plan for review as part of the public improvements, and such lights shall be installed and accepted by the City prior to the issuance of any building permits in the subdivision.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each lot by the Sub-Divider. The line shall extend to the exterior perimeter property line of the development to provide service to adjacent properties.

2. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Sub-Divider shall have the engineering plans approved by the MoDNR and the City of Raymore.

3. If applicable, the sanitary sewer shall be of sufficient size and depth to serve the tributary area identified in the City's Comprehensive Sewer Plan.

4. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of the City of Raymore, and shall be served by the City of Raymore. Sub-Divider shall be responsible for extending water service utilities within the subdivision.

2. All improvements to the water service system shall comply with the requirements of the City of Raymore, and the requirements of the South Metropolitan Fire Protection District.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Plat.

2. A final stormwater management plan is required to be submitted at the time public infrastructure construction plans are submitted for all the land area contained within the final plat.

3. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building.

4. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.

5. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

COMMON AREAS, OPEN SPACE & MAINTENANCE

1. Common area tracts or open space shall be provided in accordance with the Preliminary Plat.

2. All privately owned open space, common area, or future amenity shall be constructed and maintained by the Sub-Divider.

SIGNAGE

1. Subdivision entrance signs are permitted for the development in accordance with Chapter 435 of the Unified Development Code.

FLOODPLAIN

1. No portion of any platted lot shall encroach into the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.

2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:
   a. work to install the necessary outlet structures for the stormwater detention facilities; or
   b. work necessary for implementation of any stream enhancements required for the development.

3. Construction fencing or a similar barrier shall be installed to discourage construction equipment and activity from occurring within the floodplain area and to provide protection for existing tree canopy.

PARKLAND DEDICATION

Section 445.040 of the Unified Development Code dictates that *"It shall be a condition of preliminary plat and final plat approval of a subdivision, PUD (Planned Unit Developments) or other residential property improvement that each subdivider, developer or owner will be required to make, at the discretion of the Raymore Parks and Recreation Board either (a) a land donation; (b) Cash in lieu of land donation; or (c) a combination of both".*

The Parks and Recreation Board has determined that "Cash in lieu of land donation" is the most appropriate method of satisfying the requirements of this section. The total Cash in lieu of land donation for the subdivision is $92,500, which equates to $2,642.85 per lot, or $1,321.42 per dwelling unit.

Payment of the Parkland Dedication Fee in Lieu shall be paid in accordance with Section 445.040(H) of the Unified Development Code. Credits for any pedestrian or park improvements intended for future public use may be granted credit against the Parkland Dedication Fee in Lieu, at the discretion of the The Parks and Recreation Board.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any public improvements for a Platted Area, Sub-Divider shall have all engineering plans approved by the City of Raymore.

2. Prior to the issuance of any building permits, Sub-Divider shall install all public improvements necessary to serve the applicable building as shown on approved engineering plans, and said improvements shall have been accepted by the Raymore City Council.

3. The Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.

4. The Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Sub-Divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents

from any and all claims arising from the construction of the improvements located on Sub-Divider's property or from the City's inspection or lack of inspection of the plans, specifications and construction relating to the improvements to be placed on the Sub-Divider's property. Sub-Divider hereby agrees to pay to the City all damages, costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

FEES, BONDS AND INSURANCE

1. The Sub-Divider agrees to pay to the City a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision at such time that a final plat application is filed for the subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.

2. The Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are accepted by the City as part of infrastructure acceptance the City will assume maintenance responsibility for the lights.

3. The Sub-Divider agrees to pay to the City a $9 per acre fee for the placement and maintenance of outdoor warning sirens.

4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.

3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.

5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by the City Council of the City of Raymore, Missouri.

8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by First Class United States mail to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:	If to Grantor at:
City Manager 100 Municipal Circle Raymore, MO 64083	Sean Siebert

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

_____
Jim Feuerborn, City Manager

Attest:

_____
Erica Hill, City Clerk

_____
Sub-Divider – Signature

_____
Printed Name

_____
Sub-Divider – Signature

_____
Printed Name

Subscribed and sworn to me on this
the _____ day of _____20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

EXHIBIT A

Preliminary Plat

Timber Ridge

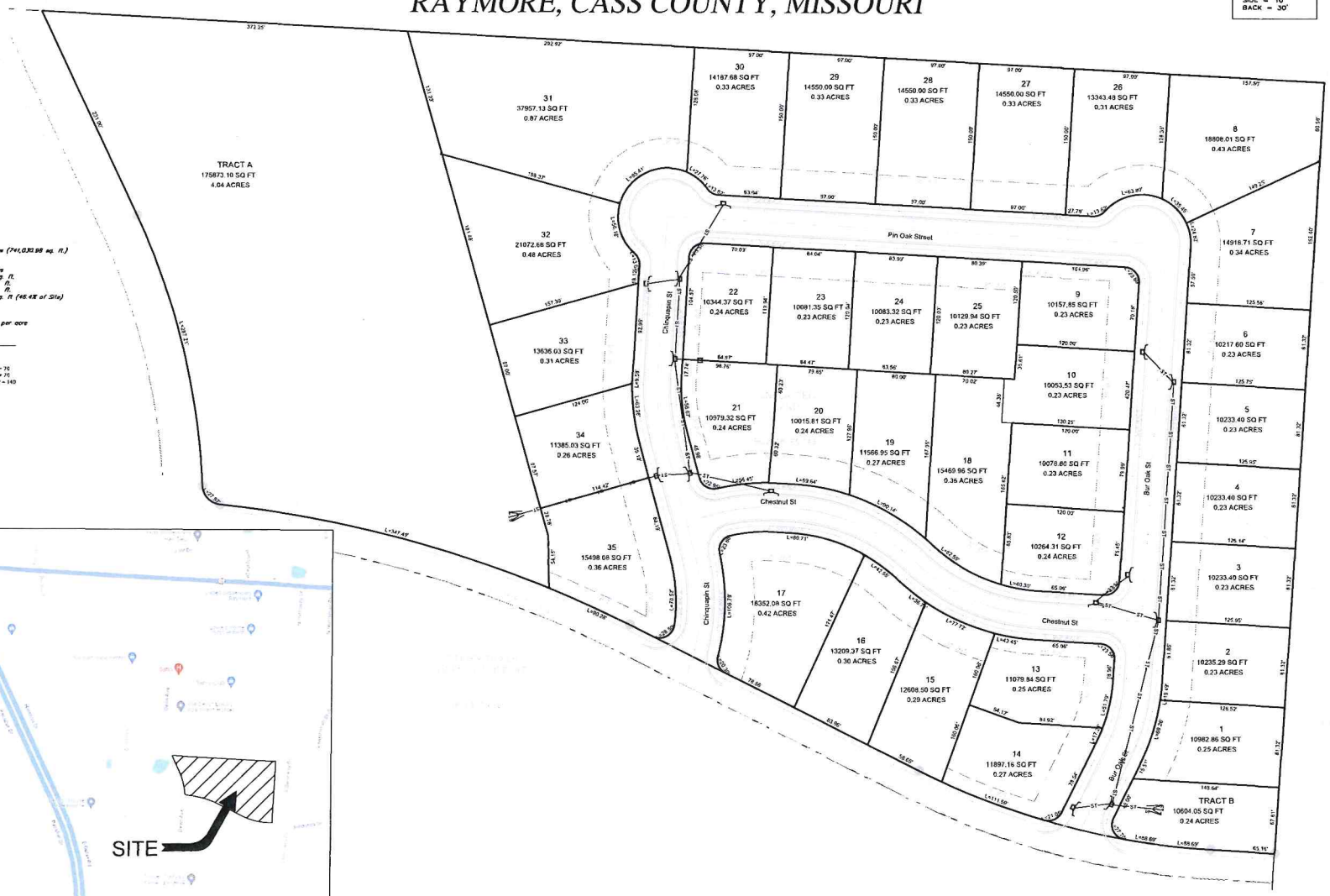
PRELIMINARY PLAT LOTS 1 - 35 & TRACTS A-B

Part of the NW 1/4 Section 17, Township 46 N, Range 31 W

RAYMORE, CASS COUNTY, MISSOURI

PRELIMINARY PLAT
SCALE: 1" = 50'

SETBACKS
FRONT = 30'
SIDE = 10'
BACK = 30'



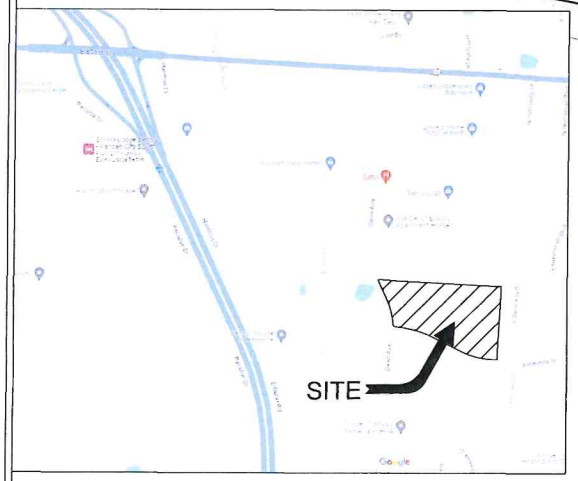
Site Data Table

Total Area	17.01 acres (741,033.98 sq. ft.)
Proposed Site	
Site Area	17.01 Acres
Building	318,732 sq. ft.
Driveway	67,376 sq. ft.
Street	58,080 sq. ft.
Impervious Area	344,188 sq. ft (46.4% of Site)
Total Units	70
Total Lots	35
Density	4.12 units per acre

Parking
136 Required
136 Standard (0 ADA Accessible)

Provided	
Driveway	1 PER UNIT = 70
Garage	1 PER UNIT = 70
T-stat per Unit	70 UNITS x 2 = 140
Common/Visitor	0
Total Parking Spaces	140

Current Zoning: R-1P
Proposed Zoning: R-2



VICINITY MAP

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
39 SE 30TH STREET
LEE'S SUMMIT, MO 64082

Professional Registration
Missouri
Engineering 2005002180 D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2871

TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE, RAYMORE, MO
Issue Date: July 19, 2024

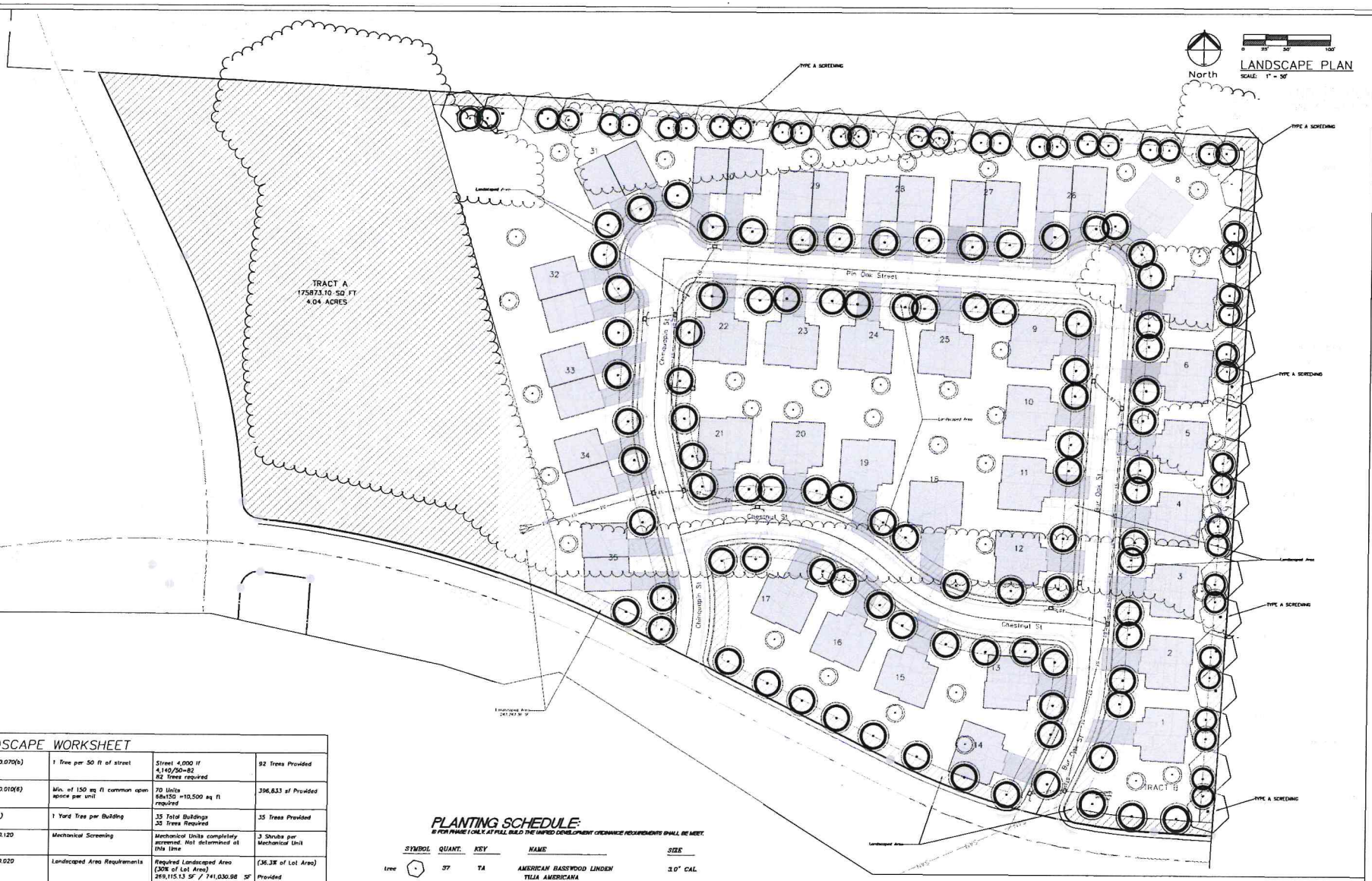
PRELIMINARY PLAT
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHICHI
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schichi
MO PE 2006019708
KS PE 19071
OK PE 25228
NE PE E-14333

REVISIONS
1 REV. 9/4/2024

C.102



LANDSCAPE WORKSHEET

Section 430.070(b)	1 Tree per 50 ft of street	Street 4,000 lf 4,140/50=82 82 Trees required	92 Trees Provided
Section 420.010(6)	Min. of 150 sq ft common open space per unit	70 Units 68x150 =10,500 sq ft required	396,833 sf Provided
Section 6(b)	1 Yard Tree per Building	35 Total Buildings 35 Trees Required	35 Trees Provided
Section 430.120	Mechanical Screening	Mechanical Units completely screened. Not determined at this time	3 Shrubs per Mechanical Unit
Section 430.020	Landscaped Area Requirements	Required Landscaped Area (30% of Lot Area) 269,115.13 SF / 741,030.98 SF	(36.3% of Lot Area) Provided

PLANTING SCHEDULE:

IE FOR PHASE I ONLY, AT FULL BUILD THE UNPED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

	SYMBOL	QUANT.	KEY	NAME	SIZE
tree		37	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen		35	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' Ht.
tree		138	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub		210	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
33 SE 30TH STREET

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2521

TIMBER RIDGE
RAYMORE, CASS COUNTY, MISSOURI

Project: TIMBER RIDGE RAYMORE, MO
Issue Date: July 19, 2024

LANDSCAPE PLAN
Development Plans for:
TIMBER RIDGE
Raymore, Cass County, Missouri

Matthew J. Schlicht
MO PE 2006019706
KS PE 19071
OK PE 25236
NE PE E-14535

REVISIONS
REV 9/4/2024

L.100

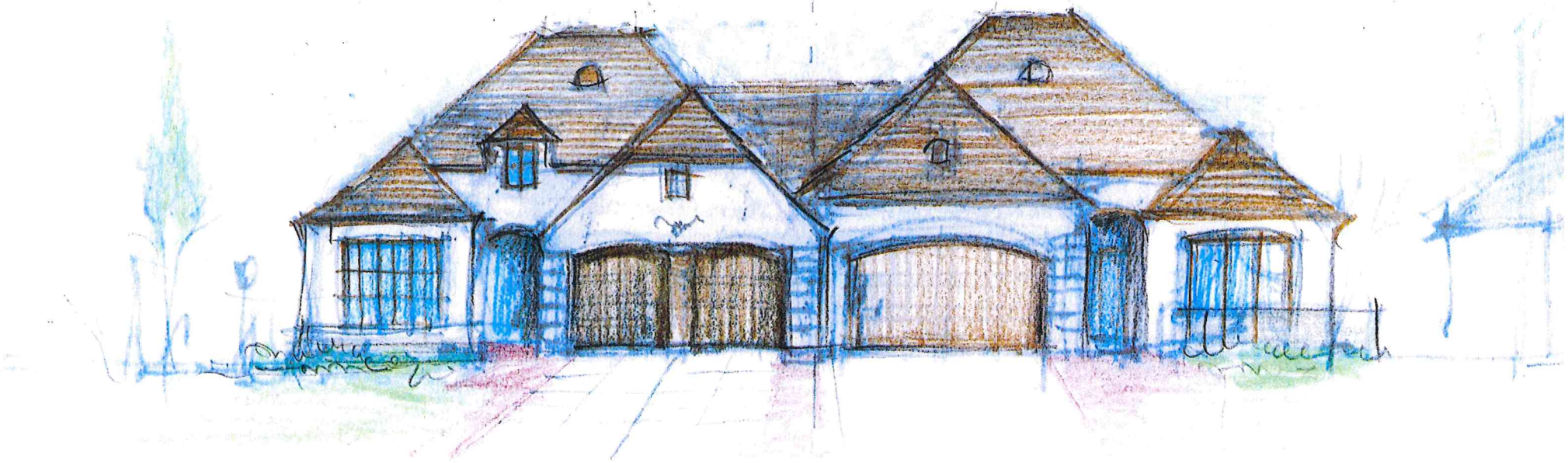
EXHIBIT B

Architectural Elevations and Building Layouts

DUPLEX

8.18.24

EURO -
CONCEPT
CLASSIC - TRADITIONAL
8.2.24
8.2.24
8.2.24
8.18.24



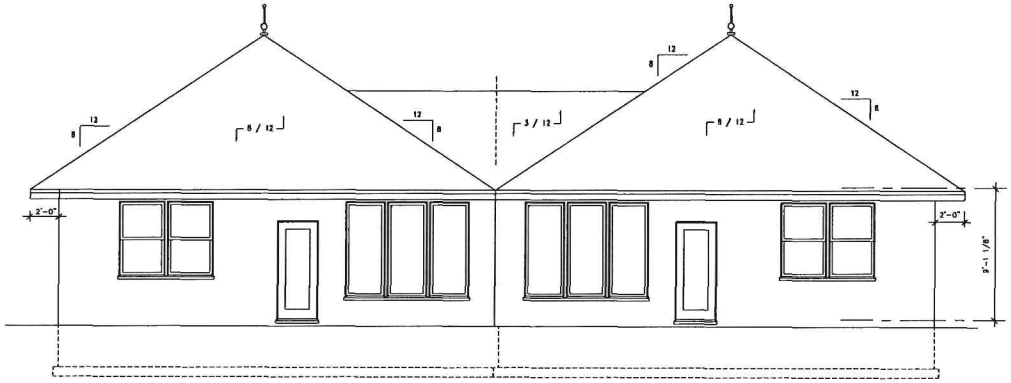
CONCEPT

EURO - CLASSIC - TRADITIONAL

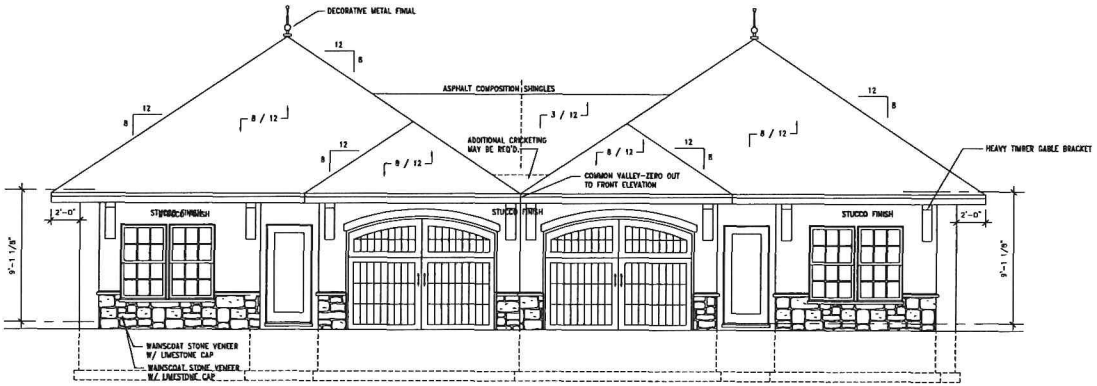
2018 IRC BUILDING CODE COMPLIANCE
THESE DRAWINGS HAVE BEEN PREPARED WITH RESPECT TO COMPLIANCE OF THE 2018 IRC AND NEC 2017
ANY REFERENCES FOUND NOT CORRECTLY IDENTIFIED TO THESE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL

SQUARE FOOTAGE CALCULATIONS

RIGHT UNIT = 1,243 GSF
LEFT UNIT = 1,242 GSF
RIGHT GARAGE = 342 GSF
LEFT GARAGE = 341 GSF
DUPLEX TOTAL FOOTPRINT = 3,272 GSF



B SIDE ELEVATION
1/4" = 1'-0"



A FRONT ELEVATION
1/4" = 1'-0"

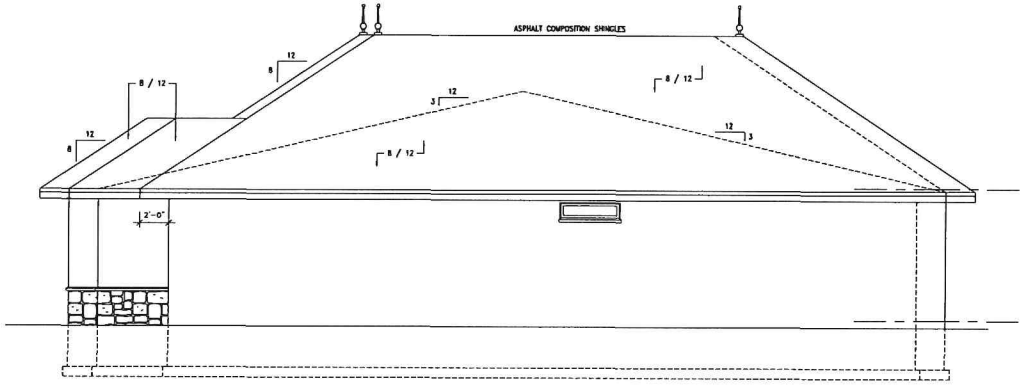
DUPLEX SLAB 3848

DATE: 09-03-2024
SUBDIVISION:
PLOT #:

REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

A1



A SIDE ELEVATION

1/4" = 1'-0"

DUPLEX SLAB 3848

STATE OF MISSOURI
KANSAS CITY, MISSOURI
NUMBER
A-7215
REGISTERED ARCHITECT

DATE: 09-03-2024
SUBDIVISION:
PLOT #:

REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

A2

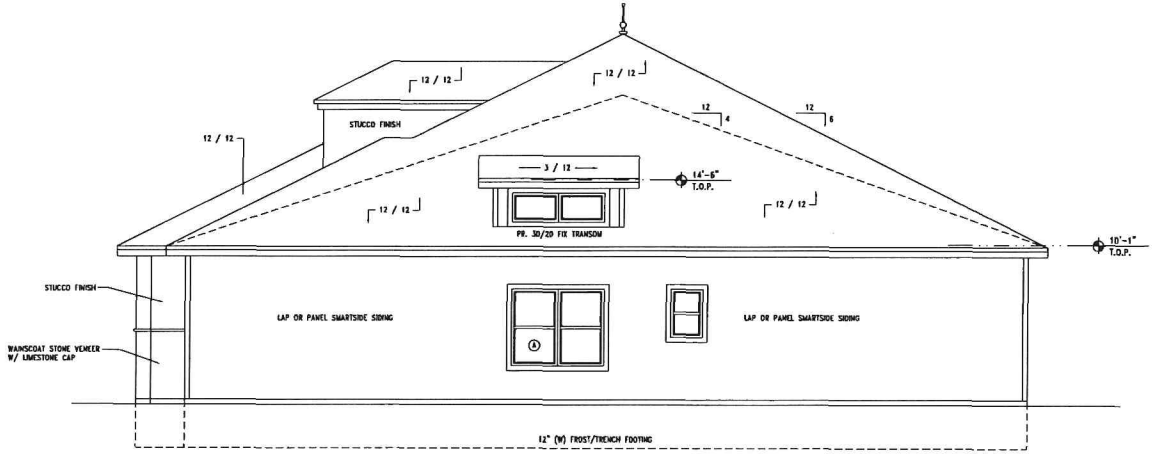
2018 IRC BUILDING CODE COMPLIANCE

THESE DRAWINGS HAVE BEEN PREPARED WITH RESPECT TO COMPLIANCE OF THE 2018 IRC AND NEC 2017. ANY REFERENCES FOUND NOT CORRECTLY IDENTIFIED TO THESE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL

SQUARE FOOTAGE CALCULATIONS

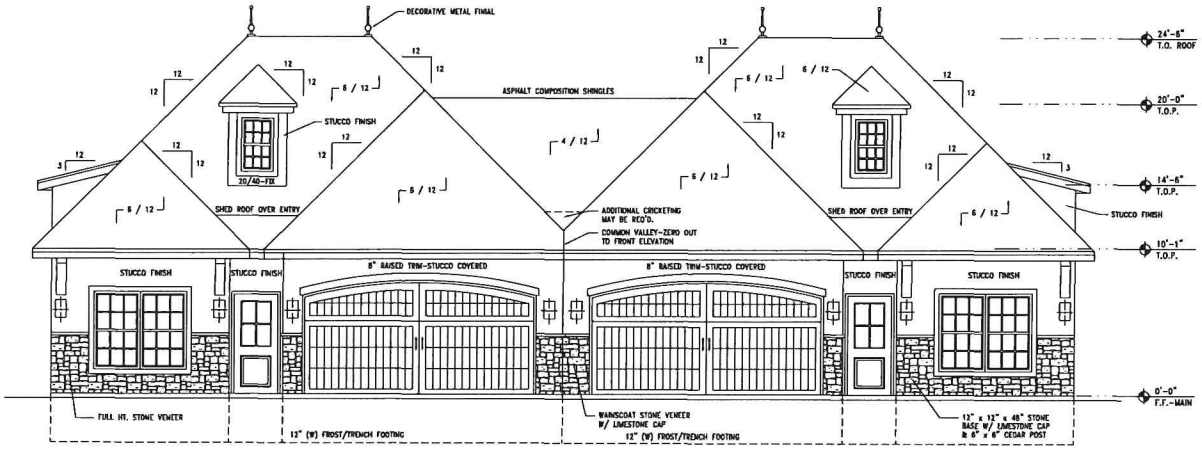
RIGHT UNIT = 1,627 GSF
LEFT UNIT = 1,627 GSF
RIGHT 2-CAR GARAGE = 423 GSF
LEFT 2-CAR GARAGE = 442 GSF
RIGHT COVERED ENTRY = 25 GSF
LEFT COVERED ENTRY = 30 GSF

DUPLEX TOTAL FOOTPRINT = 4,174 GSF



B SIDE ELEVATION

1/4" = 1'-0"



A FRONT ELEVATION

1/4" = 1'-0"

DUPLEX SLAB 3848

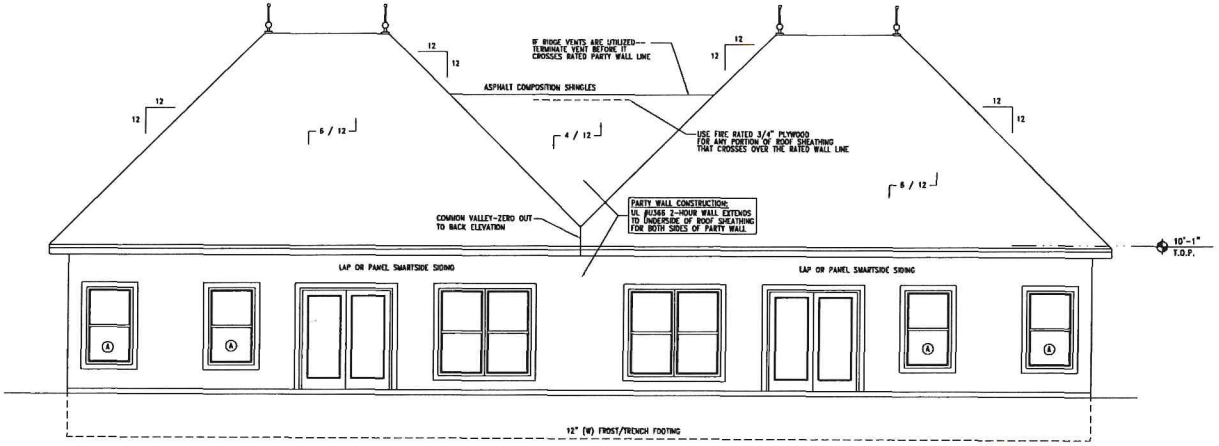
DATE: 08-26-2024
SUBDIVISION:
PLOT #:

REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

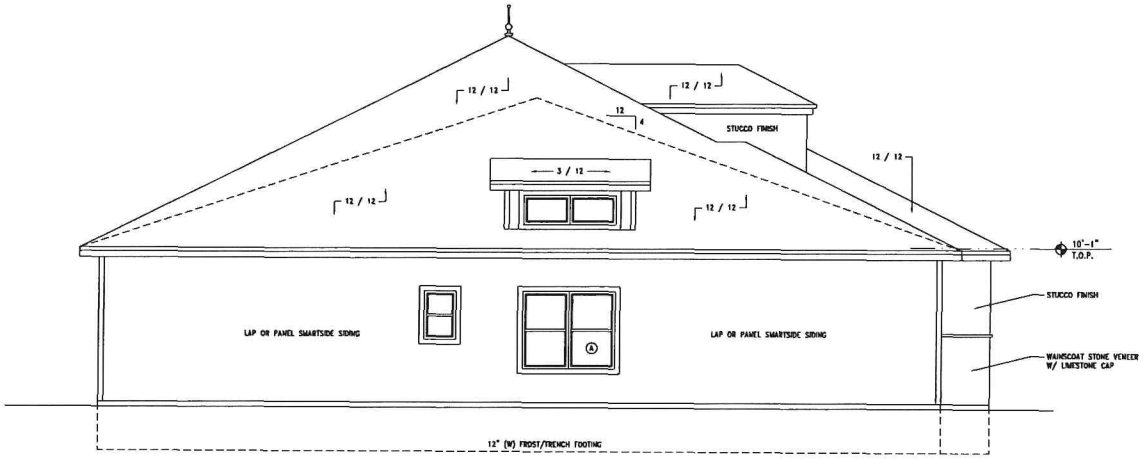
A1

SHEET 1 OF 9



B REAR ELEVATION

1/4" = 1'-0"



A SIDE ELEVATION

1/4" = 1'-0"

DUPLEX SLAB 3848

STATE OF ARIZONA
RANDY R. BRAUN
NUMBER
LA-7215
REGISTERED ARCHITECT

DATE: 08-26-2024
SUBDIVISION:
PLOT #:

REVISION	DATE

ISSUED: PERMIT/CONSTRUCTION

A2

SHEET 2 OF 9

RAYMORE development services

PLANNING APPLICATION

STAFF REPORT

PLANNING AND ZONING COMMISSION MEETING: 9/17/2024

PEAK AUTO SALES CONDITIONAL USE PERMIT

APPLICANT -	
Property Owner:	Peak Auto Group
Engineering/Arch. Firm	Tombstone Properties, LLC

PROJECT LOCATION	REQUESTED ACTION
217 N. Madison St.	Conditional Use Permit

PROJECT NARRATIVE

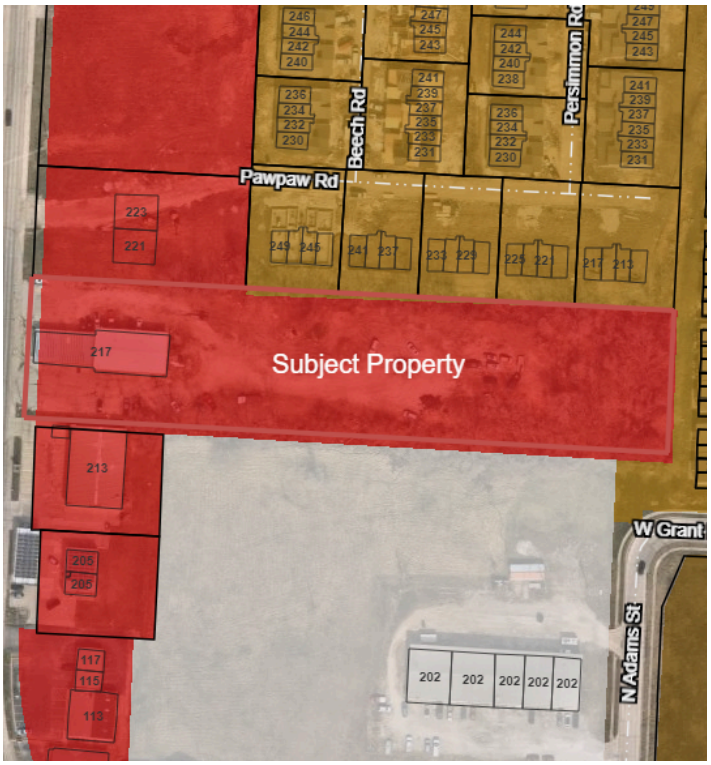
The applicant is requesting a Conditional Use Permit to locate and operate a "Light Equipment and Vehicle Sales or Rental" as a "C" Conditional Use in a C-2 General Commercial District as part of their current use of the property.

ZONING AND LAND USE SUMMARY -

EXISTING ZONING
"C-2" General Commercial District

TOTAL TRACT SIZE
2.96 Acres

SURROUNDING ZONING & LAND USE	
North:	"C-2" General Commercial District "R-3A" Multi-Family Residential District
South:	"C-2" General Commercial District "BP" Business Park District
East:	"C-2" General Business District
West:	"R-3A" Multi-Family Residential District



INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Public Hearing Notice	• August 28, 2024 **(North Cass Herald)** • Mailed notices to adjoining property owners

PAST PLANNING ACTIONS -

- The subject property is currently located at 217 N. Madison St. and is currently unplatted.

- The subject property has primarily been used for the purposes of either Automotive Repair or Automotive Sales since at least 2002. A list of businesses has been included below:
    a. **S & S Oil Co Inc -** (Auto Repair)
    b. **H & H Auto Sales** - (Auto Sales)
    c. **Tim's garage** - (Auto Repair)
    d. **Perkins Service** - (Auto Repair)
    e. **Summit Integrity Auto (Current)** - (Auto Repair)

- The current use of the property, Motor Vehicle Repair, is considered under the current UDC to also be a "C" Conditional Use, but was a use that was established when the building was constructed (under a previous zoning code), and therefore is currently permitted as a non-conforming use (Section 475.040 Nonconforming Uses). That last occupant of the building conducting Motor Vehicle Repair was Perkin's Automotive Service

- Other similar businesses near the subject property are as follows:
    a. **Victory Lane Auto -** was established prior to the adoption of the Unified Development code and is operating their business as a non-conforming use.
    b. **Trek Auto, LLC -** The City approved a Conditional Use Permit for Trek Auto, then located at 302 W. Walnut St. for the location of an "Automobile and other motor vehicles" retail business" use. The CUP was approved with 5 conditions (Please see Auto Sales History Sheet in packet).

c. **B&W Auto Sales -** On February 24, 1997, the City granted a CUP for B&W Auto Sales located at 403 W. Walnut for the purpose of establishing an automobile/motor vehicle sales, inspections, and minor repair use. The CUP was approved with 4 conditions (Please see Auto Sales History Sheet in packet).

- On September 11, 2024, the Board of Zoning Adjustment reviewed and approved the applicant's request for a Variance of Use to Section 410.020 Use Table to allow for the proposed use to be considered as a Conditional Use. This action permitted the applicant to file the Conditional Use Permit with the City.

STAFF COMMENTS -

- The property at 217 N. Madison is currently occupied by Summit Integrity Automotive, which provides auto repair services within the building. The owner of the business is requesting to expand their business to be able to conduct auto sales on the property as a coincidental use to the auto repair services.

- Auto Sales, or "Light Equipment and Vehicle Sales or Rental" as listed in Chapter 410 of the UDC, is currently only permitted by right in the C-3 Regional Commercial, BP Business Park, and M1 Light Industrial zoning districts.

- Section 485 of the UDC defines Light Equipment and Vehicle Sales or Rental as "*Businesses that sell, lease, rent or wholesale from the premises automobiles, noncommercial trucks, motorcycles, trailers with less than 10,000 pounds of gross cargo capacity, motor homes and boat dealers, along with incidental maintenance*".

- The Unified Development Code provides that "*Uses identified with a "C" in the use table may be allowed in the designated zoning districts if approved in accordance with the conditional use procedure*".

- On September 11, 2024, the Board of Zoning Adjustment approved a Variance of Use request to allow the auto sales use to be permitted as a "C" Conditional Use in the C-2 General Commercial District for this specific property, which then allows staff, the Planning and Zoning Commission, and City Council to consider the Conditional Use Permit request in accordance with the Code.

- Notices of the request were mailed to 29 adjoining property owners/interested parties. No objections or concerns were received.

- Staff included a conceptual site layout drawing indicating how the property would be utilized should the use be allowed.

- Section 470.030(D)(4) of the UDC provides that *"In approving a conditional use, the City Council may impose conditions, safeguards and restrictions upon the applicant and the premises that will benefit from the conditional use as may be necessary".*

  The City Council may:
  - Limit the conditional use permit to a specific time period;
  - Allow the conditional use permit to be transferable; or
  - Allow the conditional use permit to be renewed.

ALIGNMENT WITH COMPREHENSIVE PLAN -

The Comprehensive Plan and Future Land Use Plan identify this area as appropriate for commercial development. The proposed use of "Light Equipment and Vehicle Sales or Rental" is considered a commercial use within the Unified Development in general, and complements the existing use of the property, motor vehicle repair.

ECONOMIC DEVELOPMENT IMPACT -

The requested Conditional Use Permit allows an existing business already established in the City to expand and diversify their overall operations, and add an existing service which is not prevalent within the City, Auto Sales. Expanding and retaining businesses is a primary goal of the City's economic development efforts while reutilizing an existing building along a major commercial corridor.

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 apply with all applicable provisions of the Unified Development Code. The applicant obtained Variance of Use approval from the Board of Zoning Adjustment to allow for the use to be considered as a Conditional Use for the property, and the proposed use and layout of the property complies with the provisions of 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.

The proposed use of the property will not have an adverse impact on the general welfare of the surrounding neighborhood or community. Auto sales have existed on this property in the past without significant impact to the surrounding properties. Auto repair is a use that is already occurring on the property, and the proposed use of auto sales would be coincidental to the current use of the property. Appropriate conditions have been placed on CUP that would ensure adverse impacts are mitigated.

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 current owner of the property has invested themselves in the improvement of the property, including exterior improvements to the building, as well as working on a plan to repair the parking lot area on the property. The proposed use will allow the current tenant to diversify their business, and afford the opportunity to continue to improve the property overall.

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

The proposed use is compatible with the character of the surrounding properties. The 58 Highway corridor is substantially commercial in nature, and the adjoining properties are either commercial businesses to the south, or undeveloped future commercial to the north. Residential dwellings exist to the north of the property as well (Oak Ridge Farms), which are protected by existing vegetation, and undeveloped land zoned as "Business Park" exists to the south of the property. The building and layout and overall scale of the subject property is compatible with the surrounding area.

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. The proposed use is not adding any additional site lighting to the property, or proposing to operate substantially outside of the hours of operation of the applicant's current business, Summit Integrity Automotive. Auto sales have existed on the property in the past under similar characteristics.

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 conditional use does not propose to add or alter any of the buildings or structures currently located on the property, with the exception of the exterior parking lot improvements and business signage that may be added. The applicant is proposing to add a fence along the rear of the building to provide a buffer between the public parking lot area at the front of the property, and the non-public parking area at the rear of the property. The proposed fence (6') is in compliance with the Code.

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

Landscaping does currently exist along the north and south property lines abutting the adjacent properties. The area where for-sale vehicles are intended to be located is directly adjacent to undeveloped, future commercial land, so no additional screening is required. The mature trees along the north and south property lines provide a good buffer between the subject property and the adjacent residential properties in Oak Ridge Farms.

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

Off-street and loading areas for the proposed use are being provided in compliance with the Unified Development Code. Given the existing use (Auto Repair) and the proposed conditional use (Auto Sales), required parking is being provided for both uses on site in accordance with Section 425.020 Off-Street Parking Requirements, including the number and dimensions of the parking spaces. Parking requirements for the property are as follows:

- Vehicle Repair (Summit Integrity): 1 per bay plus 1 per pump island; minimum 6 spaces **= 6 spaces required**
- Vehicle Sales (Peak Auto): 1 per 1,000 square feet of non-office area plus 1 per 300 square feet of office area **= 8 spaces required**

Proposed parking of for-sale vehicles will be located along the north side of the property abutting future commercial land, and not directly adjacent to any existing residential dwellings.

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 on site to serve the proposed use and expansion to the current business. No public improvements are necessary to the property. Private improvements to the parking lot area are being proposed with the conditional use request.

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 and comfort. For-sale vehicles will generally be stationary, and are not permitted to be located within the right-of-way, or obstruct the sidewalk along N. Madison Street, and the access drives to the property are not proposed to be expanded or relocated to impact existing pedestrian access. The location of for-sale vehicles and other parking areas are provided in a safe and logical manner.

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

Adequate access roads or entrance and exit drives are provided on the property. Two access drives exist on the property allowing access to 58 Highway/N. Madison Street. These are not proposed to be expanded or relocated as part of this request.

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. Special use conditions for the exiting use of the property (Motor Vehicle Repair) are all being met currently

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	• September 17,2024 **(PH)**
City Council	Review & Approval/Denial	• October 14, 2024 **(PH)** • October 28, 2024

STAFF RECOMMENDATIONS -

The requested Conditional Use Permit allows for the current business and applicant a viable opportunity to meet the goals for their business without requesting other actions that may have a detrimental impact on the surrounding area, such as rezoning the subject property to a C-3 Regional Commercial, M-1 Light Industrial or BP, Business Park zoning classification. The request allows for the current zoning of the property to stay intact and consistent with the surrounding zoning classifications as well as the Future Land Use Plan. Allowing the applicant to sell used vehicles at the subject property would complement their existing business providing motor vehicle repair services.

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #24012 Peak Auto Group - Conditional Use Permit, to establish a Light Equipment and Vehicle Sales or Rental as a Conditional Use in the C-2 General Commercial District for the property located at 217 N. Madison, to the City Council with a recommendation of approval, subject to the following conditions:

1. The Conditional Use Permit shall be non-transferable, and shall remain in effect only for the current business.
2. The conditional use of auto sales shall only be permitted coincidental with the operation of an auto repair business.
3. If the conditional use is not established within six (6) months of approval, or if the conditional use is discontinued or abandoned for a period of six (6) consecutive months, such use shall not thereafter be established, reestablished or resumed unless the City issues a new Conditional Use Permit.
4. The business must at all times maintain proper licensing with the State of Missouri and the City of Raymore.
5. All vehicles for sale must be parked on the property within parking spaces that are compliant with Section 425.020(C).
6. The sale of vehicles shall be limited to the passenger vehicles and light-heavy duty trucks, or motorcycles. Sale of boats, RVs, and commercial vehicles is prohibited.
7. All motor vehicles parked, stored or displayed for sale shall be located in the area described by the applicant (north side of the building), and be operable and conform to all applicable Federal and State requirements. No vehicle repairs that are made to for-sale vehicles may take place outside of the building.
8. Existing vegetation and screening shall be preserved along the north and south property lines so long as the conditional use is in operation.

PROJECT ATTACHMENTS -

1. Site Photos - Staff Report
2. Conceptual Layout
3. Auto Sales History

Peak Auto Group - Site Photos

View looking southeast from northwest property corner.

View looking east from N. Madison St.

View looking northeast from southwest property corner.

Peak Auto Group Conditional Use Permit | Auto Sales | 217 N. Madison St.

AUTO SALES AND USE HISTORY 217 N. Madison

Staff has identified the following business licenses and uses that have been established and permitted within the building at 217 N. Madison in the past:

- **S & S Oil Co Inc.,** unknown start date prior to 2002, terminated at some point in 2005. Business classification: Auto Repair
- **H & H Auto Sales,** origination date of license 12/28/2004, terminated 12/15/2005. Business classification: Sales
- **Tim's Garage,** origination date of license 12/07/2005, terminated 10/11/2006. Business classification: Auto Repair
- **Perkin's Service,** origination date of license 11/15/2006, terminated December 2022. Business classification: Auto Repair
- **Summit Integrity Auto (current),** origination date of license, 2/20/2024. Business classification: Auto Repair

The following business have operated at, or in the close proximity of the building at 217 N. Madison in the past, and were treated similarly to the current request. These businesses were granted Conditional Use Permits in the past to operate similar businesses.

- **Victory Lane Auto -** From available records, this use was established prior to the adoption of the current UDC, and Victory Lane Auto is operating their business as a non-conforming use. Expansion or alteration of the business is not permitted, but continued operation of the current business is permitted under the UDC.

- **H&H Auto Sales -** On December 15, 2004 an Occupational License was issued to Bryan Hurst, d/b/a H & H Auto Sales, for used car sales at property located at 217 N. Madison Street. A CUP was not required at the time based on a determination by staff that auto sales had been occurring on the property for many years prior to H&H Auto leasing the property.

- **Trek Auto, LLC -** On August 23, 2004, the City approved a CUP for Trek Auto, then located at 302 W Walnut, for the location of an "Automobile and other

motor vehicles - retail business" use. The CUP was approved with the following conditions:

- All detailing and repair work shall be done inside the building.
- Storage of anything other than vehicles must be inside the building.
- No inoperable vehicles shall be stored outside the building.
- A minimum of twelve parking spaces shall be available for employees and customers.
- If the conditional use is not established within six (6) months of approval, or if the conditional use is discontinued or abandoned for a period of six (6) consecutive months, such use shall not thereafter be established, reestablished or resumed unless the City issues a new conditional use permit.

- **B&W Auto Sales -** On February 24, 1997, the City granted a CUP for B&W Auto Sales located at 403 W. Walnut for the purpose of establishing an automobile/motor vehicle sales, inspections, and minor repair use. The CUP was subject to the following conditions:
    - Additional landscaping along the north side of the building, the east property line and in the island between the drives.
    - The number of vehicles for sale at any one time will not exceed twenty-five (25).
    - The hours of operation are limited to 8:00 A.M. to 6:00 P.M.
    - All repair must be done inside the building