



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, October 15, 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 17, 2024 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case No. 24013 White Tail Run PUD & Preliminary Plan (*public hearing*)
 - B. Case No. 24018 Madison Valley Subdivision Pool & Clubhouse Site Plan
 - C. Case No. 24020 Park Side 2nd Final Plat
 - D. Case No. 24019 - Cunningham at Creekmoor 4th Final Plat
- 8. City Council Report**
- 9. Staff Report**
 - A. September 2024 Department Report
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

MEETING PROCEDURES

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

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

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 17, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE, LOREN SHANKS, JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS ERIC SMITH. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DYLAN EPPERT, PUBLIC WORKS DIRECTOR TRENT SALSBURY, ATTORNEY MANDY MARSHALL, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. Call to Order – Chairman Wiggins called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.

4. Personal Appearances - None

5. Consent Agenda

a. Approval of Minutes from the September 3, 2024 meeting.

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

Vote on Motion:

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

Motion passed 8-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #24009 - Timber Ridge Rezoning R1-P to R-2 (*Public Hearing*)

Public hearing opened at 6:01pm.

Matt Schlicht, Engineering Solutions, came to the podium to give an overview of the request. The property is at the northeast corner of Dean Avenue and Johnston Drive. The plan is to construct two-unit duplexes, consisting of a mix of 3 bedroom and 2 bedroom units, including one or two garages per unit. A landscaping plan has been included with the submittal, and the developers plan to have 4 acres of green space with a trail.

City Planner Dylan Eppert gave the Staff Report. The application to rezone was filed requesting rezoning from “R-1P” to “R-2” for approximately 17 acres of land located at the northeast corner of Dean Avenue and Johnston Drive. Mr. Eppert gave the existing and

surrounding zoning, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. School district staff did not express concern regarding the application, and 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. Staff recommend the Commission accept the proposed findings of fact and forward the case to City Council with a recommendation of approval.

Public hearing was closed at 6:10pm.

Commissioner Shanks asked what the tract to the west is.

Mr. Eppert noted that there is a trailhead at The Depot leading south, continuing through the tract to the west. More information about the tract will be answered with the preliminary plat presentation.

Commissioner Faulkner noted there was a discrepancy in the case numbers presented, and there is an error in the titling on one of the maps.

Mr. Schlicht noted that he would get that changed.

Mayor Turnbow asked why there was a fee-in-lieu instead of parkland dedication.

Development Services Director David Gress noted that it was a decision made by the Park Board that a fee-in-lieu would be more appropriate in this situation.

Motion by Commissioner Urquilla, seconded by Mayor Turnbow, to accept the Case #24009, Timber Ridge Rezoning from “R-1P” to “R-2”, and forward to the City Council with a recommendation of approval.

Commissioner Faulkner asked if his changes should be noted as amendments to the motion.

Motion by Commissioner Urquilla, seconded by Mayor Turnbow, to accept the Case #24009, Timber Ridge Rezoning from “R-1P” to “R-2”, and forward to the City Council with a recommendation of approval with changes as noted by Commissioner Faulkner.

Vote on Motion:

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

Motion passed 8-0-0.

b. Case #24010 - Timber Ridge Preliminary Plat (*Public Hearing*)

Public Hearing opened at 6:16pm.

Mr. Eppert gave an overview of the case, including the staff report, existing and surrounding zoning, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. Eppert noted that most of the information is the same as the previous case. A Memorandum of Understanding (MOU) has been prepared by Staff, and it will restrict future development to the number of units and general layout of the submitted Preliminary Plat. The MOU will be finalized prior to the first reading by the City Council of the rezoning and preliminary plat applications. The applicant has chosen to do yard matching and landscaping without berming to fulfill the Subdivision Adjacency Standards required by the Unified Development Code. City Staff recommend the Commission accept the findings of fact presented and forward the Case to the City Council with a recommendation of approval, subject to the three conditions as presented.

Public Hearing closed at 6:23pm.

Commissioner Faulkner noted that there are a couple of corrections needed to the Case numbers in the Staff Report.

Commissioner Bowie asked where the proposed zoning comes from.

Mr. Gress noted that requirements exist in the Unified Development Code for a property to be eligible for a zoning change.

Motion by Commissioner Urquilla, seconded by Commissioner Fizer, to accept Staff proposed findings of fact for Case #24010, Timber Ridge Preliminary Plat, and forward the Case to the City Council with a recommendation of approval, subject to the three conditions presented and the corrections noted by Commissioner Faulkner.

Vote on Motion:

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

Motion passed 7-1-0.

c. Case #24012 - Peak Auto Group Conditional Use Permit (*Public Hearing*)

Public Hearing opened at 6:24pm.

Trent Sweitzer came to the podium representing Peak Auto Group. Mr. Sweitzer gave an overview of the request, noting that they would like the Conditional Use permit to be able to pave the north side of the lot and sell used high-end cars. Using the revenue from the used car sales, the business will be able to put in a fence around the rear of the property where cars undergoing maintenance will be stored short term, as well as other screening to separate the business from the surrounding neighborhood.

Mr. Eppert gave an overview of the case, including the staff report, existing and surrounding zoning, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. The applicant is requesting a Conditional Use Permit (CUP) 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. In September 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 property which allows the request for a CUP to move forward for consideration. There was one complaint received regarding screening, though screening is not a requirement for the CUP to move forward. City Staff recommend the Commission accept the findings of fact and forward the Case to the City Council with a recommendation of approval.

Commissioner Urquilla asked the applicant if they were planning to add an addition to the building.

Mr. Sweitzer noted that they have plenty of office space, they are just seeking to add a paved lot to the north side.

Mayor Turnbow asked if the owner of the property was okay with the Conditional Use Permit.

Mr. Eppert responded that yes, the owner is aware of the application, and the applicant will be in touch with the complainant regarding the complaint that was filed. Mr. Gress noted that used car sales are not happening in the rear of the property, so a fence is not required in the rear, though that is what the complaint was about and does not pertain to the CUP request.

Mayor Turnbow asked if the applicant would be willing to provide screening in the rear of the property.

Mr. Sweitzer stated that yes, they are willing to do what the City requests of them. Mr. Sweitzer noted that there are a lot of Amazon trucks on the property, which is a temporary contract they have with Amazon, but that they are willing to install a fence.

Commissioner Bowie noted a concern of trash on the property.

Commissioner Urquilla asked if they would still be able to continue business without the improvements like a paved parking area or fencing.

Mr. Eppert stated that yes, they can still continue business, and reiterated that the request is to be able to place vehicles for sale on the north side of the property. Screening was not an original requirement to obtain the Conditional Use Permit.

Commissioner Shanks asked if the Commissioner can issue a temporary Conditional Use Permit.

Mr. Eppert noted that the Unified Development Code does allow for a time limit to be imposed on a Conditional Use Permit.

Commissioner Urquilla asked if the applicant was the owner or lessee of the property.

Mr. Sweitzer stated that he is one of the lessees, and they have an eight year lease.

Chairman Wiggins stated that imposing too short of a time limit for the CUP can deter business for the applicants.

Mayor Turnbow asked if the CUP can be modified to be valid for the length of the lease of the property.

Commissioner Urquilla noted that in the Staff Report, it's stated that the CUP is good for the life of the business unless otherwise decided upon by the Commission or City Council.

Commissioner Urquilla asked what the break-even point for the business is.

Mr. Sweitzer noted that with improvements, the business will break even in 2-5 years.

Chairman Wiggins asked if since the applicant is leasing the property, does the landlord have to give their blessing on the proposed improvements.

Mr. Eppert stated that the landlord has already given approval for the improvements to happen, and they have filled out a landlord authorization form.

Chairman Wiggins opened the meeting for public comments.

Tom Burns, 109 N Woodson, Raymore MO 64083, is the owner of the property across the street where there is another used car lot. Mr. Burns noted that he has no issues with Conditional Use Permit for the business operation or intent to sell used cars. Mr. Burns asked why there was a need for a Conditional Use Permit, and wanted to make sure that approving the CUP wouldn't be circumventing what is allowed in the current zoning.

Mr. Eppert noted that the zoning will not change, and that auto sales are currently allowed in certain zoning districts as well as on the current property. Mr. Gress noted that previous outdated zoning districts from years ago were moved into the closest new categories when the City went through a rezoning change.

Sean Siebert 1813 SW Fountain Drive, came to the podium to address the Commission and shared comments regarding the current conditions of the property in terms of trash and debris, and observations of stormwater runoff and trash debris coming from the property.

Mr. Burns, Staff, and the Commissioners had discussion over multi-family housing questions and studies concerning buried trash on the property which do not pertain to the Case.

Staff indicated they would work with the applicant and adjoining property owners to address the concerns on trash, but clarified that the concerns were not related to the conditional use permit request.

Public hearing was closed at 7:05pm.

Motion by Mayor Turnbow, seconded by Commissioner Bowie, to accept Staff proposed findings of fact for Case #24012, Peak Auto Conditional Use Permit for 217 N Madison, and forward the Case to the City Council with a recommendation of approval, subject to the eight conditions presented and further discussion with the lessee and owners regarding a future fence.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye

Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

8. City Council Report

Attorney Mandy Marshall 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 October 1st regarding Madison Valley pool and clubhouse. Mr. Gress informed the Commission that Mr. Eppert will be moving to Peculiar and that this will be his last meeting, and wished him luck.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Bowie thanked Staff, wished Mr. Eppert luck, and gave reasoning for his nay vote on the earlier case.

Commissioner Shanks thanked Staff, the applicant, those who gave comments, and bid Mr. Eppert farewell.

Commissioner Petermann had no comment.

Commissioner Faulkner thanked Mr. Eppert and the rest of Staff.

Chairman Wiggins congratulated Mr. Eppert.

Commissioner Fizer thanked Staff and wished Mr. Eppert luck.

Commissioner Urquilla thanked Staff and wished Mr. Eppert luck. Commissioner Urquilla asked if representatives from the School District were ever invited to P&Z meetings, and asked if there was more room for more school buildings.

Mr. Eppert noted that school staff are invited, but they are not required to attend meetings. Mr. Gress noted that yes, there is more land available for schools.

Mayor Turnbow noted that the School District has their own Growth Management, gave an overview of a few City events that are upcoming, and wished Mr. Eppert luck.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Faulkner, to adjourn the September 17, 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	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

The September 17, 2024 meeting adjourned at 7:20pm.

Respectfully submitted,
Emily Jordan

WHITE TAIL RUN PUD REZONING

APPLICANT -

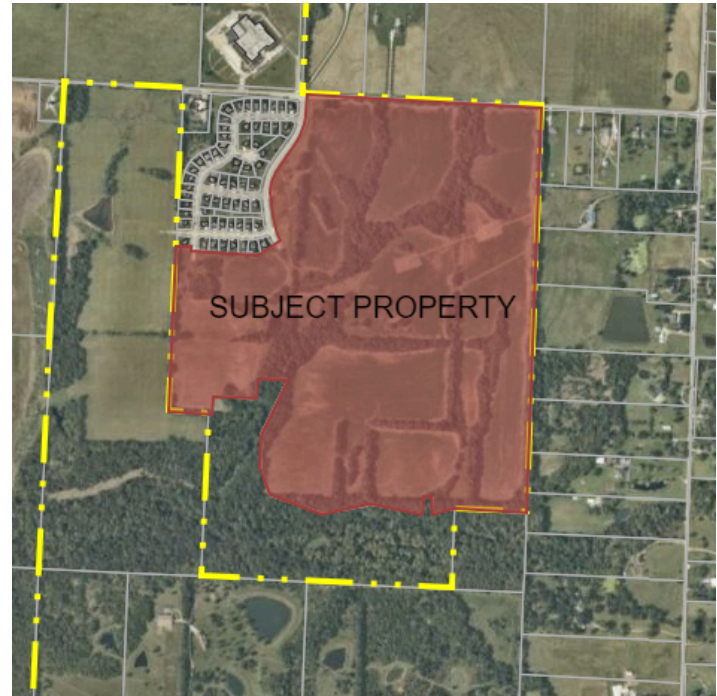
Property Owner:	Green Grass Investments
Engineering/Arch. Firm	Engineering Solutions

PROJECT LOCATION REQUESTED ACTION

195th Street and Elk Drive	PUD Rezoning, Preliminary Development Plan
----------------------------	--

PROJECT NARRATIVE

An application requesting the rezoning of approximately 185.78 acres located generally at 195th Street and Elk Drive, from R-1 Single Family Residential District, to PUD, Single Family Planned Unit Development



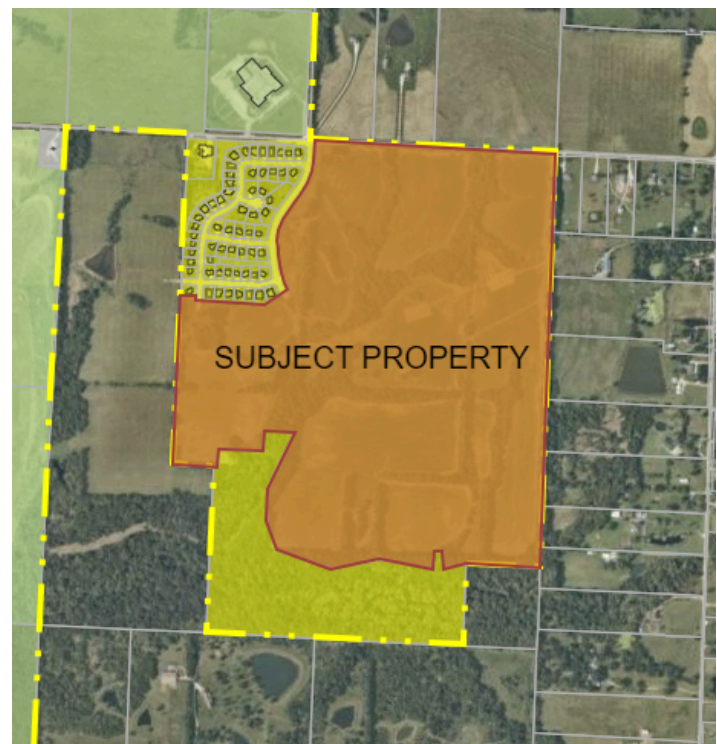
ZONING AND LAND USE SUMMARY -

EXISTING ZONING PROPOSED ZONING

"R-1" Single Family Residential District	"PUD" Planned Unit Development
--	--------------------------------

SURROUNDING ZONING & LAND USE

- North:** Agricultural, School/Public Use, Large Lot Residential (Cass County)
- South:** Large Lot Residential (Cass County)
- East:** Large Lot Residential (Cass County)
- West:** R-1 Single Family Residential (White Tail Run), Agricultural (Cass County)



TOTAL TRACT SIZE NUMBER OF LOTS DENSITY

185.78	503	2.71 du/ac
--------	-----	------------

INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Good Neighbor Meeting	September 17, 2024
Public Hearing Notice	- September 25, 2024 North Cass Herald (Planning & Zoning) - November 6, 2024 North Cass Herald (City Council)

PAST PLANNING ACTIONS -

- The land area of White Tail Run was annexed into the City in 2005, and was rezoned from "A" Agricultural to "R-1" Single Family Residential District.
- The first Preliminary Plat for the White Tail Run subdivision was approved by the City in 2005 after the approval of the rezoning.
- The original Preliminary Plat from 2005 included 564 single family lots
- The first final plat was approved by the City in 2006, which included the 60 lots/homes that are currently built today.
- The City Council approved 4 preliminary plat extensions to development following the completion of the first plat, and expired in 2014 due to no additional final plats being submitted.

STAFF COMMENTS -

PLANNING AND ZONING:

- Good neighbor meeting and public hearing notices were mailed to 45 property owners adjacent to the subject property. A Good Neighbor meeting was held on September 17, 2024 at City Hall. Meeting notes were provided as an attachment.

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

DIMENSIONAL STANDARD	EXISTING ZONING (R-1)	PROPOSED ZONING (PUD)		
		White Tail Run	White Tail Villas	White Tail Summit
Lot Size	8,400 sq. ft.	9,360 sq. ft.	8,190 sq. ft.	9,100 sq. ft.
Lot Width x Lot Depth	70 ft. x 100 ft.	72 ft. x 130 ft.	63 ft. x 130 ft.	70 ft. x 130 ft.
Front-Yard Setback	30 ft.	30 ft.	25 ft.	25 ft.
Rear-Yard Setback	30 ft.	25 ft.	20 ft.	25 ft.
Side-Yard Setback (interior)	10 ft.	7 ft.	5 ft.	7 ft.
Side-Yard Setback (exterior)	30 ft.	15 ft.	10 ft.	15 ft.
Building Height	35 ft.	35 ft.	35 ft.	35 ft.
Building Coverage	30 ft.	35%.	45%.	40%

- The proposed PUD is generally consistent with the previously approved Preliminary Plat, in terms of the number and size of the proposed lot, as well as the street network.
- The applicant provided revisions to the proposed street names, but conflicts still exist which will need to be revised if approved, including removing duplicate or conflicting street names and incorrect street-type suffixes.
- City staff did review the proposed development with the Ray-Pec School District given the size and proximity to Bridle Ridge Elementary School. There were no capacity related concerns, but the District did share safety concerns with potential students crossing 195th Street. Crosswalk improvements near the intersection of Elk Drive and 195th Street should be made with the first phase of this development.
- There are several mature trees throughout the subdivision, many of which will be preserved within the parkland dedication area. Trees should also be preserved along the eastern property line(s), providing a buffer between the subdivision and Cass County properties along S. School Road. Staff is recommending that a tree preservation plan be required with any final plat containing lots abutting the eastern

property line, or areas included in the parkland dedication area.

- There is a 40-acre open space tract on the south side of the subdivision, which is not part of the proposed development. It is substantially located in the floodplain and mostly undevelopable and provides a dense barrier between the subdivision and parcels to the south in the County.

PUBLIC WORKS & ENGINEERING:

- 195th Street is classified on the Transportation Master Plan as a Major Collector, and Elk Drive is classified as a Minor Collector. All other roads are classified as local roads.
- Elk Drive is classified as a Greenway, which requires a 5' sidewalk on one side and a 10' trail along the other side. Landscape trees are also required as a buffer along the roadway.
- Staff did not require a new traffic study to be completed with this proposed development, and instead reviewed the 2005 traffic study and determined the assumptions and findings to be generally consistent with existing conditions today. No new major development has taken place in this area since the study was completed.
 - Improvements are being required to the proposed eastern access to 195th Street that are consistent with the initial recommendations of the 2005 study.
- The proposed development is located within the PWSD #10 District, and not served by the City of Raymore. The Developer has indicated their ability to work with the District to serve the development.
- Dean Avenue is currently planned to be extended south to connect to 195th Street to the west, which will provide better connectivity and access to the North Cass Pkwy. interchange for this area of the City. Improvements to portions of 195th Street are also programmed as part of that project.

PARKS & RECREATION:

- Parkland dedication is being provided as required by Section 445.040. On September 10, 2024 city staff presented the proposed project to the Parks and

Recreation Board and the Board voted to approve a combination of parkland dedication and park land fee-in-lieu.

- Based on the proposed development, 25.65 acres of parkland is required. The developer is proposing to dedicate approximately 22 acres over two tracts of land (1st tract consists of 13.5 acres and the other tract consists of 8.5 acres). The Parkland area is required to be platted and dedicated with the first final plat application.
- The developer will also provide a fee-in-lieu in the amount of \$61,789.50 for the remainder of the requirement, which is paid at the time of a final plat application.
- A 10' trail is required along Elk Drive which will connect to a trail along the existing portion of the roadway, , and on street parking is being provided on Elk Drive to provide access to the future parkland area.

ALIGNMENT WITH COMPREHENSIVE PLAN -

The Future Land Use Plan identifies this area as appropriate for Low-Density Residential, which is typically in the form of detached single family homes. The streets within the proposed subdivision do align with the goals and requirements of the Transportation Plan for the City, and trail connections and park amenities are being provided to meet the goals and requirements of the Parks Master Plan/Open Space and Linkages Plan.

FINDINGS OF FACT -

Under Section 470.050 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning their actions in the deliberations of a Planned Unit Development (PUD) rezoning request. Under 470.050 (F) the Planning and Zoning Commission and City Council are directed to make findings of fact considering the following 11 criteria:

1. The preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City

The Growth Management Plan identifies this area as appropriate for low-density residential development, which is consistent with the proposed development as a detached single family residential subdivision.

2. The preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose.

The purpose of the Planned Unit Development District *"is intended to encourage the unified design of residential, commercial, office, professional services, retail and institutional uses and facilities or combinations thereof in accordance with an approved comprehensive development plan. This district provides for flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and design excellence"*.

The proposed development does provide for the master development planned approach to the remaining portion of the White Tail Run subdivision by providing for several phases of detached single family dwellings. The flexibility being provided allows for the three (3) different lot sizes and residential dwellings under one singular zoning district, as opposed to multiple districts. The development is providing open space in a combination of forms including (1) parkland dedication, and (2) common open space tracts. Parkland dedication separated by a roadway with future parking improvements is being uniquely accomplished with the PUD.

The developer has provided a common pool and clubhouse (phase 8), and other miscellaneous amenities (walking trail, open space, landscaping etc...) will be provided throughout the development.

The variety of home types being proposed are all generally similar elevations or home types, with differing exterior finishes. The applicant has provided five (5) example elevations for the entire development, which are generally not unique to this zoning designation, and could be constructed in any zoning district. However, the City does not generally regulate the design of homes in any zoning district, and it is important to note that the proposed home elevations could be constructed in any zoning district, regardless of the requested rezoning.

The layout of the subdivision is a unique, well thought out design in that it provides good circulation within the development, avoids unnecessary impacts to the existing development, and provides good access and parking options for the City's future parkland area by providing on-street parking spaces.

3. The nature and extent of common open space in the PUD.

Common open space is being provided in the subdivision primarily in the form of a dedicated parkland area which will be dedicated, developed, and maintained by the City, totalling 22 acres. Other common space tracts totalling approximately 6.5 are provided, but no specific plans in terms of amenities are being provided at this time. The provided common area tracts include landscape buffers and open grass fields. Areas of common

open space include a significant portion of the mature trees that exist on site, which will be preserved, along with those located in the parkland area. There is also a significant existing tree line along the eastern property line that abuts properties located in the County. This should be preserved as a buffer between development in the City and development in the County.

The parkland area will be dedicated with phase 1 of the development, but will be developed by the City/Parks and Recreation Board at a later date.

4. The reliability of the proposals for maintenance and conservation of common open space.

The Developer has provided for the maintenance and dedication of all open space, including the parkland area, which will be dedicated to the City upon the 1st phase of development, and maintained by the City thereafter. Other open spaces and amenities will be maintained by the developer or a Homeowners Association that will take ownership of other common areas as they are developed.

5. The adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan.

The parkland dedication area will be dedicated to the City for future development and maintenance, including future parking areas, and trail connections that will connect to other segments of the trails and parks. The other common open space areas are provided over several smaller grassy areas, with no detailed plans for future amenities, other than their timing of construction. A community pool is also being proposed, but not to be constructed until phase 8

There is a larger open space area located to the south of the proposed development. Although not directly part of the proposed development, the heavily treed area includes a tract of land that is substantially located within the floodplain, and is generally considered undevelopable. While it does provide an open space and tree buffer, this tract is privately owned and not part of the proposed subdivision.

6. Whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment.

The preliminary development plan does make adequate provisions for public services. The utilities are being provided logically considering the existing utilities on site, and the road network in the subdivision provides good connectivity within the proposed development and to the adjacent properties where required. One new connection to 195th Street is being provided, and improvements including an eastbound right-turn lane and westbound left turn

lane are being required. Trail amenities are also being provided along Elk Drive to connect to other trail segments or sidewalks to further connectivity in the area.

7. Whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.

The use of the property under the proposed preliminary development plan will be detached single-family residential. The single-family use is consistent with the use of neighboring properties within the existing phases of White Tail Run. Continuation of a land use pattern on the subject property that is similar to adjacent properties will not adversely affect the appropriate use of neighboring properties, or the character of the surrounding neighborhood.

The home styles being proposed within this development are slightly smaller than the existing homes in White Tail Run which was a concern for neighboring property owners, including smaller building footprints, and lack of basements in favor of slab-on-grade homes. The average size of the proposed homes were presented at 1,640 sq. ft. for 1-story homes, and 2,204 sq. ft. for 2-story homes. The average size home in existing White Tail Run is approximately 3,600 sq. ft. including basements (based on a survey of past building permits).

The homes within the proposed development will be smaller than existing homes, however, the City does not regulate a minimum home size in any zoning district.

8. Whether potential adverse impacts have been mitigated to the maximum practical extent.

Primary concerns about the proposed development included the overall difference in the home sizes, types, and values between the existing homes in White Tail Run, and the proposed development. As a result, the developer has relocated the smaller lot-types within the development (White Tail Villas & White Tail Summit) to keep them secluded from any existing development, and relocated the larger lots within the development (White Tail Run Phase 2) to abut any existing homes within White Tail Run. The proposed pool has also been relocated away from the existing subdivision, as requested, and is now located in a future phase away from existing development.

Another concern shared by and with staff was the increased traffic on 195th Street with relation to Bridle Ridge Elementary, and the potential for children crossing the street to walk to school. Staff facilitated a conversation between the Developer and the Raymore-Peculiar School District to discuss the requirements for an improved crosswalk at Elk Drive and 195th Street. While the final details have not been determined as far as the design of the crosswalk, this should be installed with the public improvements associated with the first phase of development to mitigate any traffic safety concerns.

9. Whether the preliminary development plan represents such a unique development proposal that it could not have been accomplished through the use of (non-PUD) conventional Unified Development Code.

The main purpose for the proposed PUD is to provide flexibility in multiple (3) lot types with different minimum development standards, without establishing the same minimum standard for the entire subdivision. The proposed PUD also affords the flexibility of balancing the development of lot-types within the subdivision to limit dwelling unit densities. The proposed PUD provides for 3 different lot types and home styles that are generally grouped in pods. Multiple zoning requests of different conventional classifications would be required to support this concept if not for the proposed PUD. Overall, however, the general layout, number of lots, and home styles could be accomplished under the use of conventional zoning districts (R-1, R-1.5, R-1P etc...).

The parkland dedication also includes the provision of future on-street parking stalls to provide access to the future parkland improvements. In general, parking in the manner shown on the preliminary plan is not allowed to encroach into the right-of-way. The presence of parkland dedication on either side of the roadway lends itself to on-street parking in the manner shown on the preliminary plat which would generally not be permitted in conventional zoning districts.

10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

The proposed development is to be constructed over a period of years including 9 phases of development. The PUD zoning and preliminary plan are tied together with the MOU for the subject property, which outlines and ties the development obligations of the requested zoning to future final plat applications, including the timing of dedication for parkland dedication, and construction of amenities. Under the proposed PUD, development can only occur if it is consistent with the manner shown on the preliminary plat. If the plan expires due to lack of development, a new development must be re-approved, and must be consistent with this PUD.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	October 15, 2024
City Council	Review & Approval/Denial	1st Read - November 25, 2024 2nd Read - December 9, 2024

STAFF RECOMMENDATIONS -

The proposed development is consistent with the allowable uses under the current R-1 Single Family Residential District zoning designation, and is generally consistent with the previously approved Preliminary Plat for the White Tail Run. The proposed development supports the goals and intent of the Growth Management Plan and Future Land Use Plan as a single-family subdivision. City staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case No. 24013 White Tail Run PUD and Preliminary Plan to the City Council with a recommendation of approval. The recommendation includes the following conditions:

1. Street names in the development shall conform to the Addressing and Street Naming Policy adopted by the City, and must be approved and reserved by the City. A final list of reserved street names shall be submitted to City staff.
2. The phasing plan for the project shall be amended to include a new access to 195th Street as part of the 1st phase, or pursuant to Section 340.320 of Raymore City Code, the Public Works Director shall restrict construction traffic on Elk Drive until such time that the second access to 195th Street is constructed, and a construction entrance from 195th Street shall be included in the 1st phase.

PROJECT ATTACHMENTS -

1. Good Neighbor Meeting Notes, September 18, 2024
2. Preliminary Development Plan
3. MOU

WHITE TAIL RUN PUD - Site Photos



Aerial Photo of White Tail Run looking north at 195th Street



View looking south along Elk Drive entering into White Tail Run. Existing development on the right, proposed development area on the left.



View looking south at the terminus of Elk Drive, proposed for future extension.



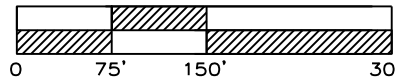
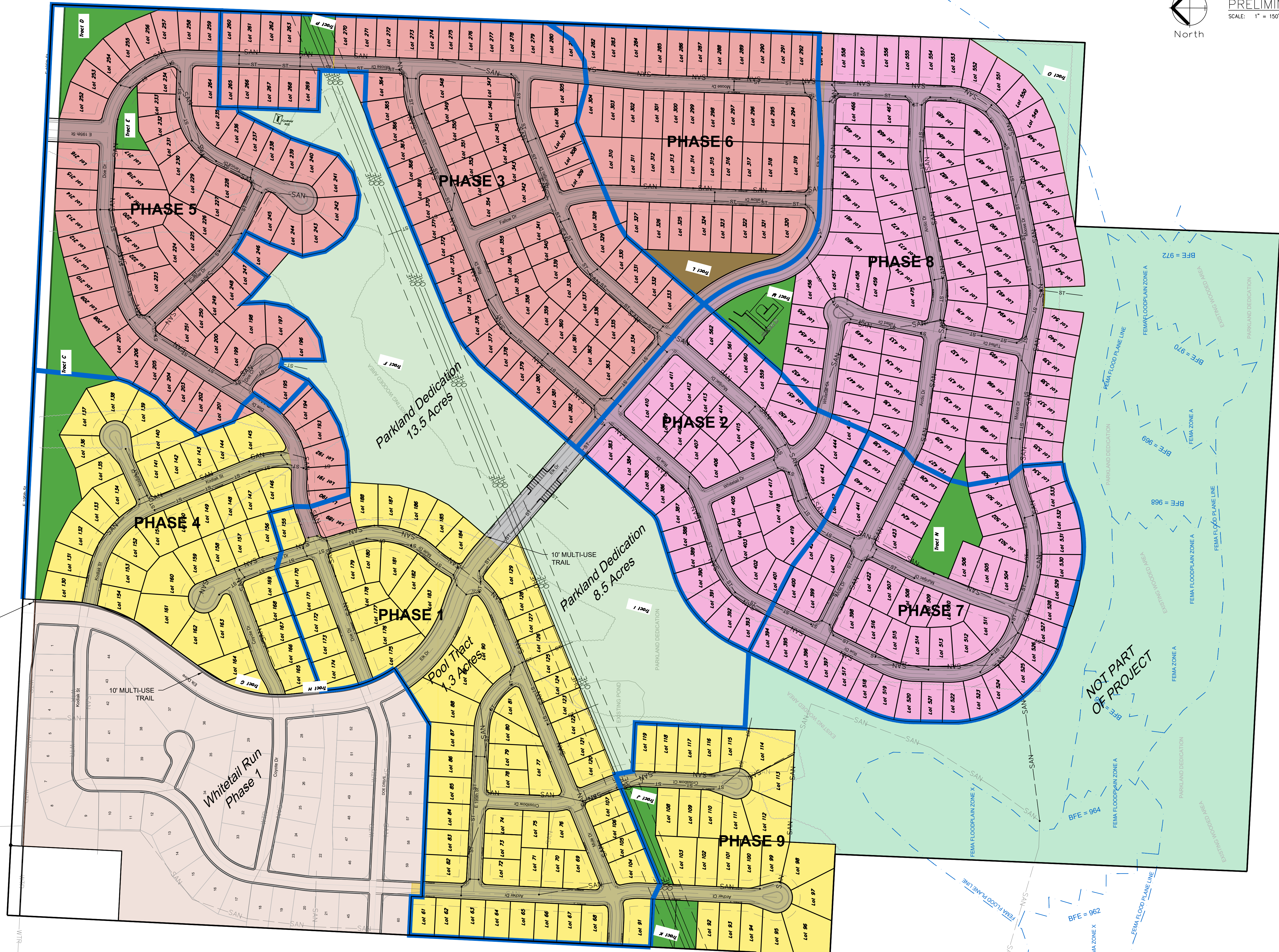
View looking southeast from Elk Drive and 195th Street



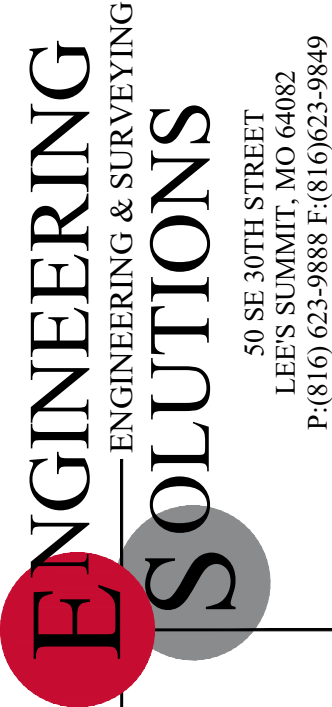
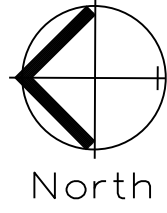
Existing tree buffer along the eastern property line of the proposed developing abutting Cass County, MO.



Existing tree buffer along the eastern property line of the proposed develing abutting Cass County, MO.



PRELIMINARY PLAT
SCALE: 1" = 150'

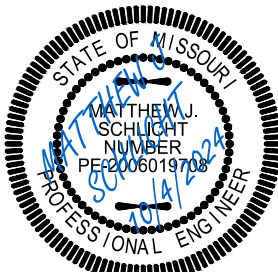


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

WHITETAIL RUN
RAYMORE, CASS COUNTY, MISSOURI

Project:
WHITETAIL RUN,
RAYMORE, MO
Issue Date:
October 3, 2024

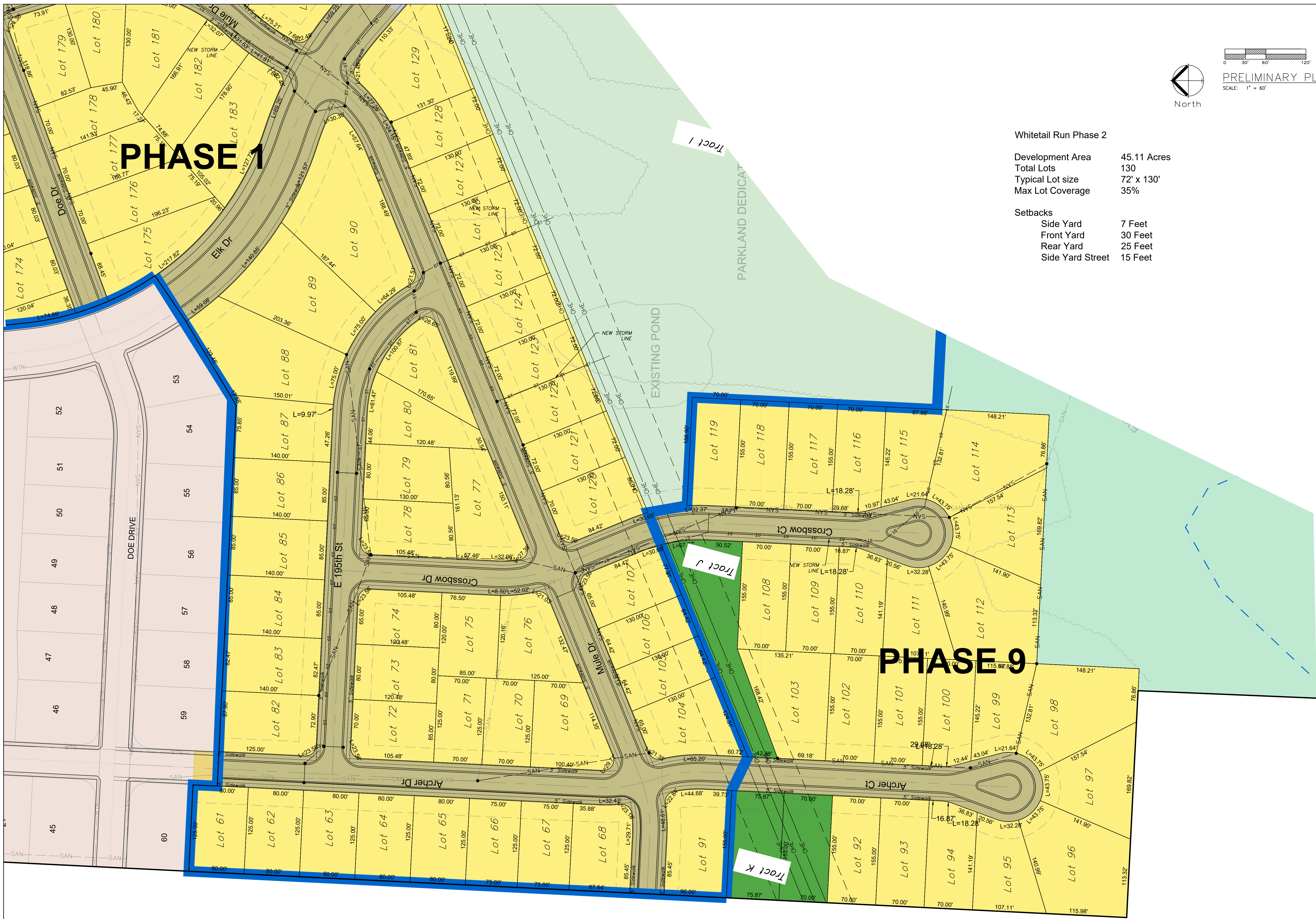
Plans for:
Whitetail Run
Raymore, Cass County, Missouri



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

REVISIONS

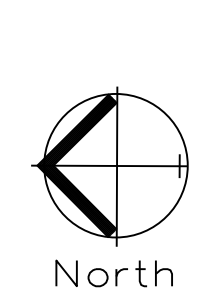
C.100



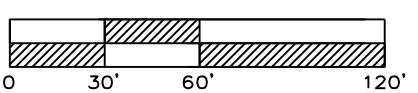
PHASE 1

PHASE 9

Whitetail Run Phase 2	
Development Area	45.11 Acres
Total Lots	130
Typical Lot size	72' x 130'
Max Lot Coverage	35%
Setbacks	
Side Yard	7 Feet
Front Yard	30 Feet
Rear Yard	25 Feet
Side Yard Street	15 Feet

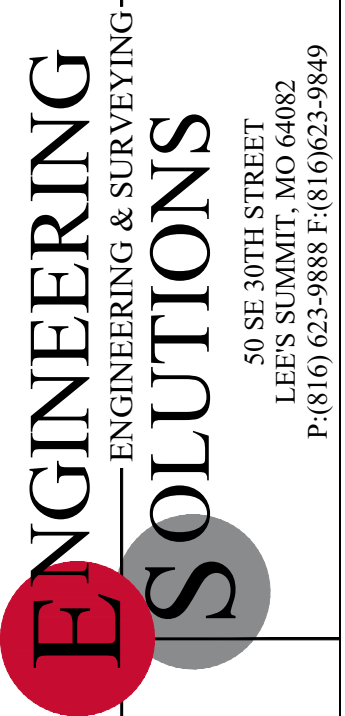


North



PRELIMINARY PLAT

SCALE: 1" = 60'



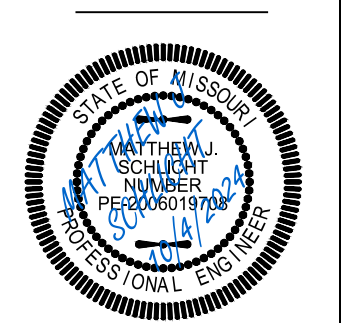
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Plans for:
Whitetail Run
Raymore, Cass County, Missouri

Project:
WHITETAIL RUN,
RAYMORE, MO

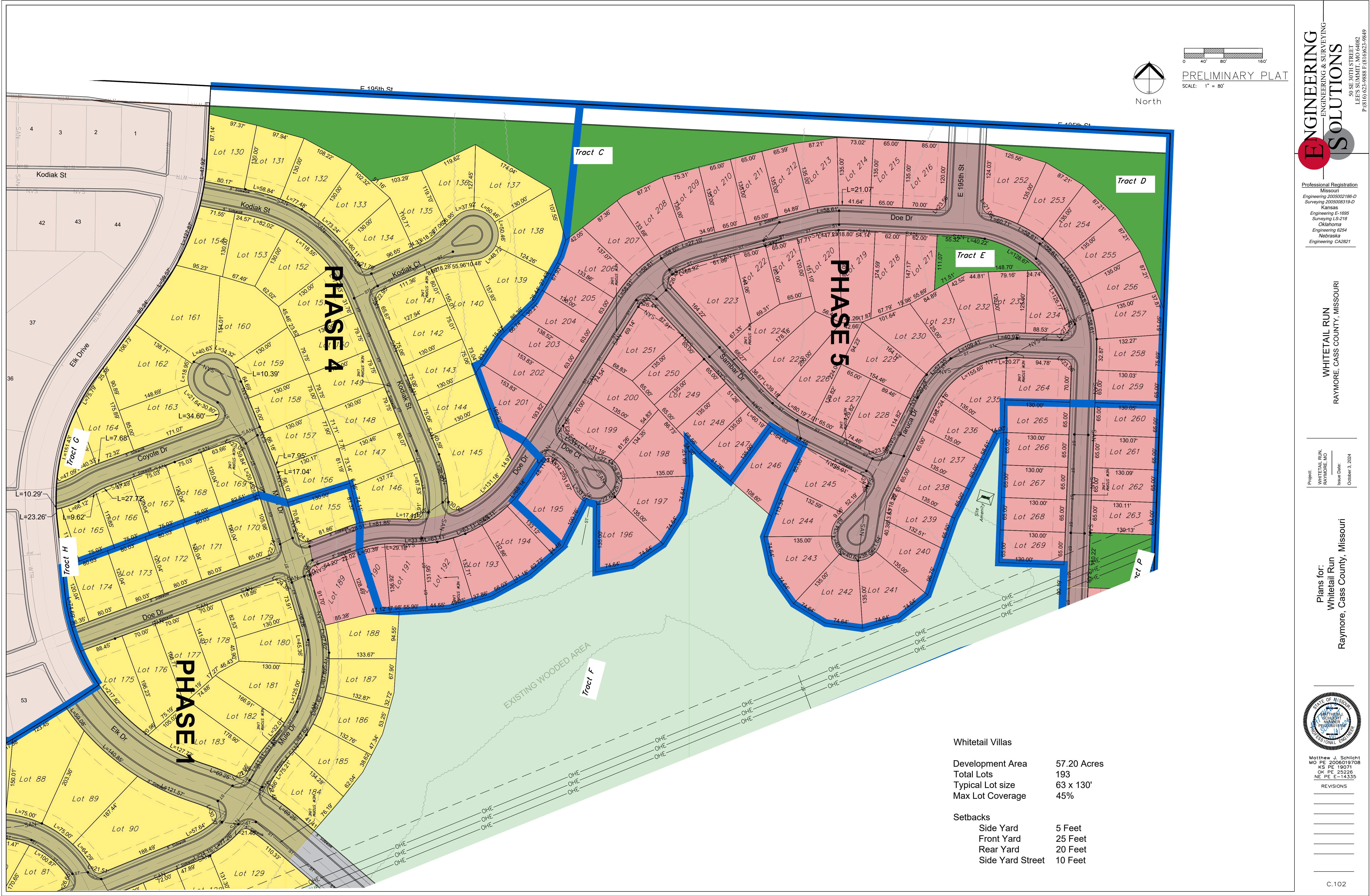
Issue Date:
October 3, 2024

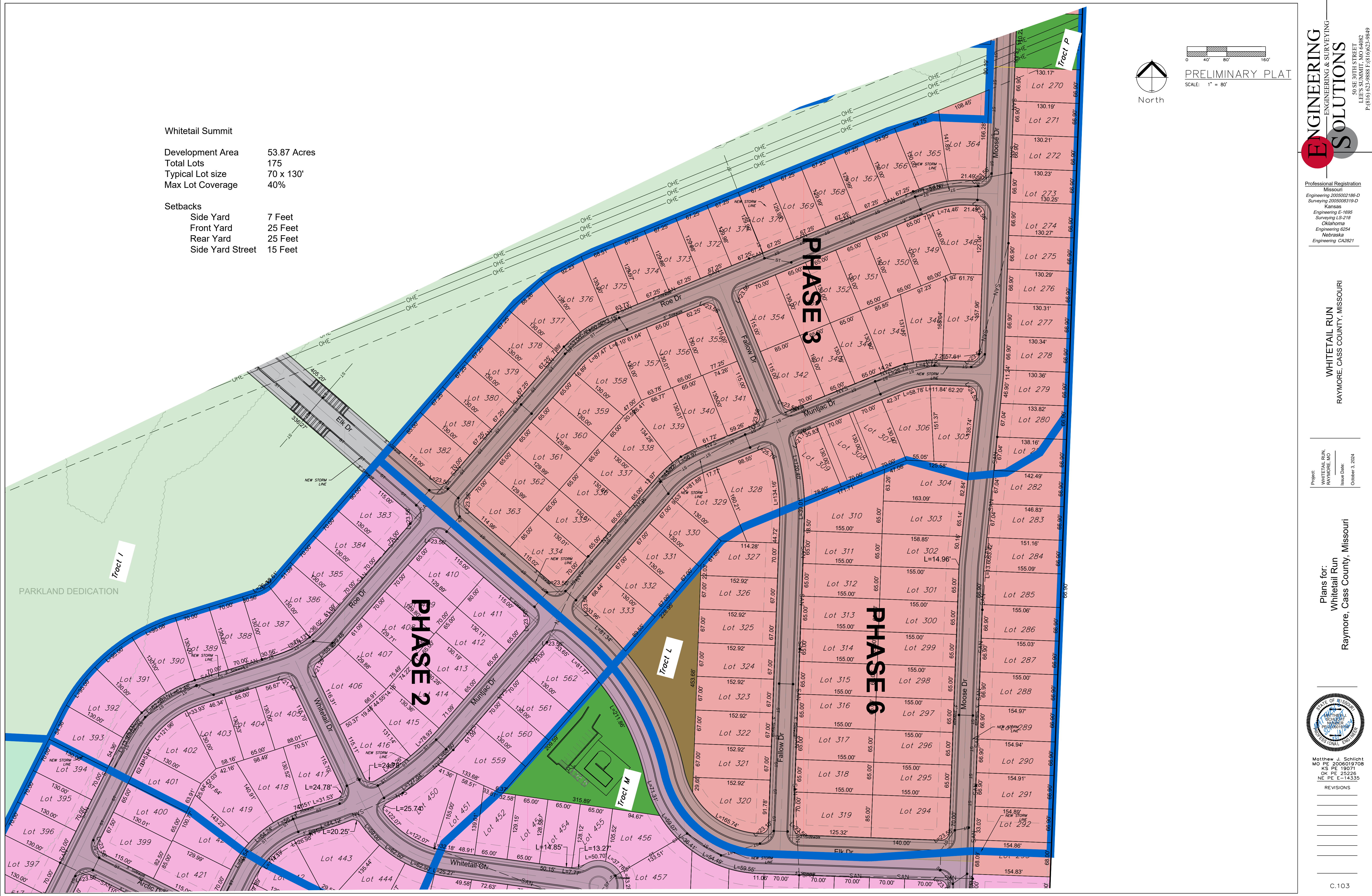


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.101





Whitetail Summit

Development Area 53.87 Acres
Total Lots 175
Typical Lot size 70 x 130'
Max Lot Coverage 40%

Setbacks
Side Yard 7 Feet
Front Yard 25 Feet
Rear Yard 25 Feet
Side Yard Street 15 Feet



PRELIMINARY PLAT
SCALE: 1" = 80'

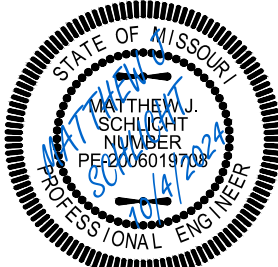
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
WHITETAIL RUN
RAYMORE, MO

Issue Date:
October 3, 2024

Plans for:
Whitetail Run
Raymore, Cass County, Missouri



Matthew J. Schlicht
MO PE 0006019708
KS PE 19071
OK PE 25226
NE PE E-14335

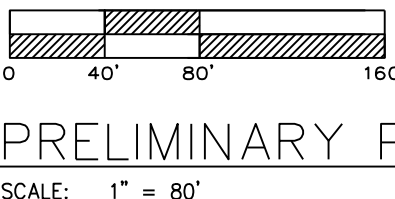
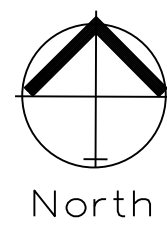
REVISIONS



Whitetail Summit

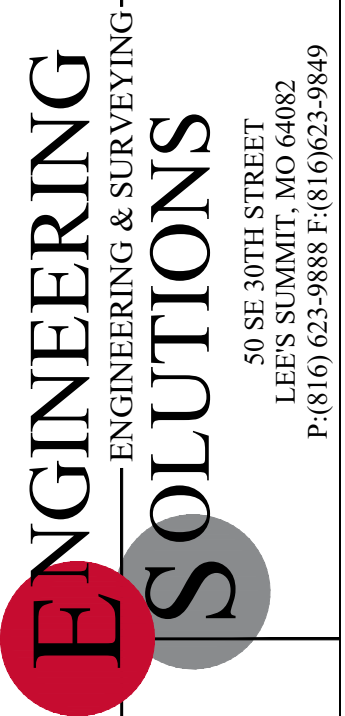
Development Area 53.87 Acres
Total Lots 175
Typical Lot size 70 x 130'
Max Lot Coverage 40%

Setbacks
Side Yard 7 Feet
Front Yard 25 Feet
Rear Yard 25 Feet
Side Yard Street 15 Feet



PRELIMINARY PLAT

SCALE: 1" = 80'



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Plans for:
Whitetail Run
Raymore, Cass County, Missouri

Project:
WHITETAIL RUN,
RAYMORE, MO
Issue Date:
October 3, 2024



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

REVISIONS

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
61	10000.00	81	10433.45	101	10850.00
62	10000.00	82	12329.24	102	10850.00
63	10000.00	83	11744.48	103	15839.85
64	10000.00	84	12238.18	104	12552.03
65	10000.00	85	12373.22	105	8374.39
66	9375.00	86	12508.26	106	8374.39
67	9375.00	87	12942.24	107	10330.47
68	10927.30	88	21423.81	108	10850.00
69	12275.33	89	19992.39	109	10850.00
70	8750.00	90	28258.44	110	10542.42
71	8750.00	91	13954.14	111	11145.70
72	10192.59	92	10850.00	112	19542.65
73	9638.47	93	10850.00	113	14190.41
74	9590.19	94	10542.42	114	19162.91
75	10200.45	95	11145.70	115	10304.96
76	11909.38	96	19542.65	116	10693.54
77	13149.39	97	14190.41	117	10850.00
78	10732.48	98	19162.91	118	10850.00
79	10019.24	99	10304.96	119	10870.45
80	11141.19	100	10693.54	120	11019.08

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
121	9360.00	141	10104.07	161	21395.43
122	9360.00	142	9672.94	162	17726.40
123	9360.00	143	9750.00	163	14175.97
124	9360.00	144	9750.00	164	11606.19
125	9360.00	145	19444.94	165	8464.30
126	9360.00	146	12612.10	166	8983.26
127	9360.00	147	10718.28	167	9003.30
128	9370.39	148	10369.28	168	9003.30
129	19208.26	149	10367.50	169	9728.54
130	11691.99	150	10367.50	170	9660.15
131	11063.07	151	11394.52	171	9603.52
132	11853.93	152	11907.57	172	9603.52
133	11228.42	153	11461.78	173	9603.52
134	10695.39	154	10664.95	174	9603.52
135	11573.12	155	10614.84	175	13022.02
136	10391.46	156	10028.63	176	12774.82
137	12449.90	157	9882.27	177	10852.58
138	14679.26	158	9750.00	178	9092.38
139	13891.19	159	11517.49	179	11337.47
140	15760.05	160	16138.76	180	8989.49

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
181	12650.51	201	11679.13	221	7800.00
182	12942.57	202	9675.02	222	8581.89
183	16471.78	203	9188.65	223	17306.24
184	12125.97	204	8345.67	224	11184.29
185	11244.02	205	8294.00	225	12213.81
186	11207.71	206	10201.02	226	12990.62
187	11218.87	207	9744.01	227	8438.04
188	11682.15	208	11396.55	228	11564.98
189	10101.94	209	9225.66	229	11941.25
190	8694.63	210	8775.00	230	10718.17
191	9982.52	211	8775.00	231	8591.45
192	10444.97	212	8793.95	232	9025.92
193	10461.72	213	9718.61	233	8383.15
194	10463.09	214	9131.49	234	8378.40
195	16281.47	215	8775.00	235	11904.42
196	12508.98	216	11426.71	236	9216.08
197	12508.98	217	8068.88	237	8775.00
198	13397.71	218	9974.48	238	8775.00
199	10720.62	219	11891.43	239	8855.75
200	9710.28	220	11378.57	240	10254.88

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
241	12508.98	261	8455.15	281	9387.83
242	12508.98	262	8456.49	282	9677.85
243	12508.98	263	8457.83	283	9967.88
244	10331.99	264	10993.82	284	10256.03
245	12244.03	265	8450.00	285	10364.39
246	12696.85	266	8450.00	286	10372.59
247	9498.01	267	8450.00	287	10370.64
248	8938.42	268	8450.00	288	10368.68
249	8775.00	269	8450.00	289	10366.72
250	8775.00	270	8708.79	290	10364.77
251	12659.51	271	8710.21	291	10362.81
252	13085.47	272	8711.63	292	10360.85
253	9718.61	273	8713.05	293	10536.20
254	9718.61	274	8714.47	294	13126.71
255	9718.61	275	8715.88	295	10075.00
256	9718.61	276	8717.30	296	10075.00
257	9998.47	277	8718.72	297	10075.00
258	8962.66	278	8720.14	298	10075.00
259	8452.47	279	8813.89	299	10075.00
260	8453.81	280	9097.81	300	10075.00

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
301	10075.02	321	10245.87	341	9605.74
302	10189.40	322	10245.87	342	11001.71
303	10463.01	323	10245.87	343	8450.00
304	13288.08	324	10245.87	344	8450.00
305	12392.93	325	10245.87	345	9523.95
306	10957.13	326	10245.87	346	11320.38
307	8060.00	327	9777.80	347	12482.95
308	8060.00	328	16444.79	348	12108.09
309	9990.67	329	11065.28	349	8450.00
310	14464.40	330	8710.00	350	8450.00
311	10075.00	331	8710.00	351	8450.00
312	10075.00	332	8710.00	352	8450.00
313	10075.00	333	10963.53	353	8450.00
314	10075.00	334	11003.09	354	11001.71
315	10075.00	335	8450.79	355	9994.58
316	10075.00	336	8450.56	356	8450.17
317	10075.00	337	8450.34	357	8550.54
318	10075.00	338	9501.39	358	9960.93
319	13126.71	339	9965.23	359	8449.89
320	13191.17	340	8449.87	360	8449.66

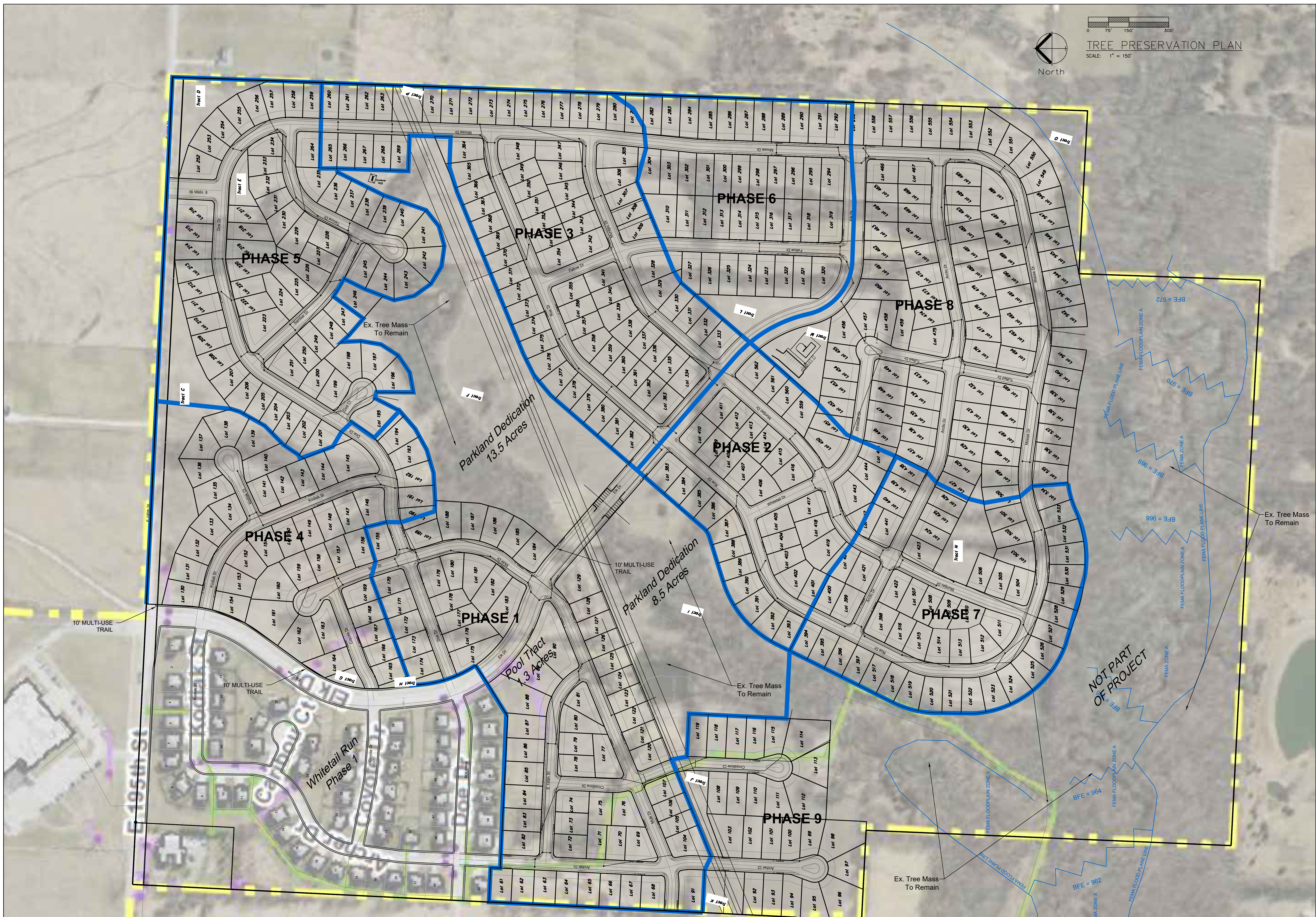
Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
361	8449.44	381	8742.50	401	8539.81
362	8449.21	382	11001.71	402	10792.67
363	11000.34	383	11651.71	403	9042.13
364	14085.02	384	9100.00	404	8467.24
365	10259.00	385	9100.00	405	10121.27
366	8742.43	386	9802.44	406	11963.74
367	8742.23	387	10565.01	407	9469.73
368	8742.03	388	9100.00	408	9082.88
369	8741.82	389	9070.95	409	9089.36
370	8741.61	390	10241.13	410	10347.48
371	8741.41	391	10237.50	411	10355.95
372	8741.20	392	10237.50	412	8459.67
373	8741.00	393	9354.20	413	8465.25
374	8740.79	394	9100.00	414	9742.28
375	8797.85	395	9100.00	415	9001.10
376	9790.30	396	9100.00	416	11219.74
377	9559.15	397	9100.00	417	10443.18
378	8742.50	398	11201.71	418	10765.19
379	8742.50	399	10677.13	419	12707.46
380	8742.50	400	8450.92	420	10938.87

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
421	11001.27	441	10100.84	461	11154.43
422	10160.45	442	10349.08	462	9836.57
423	11043.91	443	14187.22	463	8746.56
424	8450.00	444	9899.19	464	8397.56
425	8450.00	445	9661.77	465	8192.27
426	8450.00	446	10026.31	466	9756.90
427	8648.38	447	9442.19	467	10358.77
428	9571.27	448	9442.19	468	8453.11
429	8544.79	449	10351.67	469	8325.61
430	8954.19	450	13117.72	470	10112.42
431	9051.40	451	10202.37	471	9241.90
432	11818.40	452	8563.95	472	9241.90
433	10377.08	453	8376.36	473	9241.90
434	8465.42	454	8337.22	474	9853.51
435	8465.43	455	7412.14	475	15139.01
436	8465.43	456	11281.11	476	11283.76
437	9433.05	457	12825.21	477	10132.59
438	8450.00	458	9896.90	478	9239.61
439	8450.00	459	11006.75	479	9100.00
440	8450.00	460	14714.05	480	9230.00

Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
481	9944.88	501	9995.20	521	9100.00
482	9100.00	502	9708.30	522	10037.73
483	8081.33	503	10975.44	523	10237.50
484	9100.00	504	11031.36	524	10237.50
485	10889.16	505	9325.31	525	10237.50
486	13989.27	506	9100.00	526	10237.50
487	9372.74	507	8775.00	527	9303.57
488	9418.50	508	8824.50	528	9236.90
489	9418.50	509	8639.21	529	9800.00
490	9418.50	510	9532.43	530	9800.00
491	9421.68	511	12951.23	531	9800.00
492	10017.50	512	11415.58	532	9800.00
493	10480.19	513	9375.18	533	9301.87
494	11114.32	514	9721.13	534	10075.00
495	10663.00	515	9596.46	535	9986.26
496	9148.60	516	8860.00	536	9100.00
497	9245.81	517	9100.00	537	9100.00
498	9603.95	518	9098.84	538	9100.00
499	10133.80	519	10324.33	539	9335.42
500	10133.80	520	9866.39	540	9100.00

Parcel Area Table	
Parcel #	Area
541	9444.20
542	9800.00
543	9142.73
544	9347.00
545	9347.00
546	9347.00
547	9347.00
548	9616.53
549	10434.86
550	10395.44
551	10395.44
552	11803.47
553	11936.92
554	10828.20
555	10830.34
556	10832.49
557	10834.63
558	10836.77
559	11902.82
560	9100.00

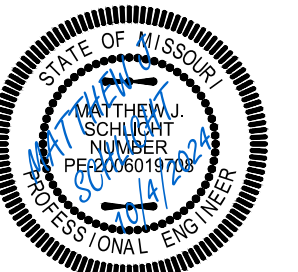
Parcel Area Table	
Parcel #	Area
561	9100.00
562	11457.29



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project:
WHITETAIL RUN,
RAYMORE, MO
Issue Date:
October 3, 2024

LOT TABLES
Plans for:
Whitetail Run
Raymore, Cass County, Missouri



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

REVISIONS

C.100



***Memorandum of Understanding
for
White Tail Run
Subdivision***

**Between Sallee Development, Grantor,
and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

December 9, 2024

MEMORANDUM OF UNDERSTANDING

White Tail Run PUD Subdivision

THIS MEMORANDUM OF UNDERSTANDING ("MOU") FOR THE DEVELOPMENT OF THE WHITE TAIL RUN SUBDIVISION is made and entered into this 9th day of December, 2024, by and between Sallee Development ("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 White Tail Run, proposed to be located in the City of Raymore, Cass County, Missouri; and,

WHEREAS, The purpose of a Planned Unit Development (PUD) District is to encourage the unified design of residential uses and facilities or combinations thereof in accordance with an approved comprehensive development plan; 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 White Tail Run PUD, described as:

Legal Description:

INSERT LEGAL DESCRIPTION HERE

PRELIMINARY DEVELOPMENT PLAN

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

White Tail Run PUD Subdivision
Memorandum of Understanding

2. Zoning and Land Use

- a. The zoning for the entire property shall be "PUD" Planned Unit Development District.
- b. Land Use
 1. Detached Single-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. Maximum Allowable Density

- a. Density in the PUD shall not exceed 503 dwelling units per acre or a total number of 2.71 dwelling units.
- b. The Planning and Zoning Commission shall monitor maintenance of the overall density, may permit in each unit deviations from the number of dwelling units per acre established for the entire planned development, provided such deviation will be adjusted for in other sections of the development so that the number of dwelling units per acre authorized for the entire planned development is not increased.

4. Bulk and Dimensional Standards Table:

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

	White Tail Run	White Tail Villas	White Tail Summit
Lots and Overall Density			
Lots	130	193	175
Dwellings per Acre	2.6	3.4	3.27
Minimum Lot Area			
Per Lot	9,360 sq.ft	8,190 sq.ft	9,100 sq.ft

White Tail Run PUD Subdivision
Memorandum of Understanding

Minimum Lot Width	72 ft.	63 ft.	70 ft.
Minimum Lot Depth	130 ft.	130 ft.	130 ft.
Yard and Setbacks			
Front Yard	30 ft.	25 ft.	25 ft.
Rear Yard	25 ft.	20 ft.	25 ft.
Side Yard (interior)	7 ft.	5 ft.	7 ft.
Side Yard (exterior, corner)	15 ft.	10 ft.	15 ft.
Maximum Building Height	35 ft.	35 ft.	35 ft.
Maximum Building Coverage	35% of lot area	45% of lot area	40% of lot area

5. Building Types and Architectural Elevations

- a. The Preliminary Development Plan is being approved with at least five varied building types and architectural elevations, to be constructed of durable and quality exterior Hardie board siding, or similar.
- b. Building elevations consistent with those submitted with the Preliminary Development Plan shall also be submitted with an application for final plat, and building construction plans submitted with all building permits shall be architecturally consistent.

6. Landscaping & Screening

- a. Elk Drive is identified as a Greenway on the City's Transportation Master Plan, and street trees must be planted at a rate of one (1) tree for every fifty (50) linear feet along the street. All trees shall be planted and established prior to the acceptance of any public improvements for the phase in which they are located.
- b. A tree preservation plan or easement shall be required along the eastern property line abutting Cass County, MO, and for phases abutting the parkland areas. Trees along the eastern property line or the parkland areas shall not be disturbed during grading or construction activities. Any application for a final plat containing

lots abutting the east property line or the parkland areas shall include a tree preservation plan.

- c. The Sub-divider is responsible for surveying and platting the parkland area(s) for dedication to the City. No trees shall be disturbed within the parkland area.
- d. Pursuant to Section 445.030(I)(4) of the Unified Development Code, Landscaped buffer strips, including berms, canopy trees, understory trees, or approved combinations, shall be provided in a common area tract or landscaping easement along 195th Street at the time of a final plat. All buffers shall be planted and established prior to the acceptance of any public improvements, and shall be maintained at all times.

	Option A	Option B
Buffer strip width	30 feet	20 feet
Canopy trees	1 deciduous shade tree every 60 feet	1 deciduous shade tree or 2 evergreens every 60 feet
Understory trees	Allowed, not required	3 ornamental and 1 evergreen tree every 100 feet
Large flowering shrubs	4 clustered every 150 feet	4 every 30 feet
Berm	Allowed, not required	Allowed, not required

- 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 430.130 and be of a species type listed in Section 430.090(A).

On lots with two street frontages, one site tree is required per frontage for a total of two trees. 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
Single Family Dwelling, Detached	2 spaces per dwelling unit

Private Recreation Facilities (pool, clubhouse etc...)	1 space per 4,000 square feet of building area dedicated to recreational use
--	--

PHASING SCHEDULE

1. The phasing plan for the White Tail Run PUD is included as part of the Preliminary Development Plan
2. The numbering of the phases is not meant to reflect the actual order of development. However, any deviations to change the phasing boundaries will require the review and approval by the Planning and Zoning Commission and City Council.

FINAL DEVELOPMENT PLAN

1. Each final plat must comply with the bulk and dimensional standards included in this MOU.
2. All required landscaping buffers, common area tracts, or amenity areas shall be accompanied by a landscaping plan.
3. Final plats shall be submitted in accordance with Section 470.130 of the Unified Development Code.

HOMEOWNERS ASSOCIATION

1. The Sub-Divider agrees that, with the first final plat application, action shall be taken to establish a master homeowners' association. All lot building restrictions, covenants, and other associated conditions attached to the White Tail Run PUD shall apply. The Sub-Divider and/or the homeowner's association shall be responsible for the ongoing upkeep and maintenance of any privately owned common grounds, structures, signs, etc., as outlined in the association documents and any other specific development improvements noted as their responsibility.
2. The Sub-Divider and their successors are solely responsible for maintaining any and all private open space and any associated facilities.

TRANSPORTATION IMPROVEMENTS

1. **Road Improvements**

- a. **195 Street** - 195th Street is classified as a Minor Arterial on the Transportation Master Plan, which requires 80-100 feet of right-of-way, depending on required improvements.
 - i. An eastbound deceleration lane shall be constructed at the eastern access street to 195th Street. A westbound left turn lane into this access street shall also be constructed.
 - ii. The Sub-Divider agrees to dedicate the required right-of-way to support the future improvements to 195th Street at the time of final plat.
- b. **Elk Drive** - Elk Drive shall be platted with a 80' right-of-way, and shall be constructed as a Minor Collector Greenway.
- c. All other roads within the subdivision shall be constructed as local roads with a fifty-foot (50') right-of-way.
- d. 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. Elk Drive is a Greenway, and requires a 10' trail along the north side of the road. A 5' sidewalk is required on the south side of the road.
- b. Elk Drive Street is a Greenway and requires a 8' trail along the roadway.
- c. 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.
- d. A pedestrian crosswalk shall be installed by the Subdivider at the intersection of 195th Street and Elk Drive as part of the first application for final plat. The design of the crosswalk improvements shall be acceptable by the School District and the City.

STREETLIGHT IMPROVEMENTS

1. Sub-Divider shall be responsible for the design and installation of street lights within the subdivision along internal roadways. 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 Public Water Supply District No. 10 (PWSD 10), and shall be served by PWSD 10. 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, PWSD 10, and the requirements of the South Metropolitan Fire Protection District.

STORMWATER IMPROVEMENTS

Specific storm water management plans will be required with each application for final plat, demonstrating compliance with the approved White Tail Run Storm Water Study. All specific storm water management plans shall comply with the city's current design standards for stormwater management.

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

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.

OPEN SPACE AND AMENITIES

1. Common open space and subdivision amenities shall be provided in accordance with the approved Preliminary Development Plan. The following amenities are provided in the Preliminary Development Plan:
 - a. neighborhood pool and clubhouse
 - b. common open space tracts
 - c. trails within park area or common area tracts
2. Common open space shall be provided for at the time of a final plat for the subdivision. Trail improvements on common area tracts shall be constructed at the time public improvements are constructed

COMMON AREAS, OPEN SPACE & MAINTENANCE

1. Common area tracts or open space shall be provided in accordance with the Preliminary Development Plan.
2. All privately owned open space, common area, or amenity area shall be constructed and maintained by the Sub-Divider, or a homeowners association.

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 Development Plan 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".*

1. The Parks and Recreation Board has determined that a combination of land dedication and fee-in-lieu is the most appropriate method of satisfying the requirements of this section.
 - a. The total land dedication requirement is 22 acres, and includes 2 tracts of land that shall be dedicated simultaneously.
 - b. The total Cash in lieu of land donation for the subdivision is \$61,789.50, which equates to \$122.84 per dwelling unit.
2. The Sub-Divider shall be responsible for providing the survey and plat dedication of the parkland tracts, and shall be dedicated with the first final plat application.
3. 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 City shall maintain exclusive control over the use of its public streets, and reserves the right pursuant to Section 340.320 of Raymore City Code, with the review and approval of public improvement plans and issuance of a construction permit, to determine access restrictions and establish construction routes, if determined necessary by the Public Works Director.
4. 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.
5. 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

White Tail Run PUD Subdivision
Memorandum of Understanding

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

White Tail Run PUD Subdivision
Memorandum of Understanding

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:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to Grantor at:

Salle Development
ADDRESS
CITY, STATE, ZIP

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 Development Plan

draft

White Tail Run PUD Subdivision

Memorandum of Understanding

15

GOOD NEIGHBOR MEETING - WHITETAIL RUN

A Good Neighbor meeting was held on **Wednesday, September 18, 2024** and began at 6:00pm in the Council Chambers of City Hall. 10 residents attended the meeting along with City Staff as well as Thomas Lewis and Matt Schlicht representing Sallee Development. The comments below provide a summary of the meeting.

Q: There were a number of Cass County residents that live on larger estate lots that have frontage off of School Rd. and were concerned about the development backing up to their western property lines.

A: It was confirmed that the proposed Whitetail Run subdivision would abut the adjoining estate lots. Staff discussed that the previously approved Preliminary Plat for White Tail Run also had lots abutting the City's border with Cass County and these larger lots. Residents asked about property lines and the existing fences and tree lines, stating that the property line are further back than some of the existing fences, and that the tree line should be preserved.

Q: Another concern was raised regarding the Whitetail Run "Summit" phase of the proposed development having a stub street to be able to connect the proposed subdivision to School Rd. and the Cass County residents expressed concern for a future road to be built through some of the properties that are in the County.

A: The Transportation Master Plan adopted by the City does show Elk Drive as a Collector Roadway providing a connection from 195th Street through the development to S. School Road. Because of the existing homestead-type properties along School Road, staff was supportive of removing the stub street through these properties.

Q: There was a question regarding the price range for the homes to be built within the new development.

A: The applicant did not have a strong answer for this as the market as well as interest rates will drive that price point.

Q: There were concerns about the elevations and types of homes being proposed, specifically about the abundance of slab-on-grade homes without basements.

A: Residents felt that basements were something that could add value to the homes over time by providing future homeowners with an opportunity to finish the basement if desired. The applicant indicated not all homes would be slab on grade, and that some of the home types could have basements.

Q: A comment was made expressing strong interest to rethink the placement of the Whitetail Villas to be more centralized in the development and to not directly abut the existing Whitetail Run subdivision.

A: The applicant has agreed to look into shifting some housing types around to try and alleviate the concern.

Q: There was concern expressed regarding the housing style types (specifically the villas) as the square footage being proposed was not comparable to the existing homes in Whitetail Run.

A: The applicant expressed that to make this project viable to more customers a mix of different housing styles would be necessary but would work the plan to better align with the existing character of Whitetail Run with what is being proposed, at least for the lots that directly abut or are in close proximity to the existing Whitetail Run subdivision.

The average size of the proposed homes were presented at 1,640 sq. ft. for 1-story homes, and 2,204 sq. ft. for 2-story homes. The average size home in existing White Tail Run is approximately 3,600 sq. ft. including basements (based on a survey of past building permits).

Q: The current HOA President expressed that they would not want to have any part of the new Whitetail Run or be associated with the new Whitetail Run HOA in any way.

A: The applicant said they are more than happy to discuss further but if the current HOA doesn't want to consolidate that is not a problem. Given that the previously approved Preliminary Plat had proposed a neighborhood pool that was never built, and because residents of White Tail Run had voiced that concern in the past, the

applicant was proposing to do a community pool and wanted that to be an option for the existing Whitetail Run subdivision if they wanted to participate. This is not a requirement of the request.

Q: The current HOA President would like to have the proposed community pool moved from its current location to be more interior to the proposed development.

A: The applicant has agreed to move the community pool if possible/feasible.

Q: Some of the Cass County residents expressed storm water concerns for their current properties as there are some flooding issues.

A: City Staff pulled up the floodplain maps and elevation contours on the GIS map and the floodplain only crossed a sliver of the proposed development where a common area tract is being proposed. The properties to the east located within the County appeared to have floodplain boundaries on them. The applicant is confident that water issues will not be created from the proposed development given the way water currently sheds to the existing creek to the south.

Q: Traffic concerns were raised with the industrial buildings coming soon from the west and with the school directly north of existing Whitetail Run.

A: City Staff explained the road improvements to be made to 195th St. with the Governors Cost Share Grant as well as discussion with the school district that need to take place between the School District and the applicant. There have already been ideas of lighted pedestrian beacons or some way to make crossing 195th St. safer for children coming from and going to school.

Q: Residents that live on the south side of Doe Dr. expressed that they would like to have a buffer/green space between them and the proposed housing development.

A: Unfortunately, this might not be feasible given the amount of land/green space to be donated to the City of Raymore for a future park. Additionally, the previously approved Preliminary Plat for the subdivision included lots in this same area, therefore, nothing was being proposed that had not already been approved in the past. The applicant also explained how the location of existing utilities (sanitary

sewer) would make it difficult to preserve this area as open space.

Q: Some concerns were raised specifically with the requested 5' side-yard setback for the White Tail Villas area.

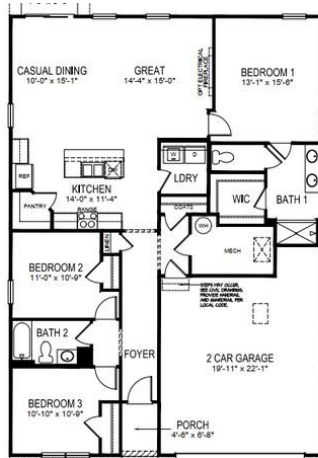
A: Residents felt this was too small of a setback. The current setbacks under the existing zoning is 10'. The applicant clarified that the setbacks in the other two areas of the development are proposed at 7', which is generally the average side-yard setback among other cities in the area. The applicant stated they would look at adjusting the setback in areas where it is possible.

Q: There was an overarching concern that the homes proposed to be built in the new phase would be of lesser size and value than the homes currently built in the 1st phase of White Tail Run

A: The applicant noted that the homes would be 2-4 bedroom homes consistent with the existing homes, but would be smaller footprints in size. The values of the homes were not expected to be too far below the values of the existing homes in terms of sale prices.

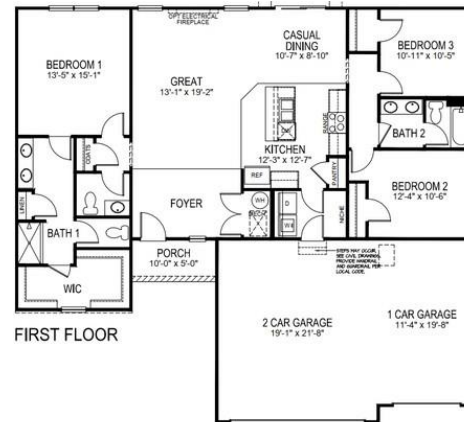
RANCH PLAN OPTIONS

The Newcastle



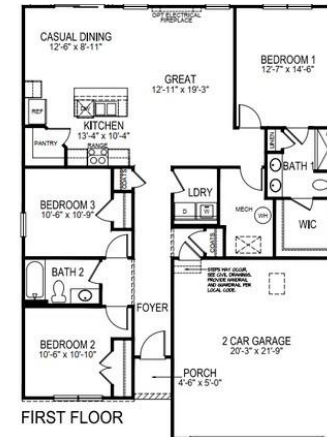
1635 Sq. Ft.
3 Bedroom, 2 Bath

The Reagan



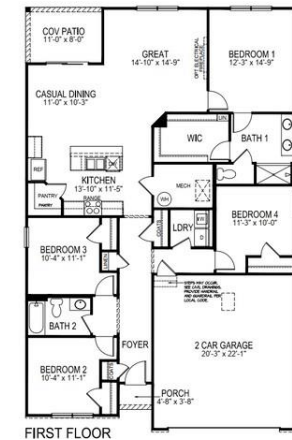
1659 Sq. Ft.
3 Bedroom, 2 Bath

The Harmony



1498 Sq. Ft.
3 Bedroom, 2.5 Bath

The Chatham



1771 Sq. Ft.
3 Bedroom, 2 Bath

TWO STORY PLAN OPTIONS

The Holcombe



2356 Sq. Ft.
4 Bedroom, 2.5 Bath

The Bellamy



2053 Sq. Ft.
4 Bedroom, 2.5 Bath

EXTERIOR OPTIONS:

Hardie

Example images from Package E & F

Hardie offers
Packages A through F

- Each package offers color options for primary siding, shaker, board and batten, shutters and stone work.



Primary Siding-Arctic White



Shake-Arctic White



Board & Batten-Arctic White



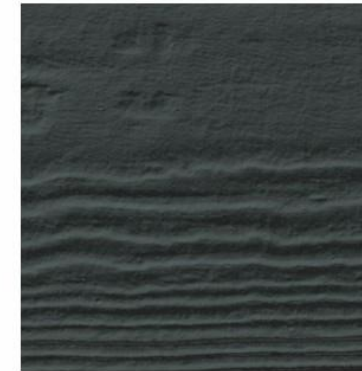
Stone-Williamsburg



Primary Siding-Aged Pewter



Shake-Iron Gray



Board & Batten-Iron Gray



Stone-Tuscan

EXTERIOR OPTIONS:

Vinyl

Hardie offers
Packages A through F

- Each package offers color options for primary siding, shaker, board and batten, shutters and stone work.

Example images from Package E & F



Primary Siding-Sterling



Shake-Harvard Slate



Board & Batten-Sterling



Stone-Williamsburg



Primary Siding-Storm



Shake-Sterling



Board & Batten-Sterling



Stone-Storm Grey

EXTERIOR ELEVATIONS



MADISON VALLEY POOL & CLUBHOUSE SITE PLAN

APPLICANT -

Property Owner: Blue Springs Safety Storage
Engineering/Arch. Firm: Quist Engineering

PROJECT LOCATION -

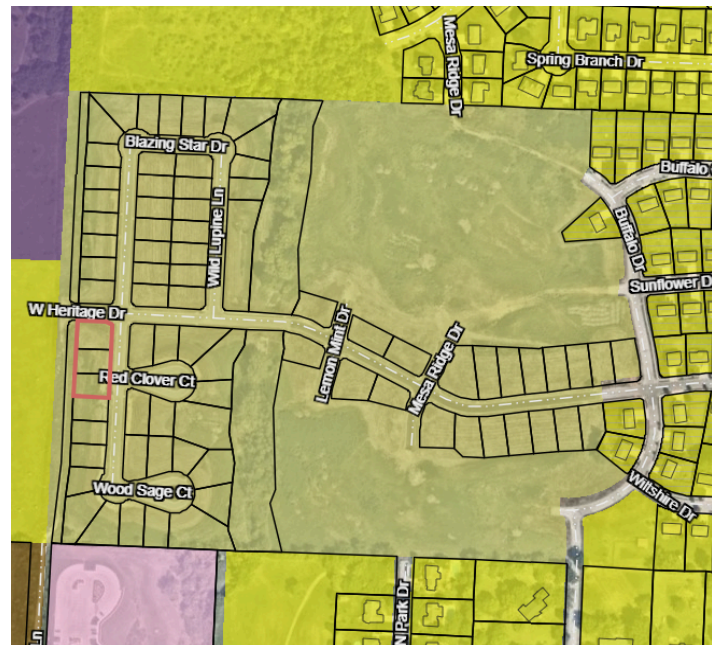
Sunset Lane & Heritage Drive

REQUESTED ACTION -

Site Plan Approval

PROJECT NARRATIVE -

An application was filed requesting requesting site plan approval for the addition of a community pool and clubhouse within the Madison Valley subdivision



ZONING AND LAND USE SUMMARY -

EXISTING ZONING -

"R-1.5" Single Family Residential District

SURROUNDING ZONING & LAND USE -

North: "R-1" Single Family Residential (Undeveloped)

South: "PO" Professional Office (Compass Health)
"R-1" Single Family Residential (Wedgewood Meadows, Wedgewood Place)

East: "R-1" Single Family Residential (Madison Valley)

West: "R-1" Single Family Residential (Undeveloped)
"PR" Parks, Recreation and Public Use (Hawk Ridge Park)

SITE PLAN REVIEW -

Unified Development Code Section 470.160 - Site Plan Review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. The balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. The convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. The adequacy of waste disposal methods and protection from pollution of surface or groundwater;
4. The protection of historic and environmental features on the site under review and in adjacent areas
5. The stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. The adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

PAST PLANNING ACTIONS -

1. On October 11, 2021 the City Council approved the reclassification of zoning of the subject property from "R-1" Single-Family Residential District to "R-1.5" Single-Family Residential District (6,500 sq ft.)
2. On December 20, 2021 the City Council approved the Madison Valley Phase 2 preliminary plat.
3. The Madison Valley 1st Plat was approved on October 25, 2005 (75 lots)
4. The Madison Valley 2nd Plat was approved on June 12, 2023 (55 lots)
5. The Madison Valley 3rd Plat was approved on June 26, 2023 (21 lots)

DEVELOPMENT STANDARDS -

DIMENSIONAL STANDARD	REQUIREMENT
Lot Size	6,500 sq. ft
Front-Yard Setback	30 ft.
Side-Yard Setback	7.5 ft.
Rear-Yard Setback	30 ft.
Building Height	35 ft.
Building Coverage	40%

SPECIAL USE CONDITIONS -

Section 420.050(B) requires that "Swimming pools, spas or hot tubs that are for the use of multi-family developments, subdivisions or homeowner's associations must be enclosed by a wall or fence six (6) feet in height with locking gates". This requirement has been met.

Section 420.050(C) provides six special conditions for the proposed use including:

1. Private recreational facilities include, but are not limited to the following: swimming pools, open game fields, golf courses, and facilities for basketball, shuffleboard, racquetball, croquet, and tennis courts, and meeting and locker rooms;
2. Private facilities in accordance with this section will be restricted to use by the occupants of the residence and their guests or by members of the homeowner's association and their guests.
3. Private recreation facilities must not be located within thirty (30) feet of any street right-of-way or within ten (10) feet of any abutting property line;
4. Activity areas must be fenced and screened from abutting properties;
5. Dispensing of food and beverages on the premises is only permitted for the benefit of users of the recreation facility and not for the general public; and
6. Off-street parking is required on the basis of one (1) parking space for each four thousand (4,000) square feet of area devoted to recreational use, with a minimum of four (4) spaces.

All special use conditions have been met.

PARKING REQUIREMENTS -

Section 420.050(C)(6) provides the parking requirements for private recreation facilities in subdivisions. Adequate parking has been provided for this use.

PROPOSED USE	PARKING REQUIREMENT	REQUIRED	PROVIDED
Private Recreation Facility	1 per 4,000 square feet of area devoted to recreational use, with a minimum of four (4) spaces.	?????	?????

LANDSCAPING & SCREENING -

PARKING LOT LANDSCAPING: Parking lot landscaping is required within the parking lot area and parking lot islands, as well as along the property lines abutting the future home located to the south of the proposed pool. Landscaping has also been provided along the eastern property line where the public parking area abuts Sunset Lane. Adequate landscaping has been provided.

SITE LANDSCAPING: Twenty percent (20%) of the lot is required to be reserved for landscaped areas and fifty percent (50%) has been provided. A landscaped area of at least six feet in width shall be provided along all street frontages and along all perimeter property lines. The landscaped plan that was submitted satisfies the landscaping requirement.

SCREENING: Activity areas must be fenced and screened from abutting properties. Screening is required along the southern property lines of the property abutting the lot where a future home is to be built. The screening requirements were met by providing vinyl fencing in addition to trees and shrubs.

SITE ACCESS -

STREET ACCESS: Access to the site is provided via Sunset Lane and Heritage Drive. Access to the site will be primarily internally from the homes and residents living within the Madison Valley subdivision.

PEDESTRIAN ACCESS: A sidewalk connection from the principal entrance into the community pool is required, and was provided to the sidewalk that will be built along Foxglove Lane.

SIGNAGE -

Signage is permitted for subdivision entrance markers and for amenity areas. A signage plan was not submitted or required for this proposed use. Any and all signs installed must comply with UDC Chapter 435, and must also obtain a sign permit.

SITE UTILITIES -

WATER: Water is being provided to the site via the existing water mains that were installed with the public infrastructure for the Madison Valley subdivision. A public water line exists along Foxglove Lane.

SEWER: Sanitary sewer is being provided to the site via the existing sewer mains that were installed with the public infrastructure for the Madison Valley subdivision. A public sewer line exists along Foxglove Lane.

STORMWATER MANAGEMENT: Stormwater will be collected within the storm drain inlets being installed on site. The project also involves the installation of an underground french drain system to capture existing groundwater on the site.

SITE LIGHTING: Site lighting is not being provided for this project, and is not required. Building lighting attached to the clubhouse is permitted. Street lighting is provided within the subdivision along Sunset Lane, Heritage Drive, and Foxglove Lane.

STAFF COMMENTS -

PLANNING AND ZONING:

- The proposed pool was not originally included in the approved Preliminary Plat for the Madison Valley subdivision, but is a permitted use within neighborhoods.

- The applicant is proposing to construct the pool and clubhouse on Lots 196-198 of the Madison Valley 2nd Plat, and has submitted a replat application to combine these three lots into one common area tract to support the development of the proposed pool.

PUBLIC WORKS & ENGINEERING:

- An underground french drain system will be installed on this lot to address an existing groundwater issue. The french drain will capture underground water and drain it into the storm system.

FINDINGS OF FACT -

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following in the deliberation of a site plan approval:

1. The plan complies with all applicable standards of this code and all other applicable City ordinances and policies.

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies

2. The plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

3. The proposed use is allowed in the district in which it is located.

The proposed use of the community pool and clubhouse is allowable as a subdivision amenity within the R-1.5 zoning district

4. Vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways.

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the parking lot is restricted to

Foxglove Lane as an internal road to the Madison Valley subdivision.

5. The plan provides for safe, efficient, and convenient movement of pedestrians on and to the site.

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks will be provided to allow pedestrians to access the site from the sidewalk along Foxglove Lane, in addition to other sidewalk segments that will be built on lots as the subdivision develops.

6. The arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services.

The placement of the building (clubhouse) does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

7. Open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users.

There are not any unique natural resource features on the site that need to be preserved. The pool and clubhouse are being proposed to be located on three approved lots within the subdivision.

8. The plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses.

The plan avoids unnecessary or unreasonable alterations to existing topography as minor grading will be done to the site. A retaining wall with a fence will be constructed along portions of the perimeter of the site to account for changes in grade. There are no existing mature trees or watercourses on the site that need to be preserved.

9. Provides adequate parking for the use, including logical and safe parking and circulation.

Parking for the use of a community pool and clubhouse meets the minimum requirements as determined by the Development Services Director for the size of the clubhouse and pool being proposed.

10. Provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates.

Adequate landscaping has been provided where required on the site. All parking lot landscaping has been provided, including parking islands and areas where the parking lots abuts public streets, and/or a neighboring residential lot. The lot to the south of the parking lot will be a future home, and landscaping and a vinyl fence has been provided to create a logical buffer between the pool and clubhouse parking and the residential home.

11. Includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

Site lighting is not being proposed with this pool and clubhouse addition, aside from accessory-type lighting that may be attached to the clubhouse building (wall pack lighting etc...). Street lights will exist along Sunset Lane, Heritage Drive, and Foxglove Lane which will provide ambient illumination around the site.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Approval/Denial	October 15, 2024

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and approve Case No. 24018 Madison Valley Pool and Clubhouse Site Plan.

PROJECT ATTACHMENTS -

1. Site Plan Drawing
2. Site Photographs

MADISON VALLEY POOL & CLUBHOUSE - Site Photos



Aerial Photo looking north at the Madison Valley 2nd Plat



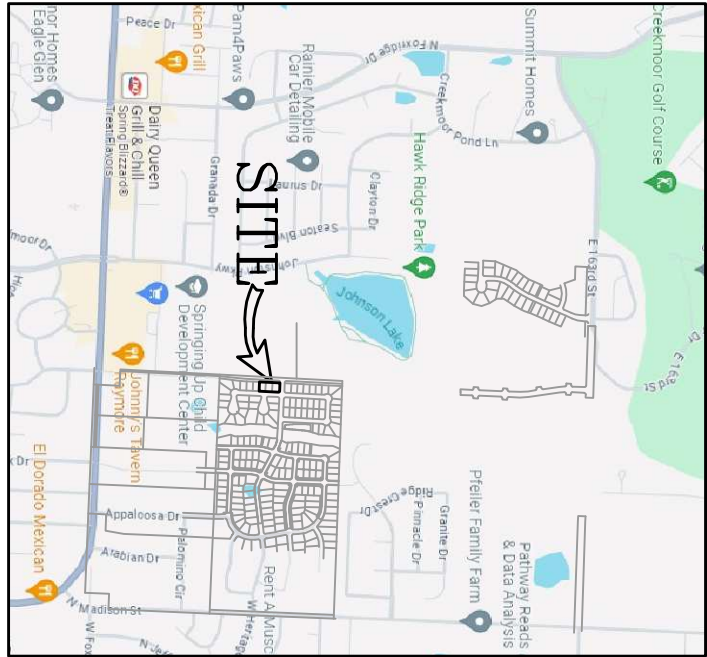
View looking west at the proposed pool location from Foxglove Lane



View looking south from Heritage Drive at the proposed pool location.

GENERAL

1. Linear foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
2. No geological information is shown on these plans.
3. The utility locations shown on these plans are taken from utility company records and shall verify the location and depth of all utilities prior to construction.
4. The contractor shall adhere to the provisions of the Statute Bill Number 583.78th General Assembly of the State of Missouri. The bill requires that any person of firm doing excavation on public right-of-way do so only after giving notice to, and obtaining approval from, the local health department. The contractor shall be responsible for all notices and telephone numbers of utility companies. If not promptly notified, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
5. Clearing and grubbing operations and disposal of all debris therefrom shall be performed by the contractor in strict accordance with all local codes and ordinances.
6. All waste material resulting from the project shall be disposed of off-site by the contractor.
7. All excavation shall be undisturbed. No separate payment will be made for rock excavation.
8. The contractor shall control the erosion and siltation during all phases construction, and he shall keep the streets clean of mud and debris.
9. All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required. All existing utilities shall be adjusted as required.
10. Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from mud and moisture, and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is muddy or weak into mud or soft mud, the contractor shall be responsible for the removal of such material and the replacement with suitable material. The contractor shall be responsible for placing the floor slab below subgrade to provide a firm base for working and for placing the floor slab.
11. The contractor is responsible for providing all surveying that may be required.
12. Easements indicated on these drawings will be provided for on the final plat and properly dimensions. Easements outside the plotted area will be provided for by separate documents prior to issuance of a construction permit.
13. Construction of the improvements shown or implied by this set of drawings shall not be initiated or any part thereof undertaken until the City is notified of such intent, and all required and properly executed bond and permit fees are received and approved by the City.
14. The City of Raymore plan review is only for general conformance with City of Raymore Standards and Specifications and the City Code. The City is not responsible for the accuracy and adequacy of the design, or dimensions and elevations, which shall be confirmed and corrected at the job site. The City of Raymore through approval of this document assumes no responsibility other than as stated above for the completeness and/or accuracy of this document.
15. All materials and workmanship associated with this project shall be subject to inspection by the City of Raymore. The City of Raymore reserves the right to accept or reject any such materials and workmanship that does not conform to the City Standard and Technical Specifications.
16. The contractor shall notify the City of Raymore Engineering Division of the Public Works Department forty-eight (48) hours prior to beginning construction.
17. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all existing utilities may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of the utility shall be repaired or replaced by the contractor at their expense and with immediate notice to the City prior to repair or replacement.



SITE LOCATION

FINAL DEVELOPMENT PLAN SET MADISON VALLEY CLUBHOUSE AND POOL ON LOTS 196 THRU 198 OF MADISON VALLEY 2ND PLAT RAYMORE, CASS COUNTY, MISSOURI

LINE LEGEND

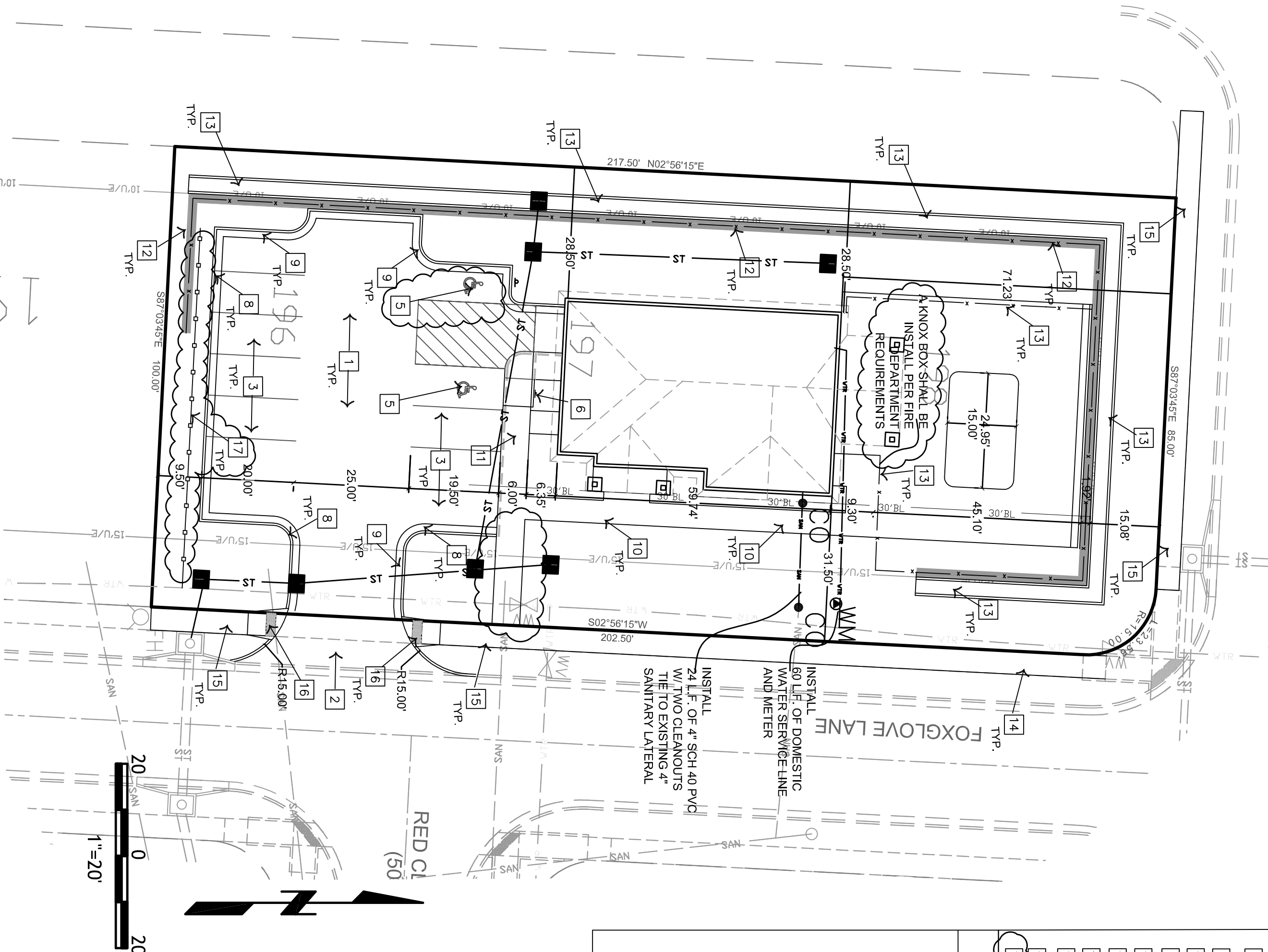
PROPOSED	EXISTING
Storm Line	Storm Line
Sanitary Line	Sanitary Line
Water Line	Water Line
Building Line	Building Line
Easement Line	Easement Line
4' Sidewalk	4' Sidewalk
2' Curb	2' Curb
Contour	Contour
Tree Line	Tree Line
Fence Line	Fence Line
Gas Line	Gas Line
Overhead Telephone Line	Overhead Telephone Line
Underground Telephone Line	Underground Telephone Line
Overhead Electrical Line	Overhead Electrical Line
Underground Electrical Line	Underground Electrical Line

SYMBOL LEGEND

PROPOSED	EXISTING
MH ●	MHO ●
C.I. □	C.I. □
JB ■	JB □
Field Inlet	Field Inlet
FES ●	FES □
Fired End Section	FES □
Fire Hydrant	Fire Hydrant
Blow Off	Blow Off
Water Valve	Water Valve
Water Meter	Water Meter
Straddle	Straddle
Utility Pole	Utility Pole
Guy Wire	Guy Wire
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
Clean Out	Clean Out

FUTURE N. SUNSET LANE

HERITAGE DRIVE



DRAWING LIST

GENERAL
C200 FINAL DEVELOPMENT PLAN
C201 FINAL LANDSCAPING PLAN
C300 GRADING & ESC PLAN
C400 STORM DRAINAGE PLAN
C600 UTILITY PLAN

DEVELOPER:
BLUE SPRINGS SAFETY STORAGE SOUTH LLC
1120 NE EAGLE RIDGE BLVD. GRAIN VALLEY, MO 64029
Ph.# 816-229-8115

PLAN NOTES:

1. HEAVY ASPHALT PAVEMENT RE. SEE THIS SHEET
2. CONCRETE COMMERCIAL ENTRANCE RE. CITY DETAIL
3. LIGHT ASPHALT PAVEMENT RE. SEE THIS SHEET
4. ACCESSIBILITY RAMP RE. SEE SHEET C210
5. PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APWA PAVEMENT MARKING STANDARDS. RE. SEE THIS SHEET
6. INSTALL ACCESSIBLE PARKING SIGN "TYPE B" RE. SEE THIS SHEET
7. STRIP PAINTING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
8. STRAIGHT BACK CURB & GUTTER (WET) RE. SEE THIS SHEET
9. STRAIGHT BACK CURB & GUTTER (DRY) RE. SEE THIS SHEET
10. PRIVATE SIDEWALK RE. SEE THIS SHEET
11. CURB WALK RE. SEE THIS SHEET
12. RETAINING WALL WITH FENCE RE. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED
13. 4" CONCRETE FLUME RE. SEE THIS SHEET
14. 6" TALL POOL SECURITY FENCE RE. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED
15. 5' CITY SIDEWALK RE. CITY DETAIL
16. CITY ADA RAMP RE. SEE CITY DETAILS
17. 6" VINYL WHITE FENCE

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
 3. ALL PARKING STALLS SHALL BE MARKED WITH WHITE PAINT. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY OR TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
 4. CONSTRUCT ALL SIDEWALKS WITH 2% MAX. CROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
 5. PLACE EXPANSION JOINTS IN SIDEWALKS AT 50' MAX. SPACING, AT ALL DIRECTION CHANGES AND WHEN ADJACENT TO BUILDINGS.
 6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 7. LAYOUT ALL SIDEWALKS AND PAVEMENT APPROX. TO LINES SHOWN, FINAL APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT.
- UTILITY NOTES:
1. PUBLIC SANITARY SEWER MAIN EXTENSION IS NOT PROPOSED WITH THIS PROJECT.
 2. ALL PRIVATE SEWER CONNECTIONS SHALL BE PER CITY STANDARDS AND SPECIFICATIONS.
 3. PUBLIC WATER MAIN EXTENSION IS NOT PROPOSED WITH THIS PROJECT.
 4. ALL PRIVATE WATER MAINS SHALL BE PER CITY STANDARDS AND SPECIFICATIONS.

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	21,701 SF
IMPERVIOUS SURFACES	
BUILDINGS/ SIDEWALKS	
DRIVES/PARKING	11,662 SF
WALKS/MISC.	11,662 SF
TOTAL	23,324 SF
PERVIOUS	46% PERVIOUS (GREEN)

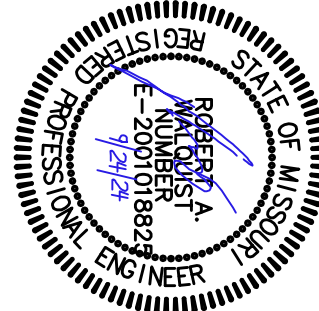
- STORM WATER / BMP NOTES
1. THIS LAND IS PART OF THE REGIONAL DETENTION BASIN SO NO DETENTION IS PROPOSED WITH THIS PROJECT.

1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)



BEFORE YOU
DIG - DRILL - BLAST

FINAL DEVELOPMENT PLAN SET



MADISON VALLEY CLUB HOUSE & POOL RAYMORE, CASS COUNTY, MISSOURI

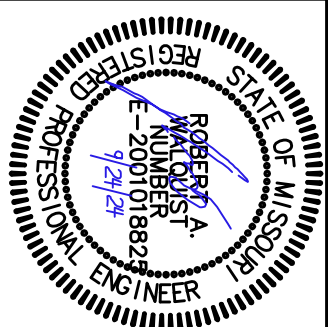
Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwa@quistengineering.com

COPYRIGHT © 2024
1ST ISSUE
4-2-24

REVISIONS
9-24-24

SHEET NO.
C200

JOB NO.
E24-307



MADISON VALLEY CLUB HOUSE & POOL RAYMORE, CASS COUNTY, MISSOURI

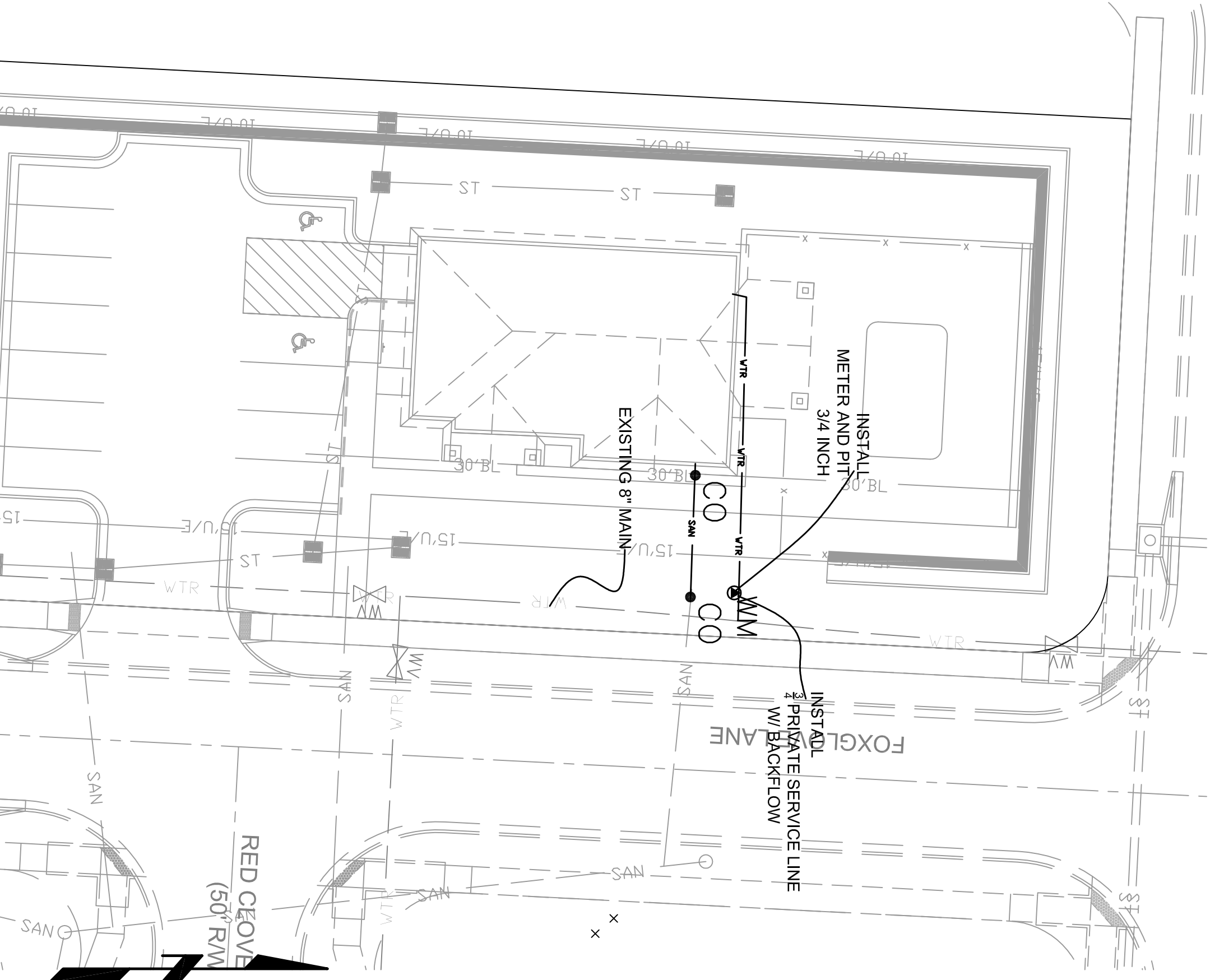
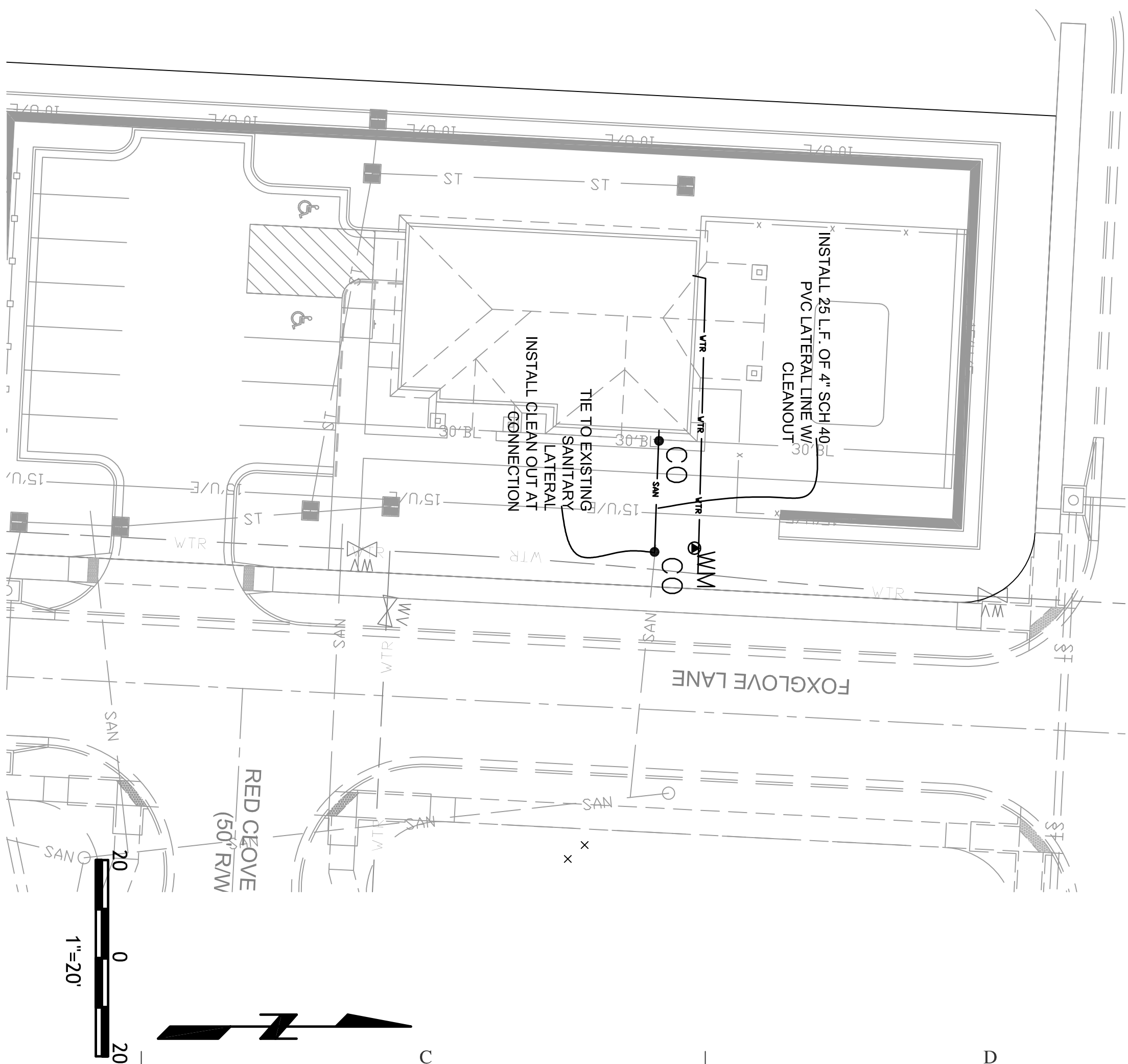
Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwa@quistengineering.com

COPYRIGHT © 2024
ISSUED
4-2-24

REVISIONS
9-24-24

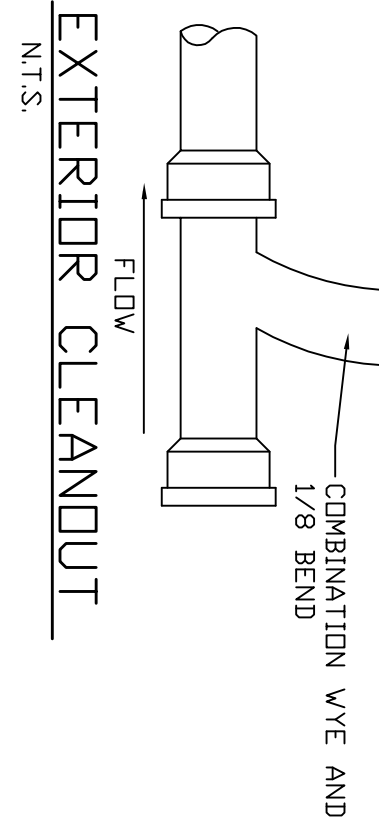
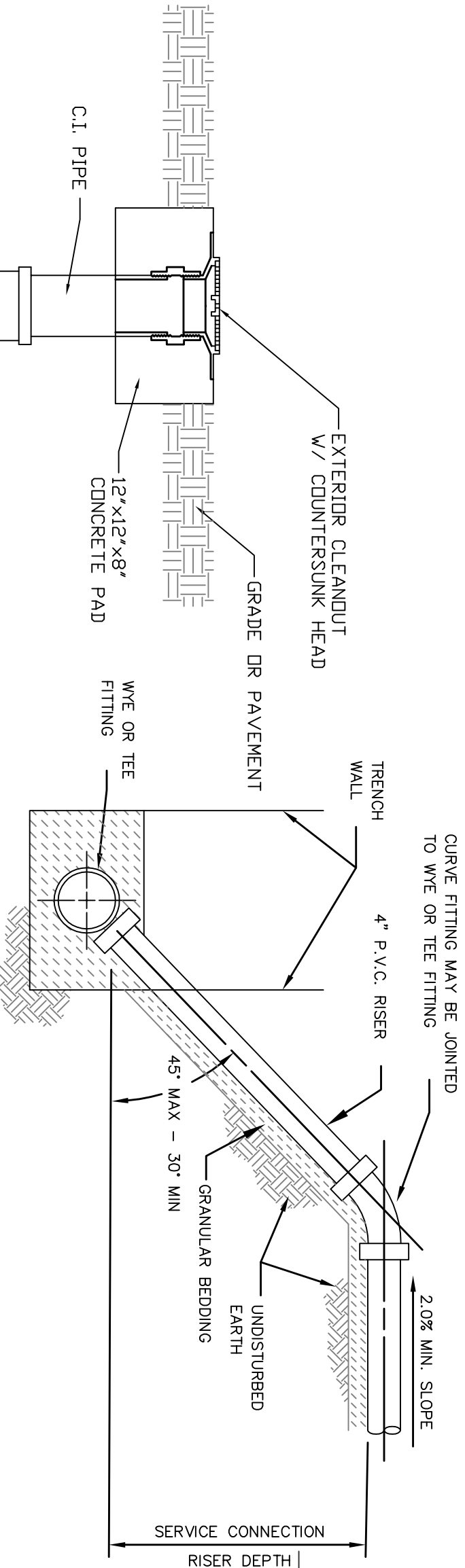
SHEET NO.
C600

JOB NO.
E24-307



NOTES:
1. ANY BACK FLOW VALVE REQUIRED
SHALL BE INSTALLED INSIDE THE
BUILDING

WATER CONNECTION PLAN



SITE SANITARY CONNECTION PLAN

- NOTES: SEWER CONNECTIONS REQUIRE PRIOR APPROVAL FROM THE CITY OF BELTON PUBLIC WORKS DEPARTMENT. ALL SEWER CONNECTIONS SHALL USE INSERTA TEE BRAND CONNECTOR INSTALLED USING MANUFACTURERS SPECIFICATIONS OR APPROVED CITY STAFF IN THE PUBLIC WORKS DEPARTMENT MUST BE ON SITE DURING CORING AND INSTALLATION OF THE SEWER CONNECTION. STAFF WHEN MORE THAN ONE SERVICE CONNECTION IS NEEDED WITHIN A TWENTY FOOT SECTION OF SEWER MAIN, CONNECTIONS MUST BE WITHIN 2 FEET OF THE PIPE JOINT. NO CONNECTIONS ALLOWED

PARK SIDE 2ND FINAL PLAT

APPLICANT -

Property Owner: Triangle 2 & Triangle 4, LLC
Engineering/Arch. Firm: Boundary & Construction Surveying, Inc.

PROJECT LOCATION

N. Sunset Lane and Adeline Ct.

REQUESTED ACTION

Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the 2nd phase of the Park Side subdivision, a 32-lot phase located off of N. Sunset Lane, south of 163rd Street.



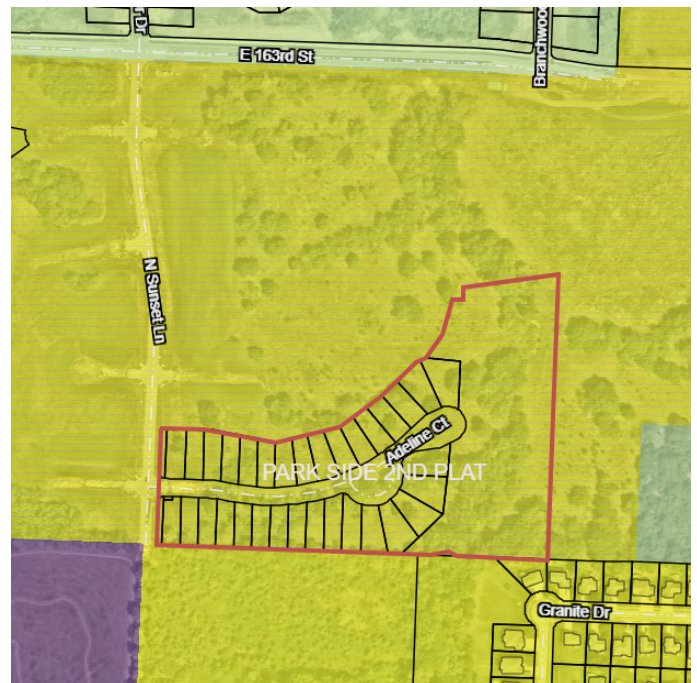
ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"R-1P" Single-Family Residential Planned District

SURROUNDING ZONING & LAND USE

- North:** "PUD" Planned Unit Development District (Creekmoor)
- South:** "PR" Parks, Recreation and Public Use (Hawk Ridge Park)
"R-1" Single-Family Residential District (Undeveloped Madison Creek)
- East:** "R-1P" Single-Family Residential Planned District (Undeveloped Park Side)
"A" Agricultural (806 N Madison St)
- West:** "R-1P" Single-Family Residential Planned District (Park Side 1st Plat)



TOTAL TRACT SIZE	NUMBER OF LOTS	DENSITY
12.05 ac.	32	2.65 du/ac

PAST PLANNING ACTIONS -

- The PUD Planned Unit Development zoning designation for Creekmoor Subdivision to the north was established by the City on January 26, 2004.
- The PR Parks, Recreation and Public Use zoning designation for Hawk Ridge Park was established by the City on September 28, 2009.
- The R-1P zoning designation was approved for the subject property on October 12, 2020.
- On December 14, 2020 the City Council voted to approve the Preliminary Plat and Memorandum of Understanding for the Park Side subdivision.
- The Park Side 1st Plat, Sunset Lane 1st Plat (ROW), and the Park Side Park 1st Plat (parkland dedication area) were all approved by the City in March of 2023.
- On March 25, 2024, the City approved a reimbursement agreement with the applicant to expedite the design and construction of 163rd Street to connect to N. Madison Street.

DEVELOPMENT STANDARDS -

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

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	6,000 sq. ft.
Lot Size per Dwelling Unit	6,000 sq. ft.
Lot Width x Lot Depth	50 ft. x 100 ft.
Front-Yard Setback	25 ft.

Rear-Yard Setback	25 ft.
Rear Yard Setback (abutting Stream Buffer)	20 ft.
Side-Yard Setback (interior)	7 ft.
Side-Yard Setback (exterior)	10 ft.
Building Height	35 ft.
Building Coverage	45%

STAFF COMMENTS -

PLANNING AND ZONING -

- Five foot (5') sidewalks will be required to be installed on lots within this phase, as well as along the east side of Sunset Lane. A trail will be constructed along the west side of Sunset Lane between 58 Highway and 163rd Street.

PUBLIC WORKS & ENGINEERING -

- The Developer is currently nearing completion of the 163rd Street extension, which will connect 163rd Street to N. Madison, providing a complete link between Foxridge Drive and N. Madison.
- Sunset Lane was constructed from 163rd Street to the southern property line of the Park Side development by the developer as part of the 2020 General Obligation Bond Issue approved in 2020 by the voters of Raymore. The City is currently completed with the design of the remaining portion of Sunset Lane

ALIGNMENT WITH GROWTH MANAGEMENT PLAN -

Growth Management Plan - The Future Land Use Plan Map designates this property as appropriate for low-density residential development.

Major Street Plan - 163rd Street is classified as a Major Collector roadway. North Sunset Lane, which provides access into this phase of the subdivision is classified as a Minor Collector. Adeline Court is classified as a local road.

FINDINGS OF FACT -

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The proposed final plat, including street names and road alignments are substantially the same as the approved preliminary plat. This particular street on the Preliminary Plat was originally named Mary Jane Court, but due to conflicts, the City required a new name to be used. Adeline Court was a reserved street name for the Park Side subdivision already, and therefore does not conflict with any other existing streets in the City.

This phase was originally identified as Phase 8 of the subdivision, but is being proposed to be advanced based on the expedited construction of both Sunset Lane and 163rd Street. The change in phasing does not substantially impact the overall development.

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

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

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

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	October 15, 2024
City Council	Review & Approval/Denial	November 25, 2024 December 9, 2024

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 24020 Park Side 2nd Final Plat to the City Council with a recommendation of approval.

The recommendation for approval is subject to the following conditions:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.
- The Development Agreement for the Park Side 2nd final plat shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PROJECT ATTACHMENTS -

1. Final Plat Drawings
2. Development Agreement

PARK SIDE 2ND FINAL PLAT - Site Photos



Aerial Photo of Sunset Lane through Park Side



Aerial Photo looking east from Sunset Lane along proposed Adeline Court



come home to **more**

Development Agreement
for

Park Side 2nd Plat
Lots 29-60 and Tract G-I

**Between Triangle 2, LLC & Triangle 4, LLC, Grantor,
and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

December 9, 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 9th day of December, 2024 by and between, Triangle 2, LLC and Triangle 4, LLC hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Park Side 2nd Plat, Lots 29-60 and Tract G-I**, which is located in the City of Raymore, Cass County, Missouri; and,

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

WHEREAS, the City desires to ensure that the 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:

1. The terms of this agreement apply to the following properties and all portions thereof, collectively known as: **Park Side 2nd Plat**

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 1.65 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 12 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 120.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 14.86 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 51 SECONDS EAST, 50.00 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 00 SECONDS WEST, 15.16 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 124.47 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 145.46 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 07 SECONDS EAST, 177.21 FEET; THENCE NORTH 77 DEGREES 07 MINUTES 43 SECONDS EAST, 183.50 FEET; THENCE NORTH 53 DEGREES 02 MINUTES 28 SECONDS EAST, 145.95 FEET; THENCE NORTH 45 DEGREES 25 MINUTES 59 SECONDS EAST, 133.87 FEET; THENCE NORTH 71 DEGREES 06 MINUTES 02 SECONDS EAST, 31.56 FEET; THENCE NORTH 33 DEGREES 50 MINUTES 21 SECONDS EAST, 80.20 FEET; THENCE NORTH 16 DEGREES 26 MINUTES 30 SECONDS EAST, 101.61 FEET; THENCE SOUTH 84 DEGREES 49 MINUTES 47 SECONDS EAST, 28.85 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 13 SECONDS EAST, 34.03 FEET; THENCE NORTH 81 DEGREES 57 MINUTES 31 SECONDS EAST, 267.32 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 03 SECONDS WEST, 790.68 FEET TO A POINT ON THE NORTH LINE OF TRACT OF LAND DESCRIBED IN BOOK 2200, PAGE 29; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING NINE (9) COURSES: NORTH 88 DEGREES 00 MINUTES 06 SECONDS WEST, 71.14 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 04 SECONDS WEST, 185.30 FEET; THENCE NORTH 62 DEGREES 25 MINUTES 53 SECONDS WEST, 25.69 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 01 SECONDS WEST, 51.75 FEET; THENCE NORTH 87 DEGREES 52 MINUTES 55 SECONDS WEST, 35.11 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 49 SECONDS WEST, 104.30 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 41 SECONDS WEST, 233.17 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 01 SECONDS WEST, 206.12 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 12 SECONDS WEST, 186.84

FEET TO THE POINT OF BEGINNING. CONTAINING 12.05 ACRES, MORE OR LESS.

PREPARED BY: ROGER A. BACKUES, PLS 2134 DATE: SEPTEMBER 4, 2024

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.
7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits within the Parkside 2nd Plat, the Sub-divider shall install all Improvements as shown on approved

engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans in the forms required and requested by the City for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and hold the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

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 as part of the stream assessment for the development.
 - c. work necessary for installation of utilities.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The fees associated with Park Side 2nd Plat shall be calculated based upon the Improvements associated with the Park Side 2nd Plat. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.
6. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in **Attachment A**.
7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code, and as outlined within the Park Side MOU. The total fee due for **Park Side 2nd Plat** is **\$10,320.00 (Ten Thousand Three Hundred and Twenty Dollars)**. Fees shall be paid prior to the recording of the final plat.
8. 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.
9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

NON-LOCAL COMMERCIAL CONSTRUCTION VEHICLES WITHIN RESIDENTIAL NEIGHBORHOODS

1. Section 340.320 authorizes the City Traffic Engineer to determine and designate streets or parts of streets located within residentially zoned developments where new construction is progressing upon which non-local commercial construction vehicles shall be prohibited from travel.

2. The City shall maintain exclusive control over the use of its public streets, and reserves the right, with the review and approval of public improvement plans and issuance of a construction permit, to determine access restrictions and establish construction routes, if determined necessary by the Public Works Director, in order to reduce the potential or further deterioration of existing streets in established subdivisions.

MAINTENANCE OF COMMON AREAS AND AMENITIES

1. Except as otherwise specified below as being a City obligation, all common areas and amenities in the Project shall be maintained exclusively by the Developer and/or the HOA in perpetuity upon appropriate inspections and approvals from the City once constructed. Maintenance obligations are as follows:

- a. City will maintain concrete curb around any street islands and along the edge of the public streets; all areas inside the curb line of the street islands are private and to be maintained by the Developer and/or the HOA; all areas of the streets and right-of-ways shall be maintained by the City.
- b. All common or open areas outside of public right-of-way are private and to be maintained by the Developer and/or the HOA per City code.

GENERAL PROVISIONS

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

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

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

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

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

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

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

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and City acknowledge the Memorandum of Understanding for Park Side Subdivision, amended and executed by both parties and approved by City Council on March 13, 2023 remains in effect.

10. The Sub-divider acknowledges the Park Side 2nd Plat will expire within one year of the date the Raymore City Council approves an ordinance approving such plat; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Park Side 2nd Plat**.

11. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

Dan Carr
4706 Broadway Suite 240.
Kansas City, MO 64112-1910

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: _____

Attachment A
PARK SIDE 2ND PLAT DEVELOPMENT FEE SCHEDULE

draft

ATTACHMENT A - DEVELOPMENT FEE SCHEDULE		
FEE CALCULATION FOR [PARKSIDE 2ND PLAT]		
Total Cost for New Public Improvements		\$ 654,336.00
All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.		
1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ *must be paid prior to issuance of a land disturbance permit	\$ 500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# _____ must be paid prior to issuance of a land disturbance permit	\$ 5,000.00
2a	Additional Erosion Control Financial Security: (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (12.05 ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ *must be paid prior to issuance of a land disturbance permit	\$ 7,050.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 *must be paid prior to issuance of a construction permit	\$ 6,543.36
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 *must be paid prior to issuance of a construction permit	\$ 32,716.80
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (12.05 acres) [Schedule of Fees and Charges] 01-00-4185-0000 *must be paid prior to recording of the final plat	\$ 108.45
6	Parkland Dedication Fee in Lieu 27-00-4705-0000 *must be paid prior to recording of the final plat	\$ 10,320.00
TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT [5] [6]		\$ 10,428.45
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT [1] [2] [2a]		\$ 12,550.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS [3] [4]		\$ 39,260.16

FINAL PLAT
PARKSIDE - 2ND PLAT
LOTS 29 THRU 60 & TRACTS G THRU I

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER
SECTION 9, TOWNSHIP 46, RANGE 32
RAYMORE, CASS COUNTY, MISSOURI

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "PARKSIDE, 2ND PLAT".

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, AND CABLE TELEVISION, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, POLES AND ANCHORS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (ABBREVIATED "UTIL. ESMT." OR "U/E"), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE SUCH AS "SANITARY SEWER EASEMENT" OR "DRAINAGE EASEMENT, OR D.E.", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D/E" ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF RAYMORE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFIES THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER EASEMENT RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

COMMON PROPERTY:
THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACTS G, H, AND I) ARE FOR COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL

SIDEWALKS:
THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
A. 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
B. IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

ACKNOWLEDGEMENT:
TRIANGLE 2, LLC, TENANT IN COMMON
IN WITNESS WHEREOF, TRIANGLE 2, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____DAY OF ____, 20__.

MEMBER - _____

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF ____, 20__, BEFORE ME APPEARED _____, MEMBER OF TRIANGLE 2, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

ACKNOWLEDGEMENT:
TRIANGLE 4, LLC, TENANT IN COMMON
IN WITNESS WHEREOF, TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____DAY OF ____, 20__.

MEMBER - _____

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF ____, 20__, BEFORE ME APPEARED _____, MEMBER OF TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

DEVELOPER:
TRIANGLE 2 LLC & TRIANGLE 4 LLC
4706 BROADWAY STE 240
KANSAS CITY, MO 64112

SURVEYOR:
BOUNDARY AND CONSTRUCTION
SURVEYING
821 NE COLUMBUS, SUITE 100
LEE'S SUMMIT, MO 64063

PLAT DESCRIPTION:
DESCRIPTION:
A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 1.65 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 12 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 120.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 14.86 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 51 SECONDS EAST, 50.00 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 00 SECONDS WEST, 15.16 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 124.47 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 145.46 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 07 SECONDS EAST, 177.21 FEET; THENCE NORTH 77 DEGREES 07 MINUTES 43 SECONDS EAST, 183.50 FEET; THENCE NORTH 53 DEGREES 02 MINUTES 28 SECONDS EAST, 145.95 FEET; THENCE NORTH 45 DEGREES 25 MINUTES 59 SECONDS EAST, 133.87 FEET; THENCE NORTH 71 DEGREES 06 MINUTES 02 SECONDS EAST, 31.56 FEET; THENCE NORTH 33 DEGREES 50 MINUTES 21 SECONDS EAST, 80.20 FEET; THENCE NORTH 16 DEGREES 26 MINUTES 30 SECONDS EAST, 101.61 FEET; THENCE SOUTH 84 DEGREES 49 MINUTES 47 SECONDS EAST, 28.85 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 13 SECONDS EAST, 34.03 FEET; THENCE NORTH 81 DEGREES 57 MINUTES 31 SECONDS EAST, 267.32 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 03 SECONDS WEST, 790.68 FEET TO A POINT ON THE NORTH LINE OF TRACT OF LAND DESCRIBED IN BOOK 2200, PAGE 29; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING NINE (9) COURSES: NORTH 88 DEGREES 00 MINUTES 06 SECONDS WEST, 71.14 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 04 SECONDS WEST, 185.30 FEET; THENCE NORTH 62 DEGREES 25 MINUTES 53 SECONDS WEST, 25.69 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 01 SECONDS WEST, 51.75 FEET; THENCE NORTH 87 DEGREES 52 MINUTES 55 SECONDS WEST, 35.11 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 49 SECONDS WEST, 104.30 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 41 SECONDS WEST, 233.17 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 01 SECONDS WEST, 206.12 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 12 SECONDS WEST, 186.84 FEET TO THE POINT OF BEGINNING. CONTAINING 12.05 ACRES, MORE OR LESS.
PREPARED BY:
ROGER A. BACKUES, PLS 2134
DATE: SEPTEMBER 4, 2024

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY: THAT THE PLAT OF "PARKSIDE, 2ND PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

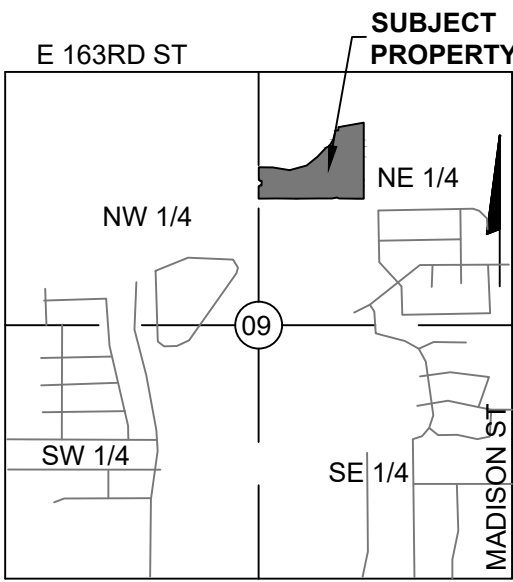
SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134

CITY OF RAMORE, MISSOURI:
THIS PLAT OF "PARKSIDE, 2ND PLAT" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NUMBER _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE ____ DAY OF _____, 202__.

ATTEST: _____
KRISTOFER P. TURNBOW, MAYOR CITY CLERK CITY ENGINEER

CITY PLANNING COMMISSION:
THIS PLAT OF "PARKSIDE, 2ND PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 202__

SECRETARY



LOCATION MAP
SCALE=1"=2000'
SECTION 9 TOWNSHIP 46 RANGE 32

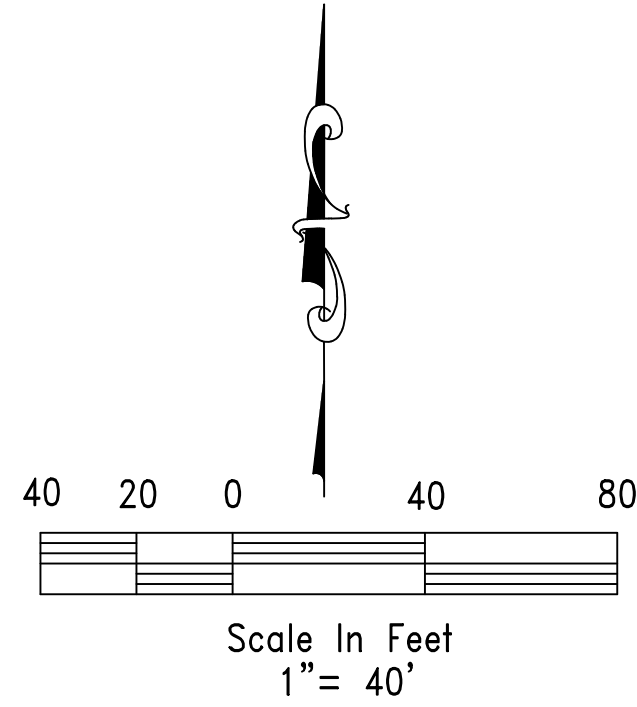
PARKSIDE, 2ND PLAT
RAYMORE, CASS COUNTY, MISSOURI

BOUNDARY & CONSTRUCTION
SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 24-300 SHEET 1 OF 2

PARKSIDE, 2ND PLAT, RAYMORE, CASS COUNTY, MISSOURI



Minimum Basement Elevations	
Lot	Elev
29	1032.00
30	1029.00
31	1027.56
32	1028.76
33	1023.00
34	1021.30
35	1018.50
36	1016.00
37	1014.00
38	1012.00
39	1009.90
40	1008.40
41	1006.00
42	1004.00
43	996.00
44	996.00
45	997.20
46	999.90
47	1001.30
48	1002.60
49	1003.60
50	1005.50
51	1007.40
52	1010.00
53	1011.80
54	1014.70
55	1017.50
56	1021.70
57	1024.07
58	1026.40
59	1028.90
60	1030.00

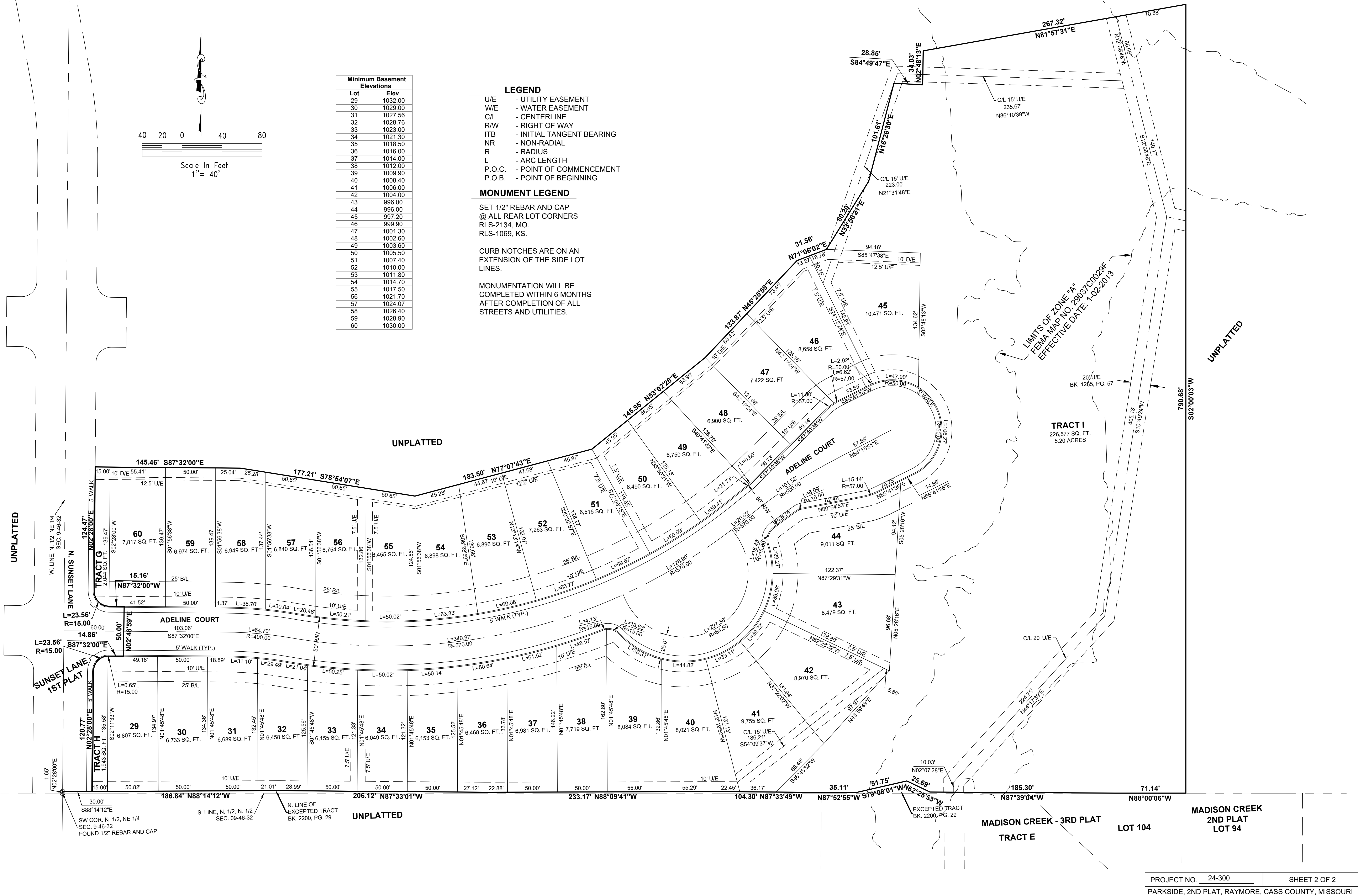
- LEGEND**
- U/E - UTILITY EASEMENT
 - W/E - WATER EASEMENT
 - C/L - CENTERLINE
 - R/W - RIGHT OF WAY
 - ITB - INITIAL TANGENT BEARING
 - NR - NON-RADIAL
 - R - RADIUS
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING

MONUMENT LEGEND

SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN
EXTENSION OF THE SIDE LOT
LINES.

MONUMENTATION WILL BE
COMPLETED WITHIN 6 MONTHS
AFTER COMPLETION OF ALL
STREETS AND UTILITIES.



CUNNINGHAM AT CREEKMOOR 4TH FINAL PLAT

APPLICANT -

Property Owner: Cooper Land Development
Engineering/Arch. Firm: Atlas Land Consulting

PROJECT LOCATION

Bentwater Drive &
Portsmouth Lane

REQUESTED ACTION

Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the 4th phase of the Cunningham subdivision, a 40 lot phase located in the northwest corner of the Creekmoor PUD, east of N. Madison Street.



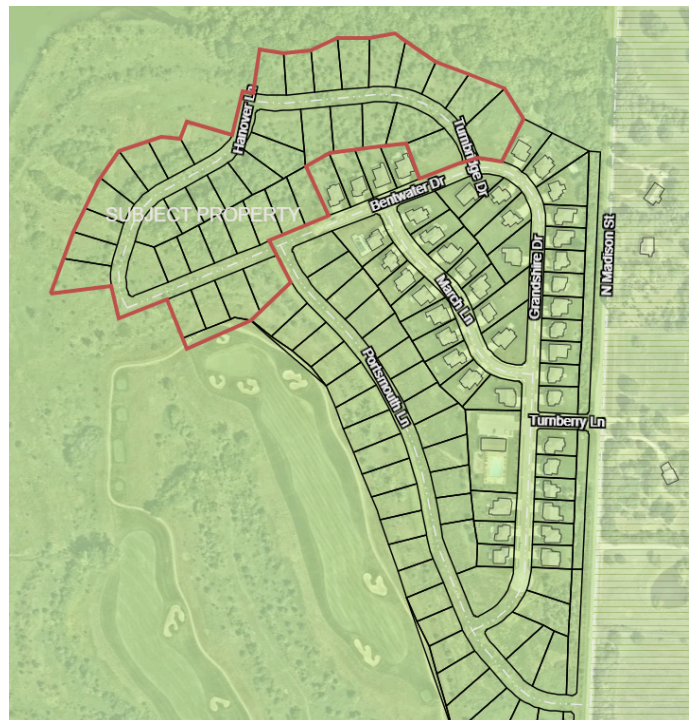
ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"PUD" Planned Unit Development

SURROUNDING ZONING & LAND USE

North: PUD, County Line Road/155th Street
South: PUD, Golf Course, Undeveloped Creekmoor
East: RE Rural Estate, Large Lot Residential
West: PUD, Golf Course, Undeveloped Creekmoor



TOTAL TRACT
SIZE

NUMBER OF
LOTS

DENSITY

15.34 ac

40

2.61 du/ac

PAST PLANNING ACTIONS -

- The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by the City Council on January 26, 2004.
- The Cunningham at Creekmoor 1st Plat was approved by the City on August 25, 2008. It was subsequently vacated on July 10, 2017 prior to revising the overall layout of the Cunningham subdivision.
- The Cunningham at Creekmoor 2nd Plat was approved by the City Council on July 10, 2017. It contained 36 lots and 2 common tracts
- The site plan for the community pool was approved by the Planning Commission on October 3, 2017.
- The Cunningham at Creekmoor 3rd Plat was approved by the City on February 25, 2019. It contained 40 lots and 6 common tracts.

DEVELOPMENT STANDARDS -

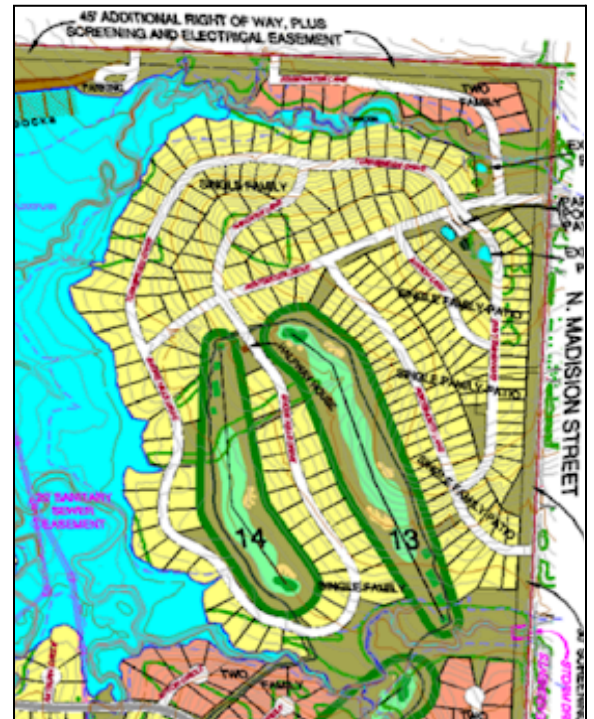
The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	8,400 sq. ft.
Lot Size per Dwelling Unit	8,400 sq. ft.
Lot Width x Lot Depth	70 ft. x 100 ft.
Front-Yard Setback	25 ft.
Rear-Yard Setback	25 ft.
Side-Yard Setback (interior)	7 ½ ft.
Side-Yard Setback (exterior)	20 ft.
Building Height	35 ft.
Building Coverage	30%

STAFF COMMENTS -

PLANNING AND ZONING -

- The proposed layout is generally consistent with the preliminary development plan for this area of Creekmoor. The preliminary plat showed Bentwater Drive (part of the 1st plat) as the primary entrance into the Cunningham subdivision from N. Madison Street. That entrance has been relocated south with the addition of Grandshire Lane. Bentwater Drive is now a local road that does not connect to N. Madison.



PUBLIC WORKS & ENGINEERING -

- Grading of the subject property may commence prior to the approval of the final plat application, including the construction of public utilities, so long as the plans are approved by the Public Works Director.
- Staff is proposing to restrict driveway access on Lots 98 and 110 (corner lots) to Bentwater Drive only to prevent issues with sight distance for vehicles backing onto either Turnbridge Drive or Hanover Lane.

ALIGNMENT WITH GROWTH MANAGEMENT PLAN -

Growth Management Plan - The Future Land Use Plan Map designates this property as appropriate for low-density residential development.

Major Street Plan - North Madison Street, which provides access into the Cunningham subdivision is classified as a Major Collector. All other roads within the subdivision are classified as local roads.

FINDINGS OF FACT -

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The proposed final plat, including street names and road alignments are substantially the same as the approved preliminary plat. Bentwater Drive has been slightly modified in this area compared to the preliminary development plan, but was established as an acceptable deviation as part of the approval of the 2nd and 3rd plats.

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

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

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

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	October 15, 2024
City Council	Review & Approval/Denial	November 25, 2024 December 9, 2024

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 24019 Cunningham at Creekmoor 4th Final Plat to the City Council with a recommendation of approval.

The recommendation for approval is subject to the following conditions:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.
- The Development Agreement for the Cunningham at Creekmoor 4th final plat shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PROJECT ATTACHMENTS -

1. Final Plat Drawings
2. Development Agreement

CUNNINGHAM AT CREEKMOOR 4TH PLAT - Site Photos



Aerial Photo of Cunningham 4th looking north at 155th Street



View looking northeast from from the future extension of Bentwater Drive



View looking east from the future extension of Turnbridge Drive.



come home to **more**

***Development Agreement
For
Cunningham at Creekmoor 4th Plat
Lots 87 thru 127
and Tract I***

Legal Description Contained on Pages 2-3

**Between Cooper Land Development, Inc., Grantor and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

December 9, 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS **9th day of December, 2024** by and between, **Cooper Land Development, Inc** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Cunningham at Creekmoor 4th Plat** which is located in the City of Raymore, Cass County, Missouri, and;

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

WHEREAS, the City desires to ensure that the 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:

1. The terms of this agreement apply to the following property and all portions thereof: **Cunningham at Creekmoor 4th Plat**

PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY BRYAN F. HILL, PLS 2008016658, AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 02°29'41" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 658.62 FEET TO THE NORTHEAST CORNER OF CUNNINGHAM AT CREEKMOOR - SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 87°30'19" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 75.00 FEET, TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE NORTH 63°33'54" WEST, ALONG THE NORTH LINE OF LOTS 2 AND 3 OF SAID SUBDIVISION, 235.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, AND THE POINT OF BEGINNING; THENCE NORTH 30°41'19" WEST, 119.87 FEET; THENCE NORTH 69°17'54" WEST, 240.25 FEET; THENCE NORTH 55°19'35" WEST, 159.27 FEET; THENCE SOUTH 78°32'39" WEST, 83.43 FEET; THENCE NORTH 89°16'25" WEST, 105.53 FEET; THENCE SOUTH 65°03'21" WEST, 95.47 FEET; THENCE SOUTH 84°34'06" WEST, 88.71 FEET; THENCE NORTH 82°16'52" WEST, 75.04 FEET; THENCE SOUTH 8°46'30" WEST, 140.12 FEET; THENCE NORTH 81°13'30" WEST, 48.80 FEET; THENCE SOUTH 8°46'30" WEST, 50.00 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 36°13'30" EAST, AND A CHORD LENGTH OF 21.21 FEET; THENCE SOUTH 8°46'30" WEST, 12.26 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 66.87 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF SOUTH 19°43'19" WEST, AND A CHORD LENGTH OF 66.46 FEET; THENCE NORTH 73°59'14" WEST, 154.07 FEET; THENCE SOUTH 20°05'37" WEST, 58.28 FEET; THENCE NORTH 85°08'06" WEST, 61.90 FEET; THENCE SOUTH 71°17'37" WEST, 145.05 FEET; THENCE SOUTH 34°45'37" WEST, 120.24 FEET; THENCE SOUTH 25°37'05" WEST, 214.62 FEET; THENCE SOUTH 19°34'19" WEST, 174.70 FEET; THENCE NORTH 83°02'27" EAST, 196.13 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 47.41 FEET, A RADIUS OF 225.00 FEET, A CHORD BEARING OF SOUTH 12°59'42" EAST, AND A CHORD LENGTH OF 47.32 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 21.45 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 21°56'42" WEST, AND A CHORD LENGTH OF 19.67 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 4.83 FEET, A RADIUS OF 925.00 FEET, A CHORD BEARING OF SOUTH 62°46'17" WEST, AND A CHORD LENGTH OF 4.83 FEET; THENCE SOUTH 27°22'41" EAST, 50.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 24.26 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 71°02'43" EAST, AND A CHORD LENGTH OF 21.70 FEET; THENCE NORTH 65°17'17" EAST, OF 50.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 24.26 FEET, A RADIUS OF 15.00 FEET, A CHORD

BEARING OF NORTH 21°37'14" EAST, AND A CHORD LENGTH 21.70 FEET; THENCE NORTH 68°03'13" EAST, 92.55 FEET; THENCE SOUTH 21°56'44" EAST, 169.55 FEET; THENCE NORTH 67°31'28" EAST, 228.30 FEET, TO THE SOUTHWEST CORNER OF LOT 86, CUNNINGHAM AT CREEKMOOR-THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 46°52'36" EAST, ALONG THE NORTH LINE OF SAID LOT 86, 179.27 FEET, TO THE NORTHWEST CORNER OF SAID LOT 86; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 88.70 FEET, A RADIUS OF 525.00 FEET, A CHORD BEARING OF NORTH 28°14'14" WEST, AND A CHORD LENGTH OF 88.59 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.19 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 67°40'27" WEST, AND A CHORD LENGTH OF 20.94 FEET; THENCE NORTH 21°56'44" EAST, 50.00 FEET; THENCE NORTH 68°03'19" EAST, 213.05 FEET TO THE SOUTHWEST CORNER OF LOT 46 OF SAID CUNNINGHAM AT CREEKMOOR-THIRD PLAT; THENCE NORTH 21°56'44" WEST, ALONG THE WEST LINE OF SAID LOT 46, 181.62 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 61°13'36" EAST, ALONG THE NORTH LINE OF SAID LOT 46, 80.57 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 83°07'57" EAST, ALONG THE NORTH LINE OF LOTS 45 THROUGH 43 OF SAID CUNNINGHAM AT CREEKMOOR-THIRD PLAT, 248.56 FEET, TO THE NORTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 21°56'44" EAST, 126.54 FEET ALONG THE EAST LINE OF SAID LOT 43; THENCE NORTH 68°03'16" EAST, 136.38 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.06 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF NORTH 24°00'34" EAST, AND A CHORD LENGTH OF 20.86 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 26.46 FEET, A RADIUS OF 275.00 FEET, A CHORD BEARING OF NORTH 22°47'33" WEST, A CHORD LENGTH OF 26.45 FEET; THENCE NORTH 64°27'02" EAST, 50.00 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 42.38 FEET, A RADIUS OF 325.00 FEET, A CHORD BEARING OF SOUTH 21°48'49" EAST, AND A CHORD LENGTH OF 42.35 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 19.08 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF SOUTH 54°30'54" EAST, A CHORD LENGTH OF 17.82 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 62.59 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF SOUTH 81°59'11" EAST, AND A CHORD LENGTH OF 62.34 FEET; THENCE NORTH 27°59'36" EAST, 152.51 FEET TO THE POINT OF BEGINNING CONTAINING 673087.86 SQUARE FEET OR 15.45 ACRES, MORE OR LESS.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.

6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.

7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

8. The Sub-divider shall install stormwater treatment facilities (i.e. permeable pavement) in the islands in the cul-de-sac prior to City acceptance of the Improvements. The Creekmoor POA will be responsible for the maintenance of these features.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

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 as part of the stream assessment for the development.
 - c. work necessary for installation of utilities.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.
2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.
6. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in **Attachment A**.
7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Cunningham at Creekmoor 4th Plat** is **\$5,749.20 (Five Thousand Seven Hundred and Forty-Nine dollars and Twenty cents)**. Fees paid at the time building permit applications are to be made at a rate of **One**

Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit.

8. 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.

9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

ACCESS RESTRICTIONS

1. The Sub-Divider acknowledges that driveway access will be restricted in the following locations to mitigate sight distance impacts.
 - a. Lot 98 - driveway shall be located along Bentwater Drive.
 - b. Lot 110 - driveway shall be located along Bentwater Drive.

NON-LOCAL COMMERCIAL CONSTRUCTION VEHICLES WITHIN RESIDENTIAL NEIGHBORHOODS

Section 340.320 authorizes the City Traffic Engineer to determine and designate streets or parts of streets located within residentially zoned developments where new construction is progressing upon which non-local commercial construction vehicles shall be prohibited from travel.

The City shall maintain exclusive control over the use of its public streets, and reserves the right, with the review and approval of public improvement plans and issuance of a construction permit, to determine access restrictions and establish construction routes, if determined necessary by the Public Works Director, in order to reduce the potential or further deterioration of existing streets in established subdivisions.

MAINTENANCE OF COMMON AREAS AND AMENITIES

1. Except as otherwise specified below as being a City obligation, all common areas and amenities in the Project shall be maintained exclusively by the Developer and/or the POA in perpetuity upon appropriate inspections and approvals from the City once constructed. Maintenance obligations are as follows:
 - a. City will maintain concrete curb around any street islands and along the edge of the public streets; all areas inside the curb line of the street islands are private and to be maintained by the

Developer and/or the POA; all areas of the streets and right-of-ways shall be maintained by the City; and

- b. All common or open areas outside of public right-of-way are private and to be maintained by the Developer and/or the POA per City code.

GENERAL PROVISIONS

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

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

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

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

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

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

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

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, and July 27, 2015 remains in effect.

10. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

William H. Kennedy, III, Esq.
903 North 47th Street.
Rogers, AR 72756

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Cunningham at Creekmoor 4th Plat** ; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Cunningham at Creekmoor 4th Plat** .

draft

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: _____

Attachment A

FEE SCHEDULE FOR CUNNINGHAM AT CREEKMOOR 4TH PLAT

draft

ATTACHMENT A - DEVELOPMENT FEE SCHEDULE			
FEE CALCULATION FOR [CUNNINGHAM AT CREEKMOR 4TH PLAT]			
Total Cost for New Public Improvements		\$ 927,885.00	
All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.			
1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt #02053485 *must be paid prior to issuance of a land disturbance permit	\$ 500.00	PAID 9/10/24
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt #02053484 *must be paid prior to issuance of a land disturbance permit	\$ 5,000.00	PAID 9/10/24
2a	Additional Erosion Control Financial Security: (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (11.96 ac. total disturbed) If deposit paid prior to recording of plat, receipt #02053484 If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ *must be paid prior to issuance of a land disturbance permit	\$ 10,000.00	PAID 9/10/24
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 *must be paid prior to issuance of a construction permit	\$ 9,278.85	
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 *must be paid prior to issuance of a construction permit	\$ 46,394.25	
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (15.34 acres) [Schedule of Fees and Charges] 01-00-4185-0000 *must be paid prior to recording of the final plat	\$ 138.06	
6	Parkland Dedication Fee in Lieu 27-00-4705-0000 *must be paid prior to recording of the final plat	N/A Per Building Permit \$143.73 per lot	
TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT [5] [6]		\$ 138.06	
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT [1] [2] [2a]		\$ 15,500.00	PAID 9/10/24
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS [3] [4]		\$ 55,673.10	

DEVELOPER:
COOPER LAND DEVELOPMENT, INC.
903 NORTH 47TH STREET, SUITE 101
ROGERS, ARKANSAS 72756

ENGINEER:
ATLAS LAND CONSULTING LLC
14500 PARALLEL RD UNIT R
BASEHOR, KS 66007

CUNNINGHAM AT CREEKMOOR- 4TH PLAT

LOTS 87 THROUGH 127 AND TRACT I

A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI, SECTION 4, TOWNSHIP 46 N, RANGE 32W

TOTAL AREA	
LOTTED AREA	12.780 ACRES
COMMON PROPERTY	0.159 ACRES
STREETS	2.51 ACRES
TOTAL	
15.449 ACRES	
LENGTH OF RECORDED STREETS	
50' RIGHT OF WAY WIDTH	2258.3 LINEAL FEET

NOTES CONSTITUTING A PART OF THIS PLAT TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

PLAT DEDICATION:

COOPER LAND DEVELOPMENT, INC. ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

"CUNNINGHAM AT CREEKMOOR - FOURTH PLAT - LOTS 88 THROUGH 127 AND TRACT I"

COVENANTS AND RESTRICTIONS:

AT 1:44 O'CLOCK P.M. ON SEPTEMBER 8, 2004, THE DEVELOPER, JOINED BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI ("DCR") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DCR ("PROTECTIVE COVENANTS"), WHICH DCR WAS DATED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEQ. AND WHICH PROTECTIVE COVENANTS WERE AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI ("PROTECTIVE COVENANTS AMENDMENT") RECORDED ON OCTOBER 3, 2006 IN DEED BOOK 02883, PAGE 0157 AT FILE NUMBER 369902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI; AND WHICH DCR WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, CITY OF RAYMORE, CASS COUNTY, MISSOURI, DATED AUGUST 19, 2016 AND FILED FOR RECORD ON AUGUST 24, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, AND IS THERE RECORDED IN DEED BOOK 4038, PAGE 141 ("FIRST AMENDMENT TO DCR") (THE DCR, PROTECTIVE COVENANTS, PROTECTIVE COVENANTS AMENDMENT AND FIRST AMENDMENT TO DCR ARE HERINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"). THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. THE DECLARATION AND THE SUPPLEMENTAL DECLARATION IN THEIR ENTIRETIES ARE BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATIONS AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., AND TO COOPER LAND DEVELOPMENT, INC. TO LOCATE, CONSTRUCT, OPERATE, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF POLES, WIRES, ANCHORS, PIPES, CONDUITS, TRANSFORMERS, PEDESTALS, AND/OR STRUCTURES FOR WATER, GAS, ELECTRICITY, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED AND/OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND/OR TRACT I. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "D/E", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID, UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE XII OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

COMMON PROPERTY:

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACT I) ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC. MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DECLARATION AFORESAID.

RESERVED PROPERTIES:

RESERVED PROPERTIES REFLECTED UPON THIS PLAT ARE NOT A PART OF THIS PLAT OR A PART OF THE AFORESAID DECLARATION AND ARE SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

SIDEWALKS:

THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:

- 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
- IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

USE RESTRICTION:

ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

GOLF CART EASEMENT DEDICATION:

AN EASEMENT FOR PUBLIC USE FOR A GOLF CART PATH AND WALKWAY IS HEREBY DEDICATED OVER THAT PART OF LOT 89 AND LOT 90 LABELED "7.5' GOLF CART EASEMENT."

NOTICE OF NON-APPLICABILITY:

DEVELOPER EXECUTED ON AUGUST 24, 2004, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 CREEKMOOR PLANNED UNIT DEVELOPMENT, WHICH SUPPLEMENTAL DECLARATION WAS FILED FOR RECORD AT 2:12 P.M. ON SEPTEMBER 8, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, IS THERE RECORDED IN DEED BOOK 2493, PAGE 72, ET SEQ. AND THEREBY CREATED THE WESTBROOK VILLAS AT CREEKMOOR AREA, SAID SUPPLEMENTAL DECLARATION IS HERINAFTER REFERRED TO AS THE ("WESTBROOK VILLAS SUPPLEMENTAL DECLARATION"). SAID WESTBROOK VILLAS SUPPLEMENTAL DECLARATION WAS FILED CONTEMPORANEOUSLY WITH THE FILING OF A PLAT OF "WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24" ON SEPTEMBER 8, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK 18 AT PAGE 89. IT IS EXPRESSLY NOTED THAT NEITHER THE TERMS NOR CONDITIONS OF THE WESTBROOK VILLAS SUPPLEMENTAL DECLARATION NOR THE WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 APPLY TO THE CUNNINGHAM AT CREEKMOOR - FOURTH PLAT - LOTS 88 THROUGH 127 AND TRACT I OR TO THE SUPPLEMENTAL DECLARATION FOR CUNNINGHAM AT CREEKMOOR - FOURTH PLAT - LOTS 88 THROUGH 127 AND TRACT I.

LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:

THE CREEKMOOR PLANNED UNIT DEVELOPMENT ("DEVELOPMENT") WILL BE SERVED BY A CENTRAL SEWER SYSTEM. THE CENTRAL SEWAGE DISPOSAL SYSTEM IN THE DEVELOPMENT WILL EMPLOY BOTH A GRAVITY FLOW METHOD AND A LOW PRESSURE GRINDER PUMP METHOD OF SEWAGE COLLECTION AND TRANSMISSION.

THE SERVING OF ANY LOT IN THE DEVELOPMENT BY THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM REQUIRES INSTALLATION BY THE ASSOCIATION OF A PUMP TANK, GRINDER PUMP, AND ASSOCIATED PLUMBING AND ELECTRICAL HARDWARE (COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM") ON THE APPLICABLE LOT AT THE TIME OF INITIAL RESIDENCE CONSTRUCTION.

IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNER'S OR BUILDER'S EXPENSE: (AA) PROVIDE A SOURCE OF ELECTRICITY FROM THE RESIDENCE WIRING TO OUTSIDE THE MAIN WALL OF THE RESIDENCE WHERE THE PUMP INSTALLER MAY CONNECT ELECTRICITY TO THE GRINDER PUMP WIRING; AND (BB) EXTEND THE PLUMBING OF THE RESIDENCE OUTSIDE THE MAIN WALL OF THE RESIDENCE FOR CONNECTION TO THE PUMP TANK PROVIDED BY THE ASSOCIATION. THE COSTS OF SUCH INITIAL INSTALLATIONS INCURRED BY THE ASSOCIATION SHALL BE BORNE BY ALL CREEKMOOR OWNERS THROUGH GENERAL ASSESSMENTS LEVIED BY THE ASSOCIATION UNLESS AND UNTIL THE BOARD OF DIRECTORS OF THE ASSOCIATION ("BOARD") SHALL, BY RESOLUTION, OTHERWISE ELECT ANOTHER METHOD OR METHODS TO FUND SUCH COSTS.

THE OWNER UPON WHOSE LOT THE GRINDER SYSTEM IS INSTALLED WILL OWN THE GRINDER SYSTEM, ONCE INSTALLED, AND AS INSTALLED SUCH GRINDER SYSTEMS SHALL NOT CONSTITUTE COMMON PROPERTY.

THE ASSOCIATION SHALL THEREAFTER BE RESPONSIBLE, ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER, FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE INSTALLED AND SHALL THEREAFTER MAINTAIN, REPAIR AND, IF NECESSARY, REPLACE, UTILIZING IN DOING SO ANY INSTALLATION OR EQUIPMENT WARRANTIES WHICH MAY EXIST, THE GRINDER SYSTEM, ALL OF WHICH SHALL OCCUR AT THE EXPENSE OF THE APPLICABLE OWNER. THE ASSOCIATION SHALL PAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, ALL COSTS OF THE GRINDER SYSTEMS MAINTENANCE, REPAIR AND, IF NECESSARY, REPLACEMENT, AND MAY ASSESS ALL SUCH COSTS TO THE OWNER AS A SPECIFIC ASSESSMENT OR, IN THE BOARD'S DISCRETION AND AS THE BOARD DEEMS APPROPRIATE, OTHERWISE COLLECT SUCH COSTS FROM THE APPLICABLE OWNER BY ANY OTHER METHOD THE BOARD MAY DETERMINE.

PROMPT AND FULL REIMBURSEMENT OF THE ASSOCIATION, PURSUANT TO SUCH ASSESSMENT OR OTHER METHOD OF COLLECTION, OF ALL COSTS OF GRINDER SYSTEM MAINTENANCE, REPAIR AND REPLACEMENT UPON A LOT SHALL BE THE APPLICABLE OWNER'S INDIVIDUAL RESPONSIBILITY AND SOLE EXPENSE. SUCH OWNER'S FAILURE TO REIMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS UPON THE APPLICABLE LOT OR LOTS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION AND/OR TO PURSUE ANY OTHER LEGAL AND EQUITABLE REMEDY AVAILABLE UNDER APPLICABLE LAW.

THE ASSOCIATION AND ITS DESIGNATED AGENTS OR EMPLOYEES SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OR OTHER PARCEL OF LAND TO PERFORM THOSE ACTS NECESSARY FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF THE ON-LOT GRINDER SYSTEMS.

NOTE: ALL OF THE LOTS ON THIS PLAT ARE TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM.



FINAL PLAT 2 OF 2

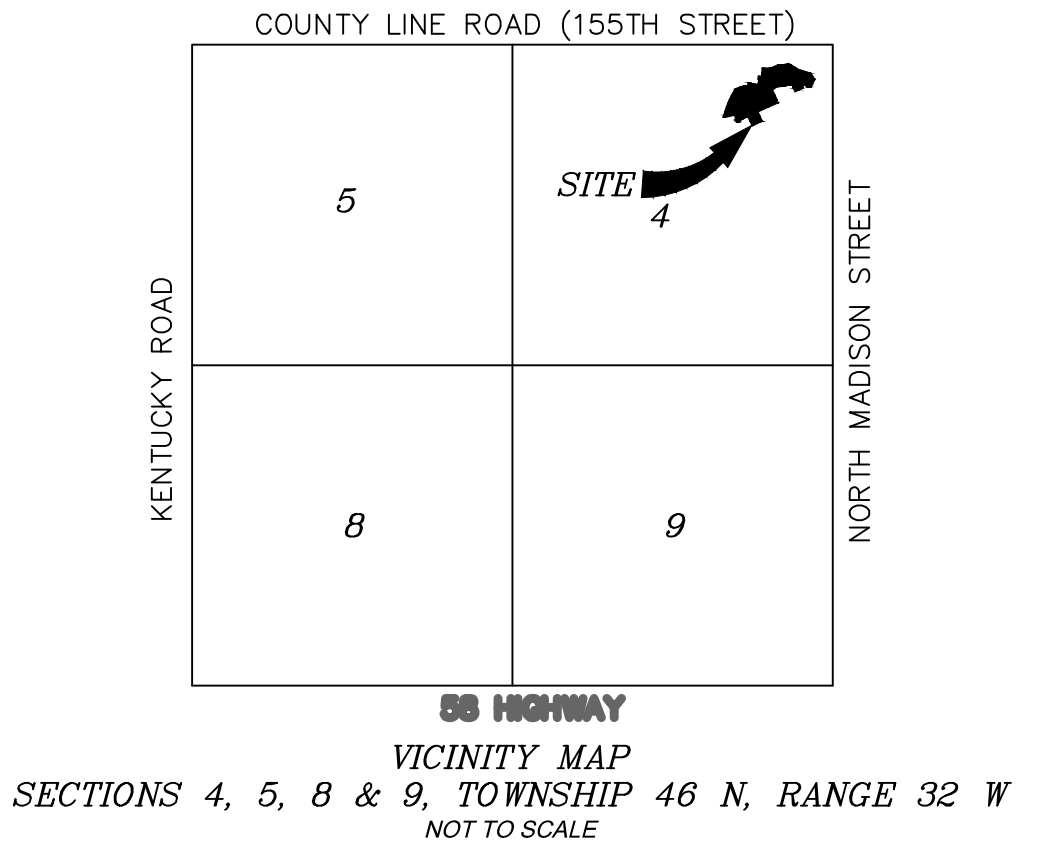
LEGEND

- △ DENOTES FOUND SECTION CORNER
- DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- DENOTES PROPERTY CORNER UNLESS NOTED OTHERWISE
- S/L SETBACK LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

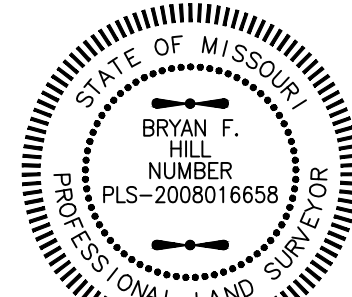
GENERAL NOTES

- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT FOR WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, WHICHEVER IS EARLIER.
 - SEMI-PERMANENT MONUMENTS:
 - 1/2" IRON BAR WITH PLASTIC CAP STAMPED "KS CLS 363 MOCLS2022014231" SET AT CORNERS MARKED "O" ON THIS PLAT.
 - CURB NOTCHES:
 - CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDES OF LOT LINES.
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE "MISSOURI COORDINATE SYSTEM OF 1983", WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9998985.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE OF FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 29037C0028F, REVISED JANUARY 2, 2013 AND NO.29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMAR-F ON AUGUST 23, 2017; CASE NO. 17-07-1638A.
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- MO ONE-CALL WAS NOT CALLED ON THIS SURVEY
- CLOSURE PRECISION: 1 PART IN 6507001.429
- THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
 - SIXTY-SIX PERCENT (66%) OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
 - IT HAS BEEN THREE (3) YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

VICINITY MAP



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16).



BRIAN F. HILL PLS 2008016658

JOB NO:24-292

SCALE	PREPARED FOR
80 40 0 80 SCALE IN FEET	COOPER LAND DEVELOPMENT INC.
SEC-TWN-RNG	ADDRESS: RAYMORE, CASS COUNTY, MISSOURI
04-46N-32W	

DATE

AUGUST 14, 2024

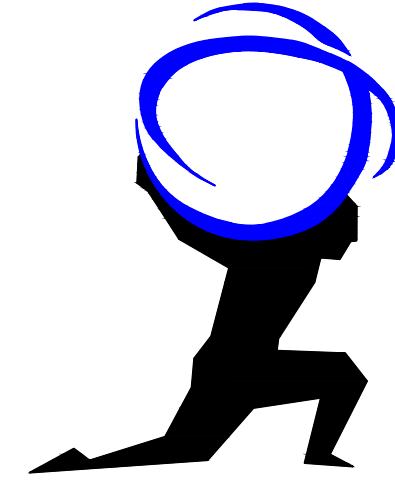
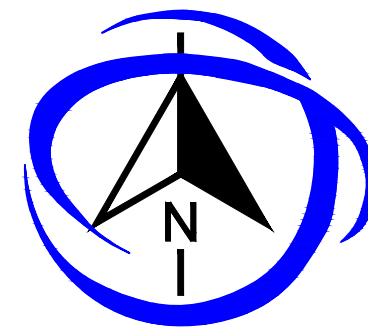
DEVELOPER:
COOPER LAND DEVELOPMENT, INC.
903 NORTH 47TH STREET, SUITE 101
ROGERS, ARKANSAS 72756

ENGINEER:
ATLAS LAND CONSULTING LLC
14500 PARALLEL RD UNIT R
BASEHOR, KS 66007

CUNNINGHAM AT CREEKMOOR- 4TH PLAT

LOTS 87 THROUGH 127 AND TRACT I

A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI, SECTION 4, TOWNSHIP 46 N, RANGE 32W



ALC

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaskonsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 1 OF 2

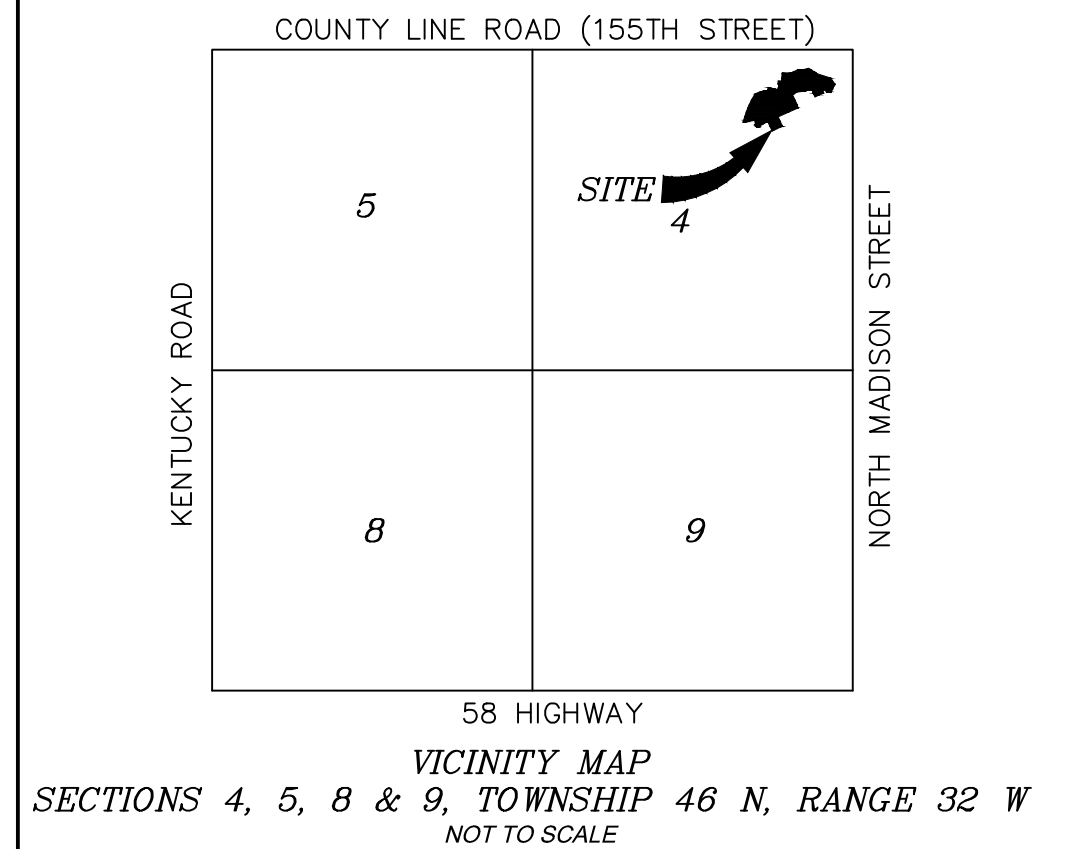
LEGEND

- △ DENOTES FOUND SECTION CORNER
- DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND 1/2" REBAR CAP CLS 97 UNLESS NOTED OTHERWISE
- S/L SETBACK LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

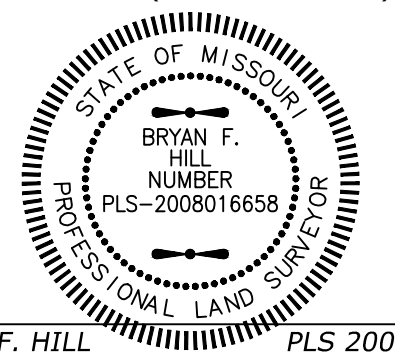
GENERAL NOTES

- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, WHICHEVER IS EARLIER.
SEMI-PERMANENT MONUMENTS:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "KS CLS 363 MO CLS 2022014231" SET AT CORNERS MARKED "X" ON THIS PLAT.
- CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDES OF LOT LINES.
THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE "MISSOURI COORDINATE SYSTEM OF 1983". WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.999895.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE OF FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 29037C0009F, REVISED JANUARY 2, 2013 AND NO. 29037C0009F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMAR-F ON AUGUST 23, 2017, CASE NO. 17-07-1638A.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- NO ONE-CALL WAS NOT CALLED ON THIS SURVEY.
- CLOSURE PRECISION: 1 PART IN 6907001.429
- THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
(A) SIXTY-SIX PERCENT (66%) OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
(B) IT HAS BEEN THREE (3) YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

VICINITY MAP



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16).



BRIAN F. HILL PLS 2008016658

JOB NO:24-292

SCALE PREPARED FOR

80 40 0 80
SCALE IN FEET

SEC-TWN-RNG COOPER LAND DEVELOPMENT INC.

04-46N-32W ADDRESS:
RAYMORE, CASS COUNTY,
MISSOURI

DATE

AUGUST 14, 2024

Parcel Line and Curve Table				
Line #/Curve #	Arc Length	Bearing/Delta	Radius	Chord Length
C1	365.99'	N60°29'58"W	300.00'	-
L1	-	S84°33'03"W	-	276.93'
C2	99.30'	N88°20'14"W	400.00'	-
L2	-	N81°13'30"W	-	67.69'
L3	-	S08°46'30"W	-	52.26'
C3	183.09'	S35°00'02"W	200.00'	-
L4	-	S61°13'35"W	-	206.34'
C4	154.38'	S39°06'45"W	200.00'	-
L5	-	S16°59'55"W	-	101.20'
C5	151.15'	S04°03'43"E	200.00'	-
L6	-	S24°42'45"E	-	52.86'
L7	-	S68°03'14"W	-	461.76'
C6	85.33'	S65°20'18"W	900.00'	-

TOTAL AREA

LOTTED AREA 12.780 ACRES
COMMON PROPERTY 0.159 ACRES
STREETS 2.51 ACRES

TOTAL 15.449 ACRES

LENGTH OF RECORDED STREETS

50' RIGHT OF WAY WIDTH 2258.3 LINEAL FEET

Cunningham 4th		
Lot #	MINIMUM BASEMENT ELEVATION	MINIMUM LOW OPENING
87	996.51	N/A
88	990.44	N/A
89	986.09	N/A
90	981.71	N/A
91	998.30	999.29
92	999.38	1000.74
93	999.07	1002.19
94	995.68	1003.63
95	991.28	1005.08
96	987.20	1000.15
97	983.05	N/A
98	977.13	N/A
99	987.46	N/A
100	987.46	N/A
101	983.56	N/A
102	976.57	N/A
103	971.55	N/A
104	967.02	N/A
105	963.10	N/A
106	969.86	N/A
107	972.38	N/A
108	975.91	N/A
109	975.71	N/A
110	974.11	988.82
111	973.62	977.07
112	974.44	976.57
113	975.08	975.26
114	976.15	972.84
115	975.78	972.84
116	973.66	972.56
117	970.88	969.78
118	968.09	966.00
119	964.97	971.45
120	976.03	981.09
121	985.15	986.16
122	988.29	990.81
123	1018.22	992.73
124	986.44	990.41
125	982.23	986.40
126	977.86	983.35
127	974.52	979.99

RESERVED PROPERTY:
UNPLATTED AND RESERVED FOR
POSSIBLE FUTURE LAND
DEVELOPMENT

RESERVED PROPERTY:
UNPLATTED AND RESERVED FOR
POSSIBLE FUTURE LAND
DEVELOPMENT

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE
NORTHEAST QUARTER
SECTION 4, TOWNSHIP 46 NORTH
RANGE 32 WEST
FOUND COPPERWELD MONUMENT

POINT OF BEGINNING
N-973089.0913
E-2801501.0850

MONTHLY DEPARTMENT REPORT SEPTEMBER 2024

BUILDING PERMIT & INSPECTION ACTIVITY -

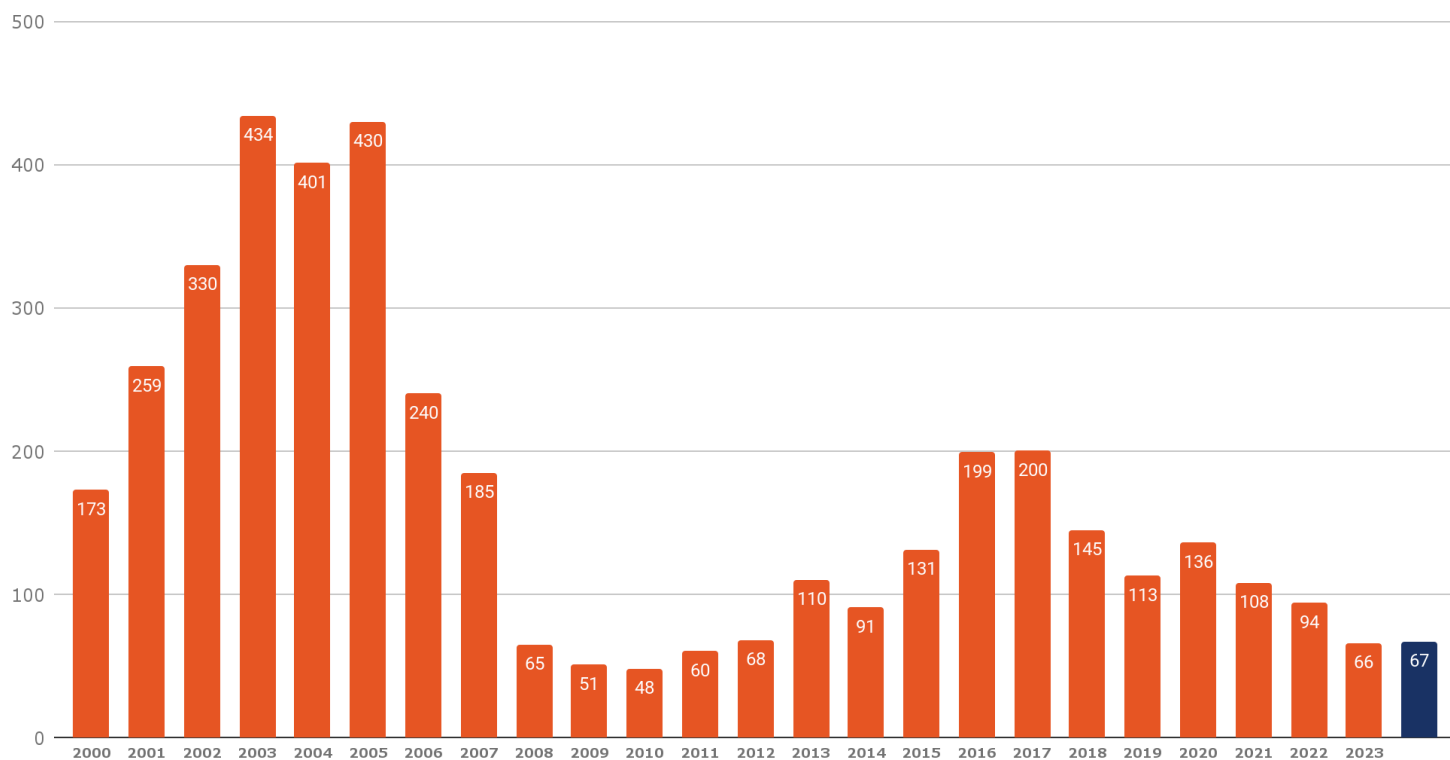
TYPE OF PERMIT	SEPT 2024	2024 YTD	2023 YTD	2023 TOTAL
Detached Single-Family Residential	9	67	53	71
Attached Single-Family Residential	0	80	70	110
Multi-Family Residential (apartment)	0	13	0	0
Miscellaneous Residential (deck; roof)	63	578	567	753
Commercial - New, Additions, Alterations	3	30	20	27
Sign Permits	1	51	48	64
BUILDING INSPECTIONS	SEPT 2024	2024 YTD	2023 YTD	2023 TOTAL
Total No. of Inspections	426	3,704	4,122	5,514
Residential Inspections	305	2,378	1,996	2,836
Commercial Inspections	121	1,326	2,126	2,678
INVESTMENT	SEPT 2024	2024 YTD	2023 YTD	2023 TOTAL
Total Residential Permit Valuation	\$4,175,180	\$40,081,440	\$33,134,440	\$47,930,930
Total Commercial Permit Valuation	\$152,000	\$35,090,341	\$34,596,550	\$40,675,232

BUILDING CONSTRUCTION ACTIVITY -

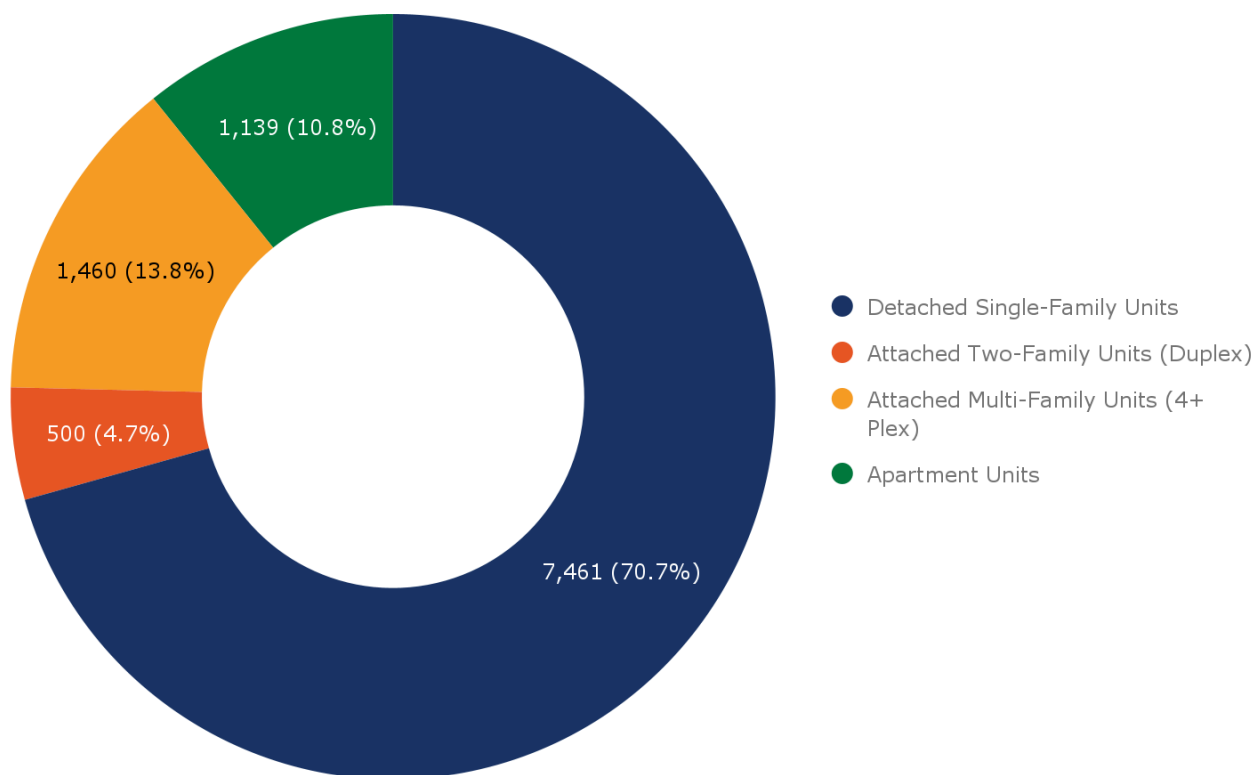
- Vertical constriction of the multi-tenant building located at [1830-1832 W. Foxwood Drive](#) continues. Masonry block and exterior wall framing is underway.
- Framing and sheathing of exterior walls and trusses at the [Chick-Fil-A](#) was completed. Concrete and asphalt improvements are being made to the drive-thru and parking lot areas.
- The expansion and remodel of Walmart continues to progress rough-in construction has been completed on the exterior work, and interior remodel is nearing the final stages.
- Building Official Jon Woerner continued routine building inspections at the Raymore Activity Center expansion project, which is nearing completion.
- The first three home permits were issued in the Park Side subdivision to Hearthside Homes

BUILDING PERMIT TRENDS AND HOUSING UNIT INVENTORY -

Single Family Housing Permit Trends 2000-2024



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	SEPT 2024	2024 YTD	2023 YTD	2023 TOTAL
Code Enforcement Cases Opened	52	633	594	682
<i>Notices Mailed</i>		0	-	
-Tall Grass/Weeds	14	153	143	131
- Inoperable Vehicles	14	213	179	230
- Junk/Trash/Debris in Yard	7	97	93	125
- Object placed in right-of-way	1	9	10	19
- Parking of vehicles in front yard	2	33	32	31
- Exterior home maintenance	9	71	64	76
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	10	53	49	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	3	0	5
Signs in right-of-way removed	47	489	801	628
Violations abated by Code Officer	4	39	63	55

PLANNING AND ZONING ACTIVITY -

CURRENT PROJECTS -

- Comprehensive Plan
- Timber Ridge Rezoning & Preliminary Plat R-1P to R-2
- White Tail Run PUD Rezoning & Preliminary Plan
- Peak Auto Group (217 N. Madison) Conditional Use Permit
- Cunningham at Creekmoor 4th Final Plat
- Park Side 2nd Final Plat

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

SEPTEMBER 3, 2024 PLANNING AND ZONING COMMISSION -

- 2025-2029 Capital Improvement Program (public hearing)
- 2024 Annual UDC Review

SEPTEMBER 9 2024 CITY COUNCIL MEETING -

- No Development Services items

SEPTEMBER 11, 2024 BOARD OF ADJUSTMENT MEETING -

- Peak Auto Group (217 N Madison) Variance of Use - Vehicle Sales in C-2 Zoning District, approved

SEPTEMBER 17, 2024 PLANNING AND ZONING COMMISSION -

- Timber Ridge Rezoning (public hearing), recommended approval, 8-0
- Timber Ridge Preliminary Plat (public hearing), recommended approval, 7-1

- Peak Auto Group Conditional Use Permit - Vehicle Sales in C-2 Zoning District (public hearing), recommended approval 8-0

SEPTEMBER 18 2024 GOOD NEIGHBOR MEETING - CITY HALL

- White Tail Run PUD Rezoning and Preliminary Plan

SEPTEMBER 23 2024 CITY COUNCIL MEETING -

- No Development Services items

UPCOMING MEETINGS - OCTOBER

OCTOBER 1, 2024 PLANNING AND ZONING COMMISSION -

- Meeting canceled

OCTOBER 14, 2024 CITY COUNCIL MEETING -

- 1st Reading - Timber Ridge Rezoning (public hearing)
- 1st Reading - Timber Ridge Preliminary Plat (public hearing)
- 1st Reading - Peak Auto Group Conditional Use Permit - Vehicle Sales in C-2 Zoning District (public hearing)
- 1st Reading - FY2025 Budget & CIP

OCTOBER 15, 2024 PLANNING AND ZONING COMMISSION -

- Cunningham at Creekmoor 4th Final Plat
- Park Side 2nd Final Plat
- Madison Valley Neighborhood Pool and Clubhouse Site Plan
- White Tail Run PUD Rezoning and Preliminary Plan (public hearing)

OCTOBER 28, 2024 CITY COUNCIL MEETING-

- 2nd Reading - Timber Ridge Rezoning (public hearing)
- 2nd Reading - Peak Auto Group (217 N Madison) Variance of Use - Vehicle Sales in C-2 Zoning District
- 2nd Reading - FY2025 Budget & CIP

DEPARTMENT ACTIVITY & EVENTS - SEPTEMBER

- The Planning and Zoning Commission met on Tuesday, Sept. 9 to hold a public hearing on the proposed 2025-2029 Capital Improvement Plan as part of the proposed FY25 budget, as well as review the 2024 Annual Review of the Unified Development Code.
- A Good Neighbor Informational Meeting was held for an application filed requesting the rezoning and preliminary plat approval for the remaining land surrounding the [White Tail Run subdivision](#), located generally at the intersection of 195th Street and Elk Drive.
- Economic Development Director Jordan Lea attended a Strategic Communications Committee Workforce YOU meeting.
- The Planning and Zoning Commission met on Tuesday, Sept. 17 to review 3 items, including the rezoning and preliminary plat for the proposed [Timber Ridge Subdivision](#), and a Conditional Use Permit for a proposed "Light Equipment and Vehicle Sales or Rental" business located at 217 N. Madison. The Commission recommended approval to all 3 applications.

- Economic Development Director Jordan Lea attended Heartland Certified Public Manager Program presented by the University of Kansas Public Management Center. Lea and Parks and Recreation Director Nathan Musteen won the "How Well Do You Know KC?" game hosted by the Mid-America Regional Council (MARC).



- Economic Development Director Jordan Lea and Development Services Director David Gress attended the monthly meeting with Placer.ai.

- Economic Development Director Jordan Lea and Development Services Director David Gress attended the Raymore Chamber of Commerce monthly board meeting.

- Economic Development Director Jordan Lea attended the International Economic Development Council's Annual Conference in Denver, Colorado. At the conference, Lea received the 2024 Gold Excellence Award for the 2023 Annual Report.

- Economic Development Director Jordan Lea and Development Services David Gress attended the Raymore Chamber of Commerce September speed networking luncheon.

- Economic Development Director Jordan Lea met with the planning committee for the Transportation Summit on Oct. 29 from 10 a.m. to 2 p.m. at Centerview. [Click here for more information.](#)

