



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, November 19, 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 October 15, 2024 Meeting

6. Unfinished Business

7. New Business

A. Adoption of 2025 Meeting Calendar

B. Original Town Block 14 Alley/ROW Vacation (public hearing)

8. City Council Report

9. Staff Report

A. October 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, OCTOBER 15, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: LOREN SHANKS, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS ERIC BOWIE AND JIM PETERMANN. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, 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 17, 2024 meeting.**

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

Vote on Motion:

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

Motion passed 6-0-1.

6. **Unfinished Business** - None

7. **New Business** -

a. **Case #24013 - White Tail Run PUD & Preliminary Plan (*Public Hearing*)**

Public hearing opened at 6:01pm.

Matt Schlicht, Engineering Solutions, came to the podium to give an overview of the request. The development is located to the southeast of the existing White Tail Run development and will consist of single-family homes with three lot types to accommodate different housing needs. Mr. Schlicht noted that the current zoning is R-1 which allows for lots with a minimum size of 100'x70' and an 8,400sq minimum. PUD allows for narrower setbacks than R-1, which in turn will allow buyers to build larger homes on the lots. The development will be divided into three phases. The developers will install a pool which was originally meant to be installed in the existing White Tail Run development, but was not built. There will be green space and parks throughout the development. Mr. Schlicht gave examples of types of homes that

potentially could be built on the different lots, and noted that the development will also include a park, a clubhouse, and a playground.

Commissioner Shanks asked how the current White Tail Run subdivision will handle expanding the HOA to the new development.

City Attorney Jonathan Zerr made a note to the Commission that since the two developments are separate entities, the current White Tail Run HOA does not have jurisdiction over the potential development.

Director of Development Services David Gress gave the Staff Report, including the Staff Report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. Gress noted that the property is 185 acres, and there are 503 lots being proposed. Mr. Gress noted that the request is consistent with how PUDs have been handled in the past when requesting smaller setbacks. The School District did not voice any concerns regarding the application except with students crossing 195th Street to get to Bridle Ridge. There will be a required improvement to 195th Street to allow for safer crossing to the schools, as well as improvements to the turning lane on 195th Street. The new development will not be on City water, and the access via Dean Avenue is under construction which will allow another access to 195th Street and the development. The park requirement is 25 acres, but the Park Board requests 22 acres as park land and a fee-in-lieu to make up the remaining requirement. There will be a 10' trail at Elk Drive that will eventually extend to the north when that property gets developed. Staff recommends the Planning Commission accept the findings of fact and forward the case to the City Council with a recommendation of approval with the two conditions as included in the Staff Report.

The podium was opened for public comment.

Shawn Fuss, 1802 Archer Dr, came to the podium to give their thoughts on the case. Mr. Fuss feels that this is the last area for Raymore to expand with nice, large homes. The proposed development is not the price point the developer is forecasting, and the current zoning as R-1 is adequate, and the PUD is not needed. Mr. Fuss also noted that the White Tail Run HOA filed for a separation from the new proposed development, and feels that the new development should have a new subdivision name. Currently, White Tail Run is filled with million dollar homes, and bringing in smaller beginner homes near them is a concern.

Scott Von Behren, 917 Doe Dr., came to the podium to voice a concern about the lot sizes as well as traffic concerns. Mr. VonBraun noted the proposed styles of homes are a concern as well.

Valerie Reilly, 911 Coyote Dr., came to the podium to ask for clarification on what a PUD is, and voiced concern that a PUD would allow commercial buildings to be built if the residential homes don't work out.

Mr. Gress noted that a PUD can be used for a multitude of uses across the City, but the way this PUD was applied for does not allow for anything other than single-family residential. There is no chance that a commercial development will go on the property unless there is a case that comes back before the Commission to allow it. Mr. Zerr noted also that the development agreement outlines specifically what the currently proposed PUD covers currently and for potential future development on the property.

Steven Reilly, 911 Coyote Dr., asked why if the area is residential now does it need to move to PUD? Mr. Reilly feels there is no need to rezone the property in case the proposed

development fails, and feels the property is already correctly zoned. Mr. Reilly also noted a concern about increased traffic to the area.

Public hearing ends at 6:52pm.

Mayor Turnbow asked if R-1 would restrict the building of certain types or styles of homes, and what is the benefit of the PUD.

Mr. Gress noted that the City does not limit how the homes are built stylistically. The City regulates zonings and homes must be within the requirements of those zonings. The PUD would allow flexibility in the setback requirements as well as the specification of what types of lots will be located in which area in the development.

Commissioner Shanks asked if the current White Tail Run subdivision and the proposed subdivision are unrelated though they share the same name.

Mr. Gress noted that yes, they are unrelated.

Mr. Schlicht gave an example of Creekmoor in Raymore in regards to the separation of the developments. They are all under "Creekmoor", but are separate neighborhoods inside of Creekmoor.

Mr. Gress commented on the Community For All Ages and how building different styles of homes on different types of lots allows for residents to stay in Raymore depending on their needs, and helps to bring new people to Raymore.

Commissioner Faulkner noted some changes on the MOU and the Staff Report.

Commissioner Shanks noted a change should be made to the Staff Report, and asked Mr. Schlicht to confirm that the request to change to a PUD is that different lot types are what brings potential owners in, not just home types. Commissioner Shanks also asked if there was consideration to keep the lots as close to the original R-1 as possible.

Mr. Schlicht confirmed that yes, that is correct. The only thing really changing in the PUD would be the 10' minimum side yard requirement, but having a smaller side yard is not a deterrent for potential owners. Having a smaller side yard setback simply allows for a larger home to be built, but owners are still able to build a style of home that allows them a 10' side yard setback if they would like it.

Motion by Commissioner Urquilla, seconded by Commissioner Smith to accept the Staff proposed findings of fact and forward Case #24013, White Tail Run PUD & Preliminary Plan, to the City Council with a recommendation of approval with the 2 conditions as presented.

Vote on Motion:

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

Motion passed 6-0-1.

b. Case #24018 - Madison Valley Subdivision Pool & Clubhouse Site Plan

Commissioner Faulkner recused himself from the Case.

Steve Warger came to the podium on behalf of the applicant and gave a brief overview of the case. Three residential lots will be eliminated to create a pool and a parking lot near the Sunset Lane access.

Mr. Gress gave the Staff Report, including the Staff Report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. Gress noted that the landscaping has been provided, and that screening is required between the development and the neighbors next door. There are no requirements for the developers to add the pool, they have just decided to add it as an amenity for the neighborhood.

Commissioner Urquilla wanted to verify that three residential lots will be eliminated to make room for the pool.

Mr. Gress noted that yes, that is correct.

Mr. Gress brought up a few notes and changes that Commissioner Faulkner had previously made via email.

Motion by Commissioner Urquilla, seconded by Commissioner Shanks, to accept Staff proposed findings of fact for Case #24018, Madison Valley Subdivision Pool & Clubhouse Site Plan and approve the Case.

Vote on Motion:

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

Motion passed 6-0-0.

c. Case #24020 - Park Side 2nd Final Plat

Commissioner Faulker rejoined the Commission.

Mr. Warger came back to the podium representing Park Side to give an overview of the case, highlighting that the subdivision is located to the east side of Sunset Lane, and plans to develop about 32 lots.

Mr. Gress gave the Staff Report, including the Staff Report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. Gress highlighted a 5' sidewalk will be built, as well as a trail along the west side of Sunset Lane. Staff recommends the Commission accept the findings of fact and forward the Case to the City Council with a recommendation of approval.

Motion by Commissioner Urquilla, seconded by Commissioner Fizer, to accept Staff proposed findings of fact for Case #24020, Park Side 2nd Final Plat, and forward the Case to the City Council with a recommendation of approval with the 2 conditions as presented.

Vote on Motion:

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

Motion passed 7-0-0.

d. Case #24019 - Cunningham at Creekmoor 4th Final Plat

Mr. Warger came to the podium to give an overview of the Case, highlighting that the development will consist of 41 regular sized lots and will be developed by individual builders.

Mr. Gress gave the Staff Report, including the Staff Report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. Gress noted that the lots are a little larger, at 8,600 square feet, with a couple of access modifications. Staff recommends the Commission accept the proposed findings of fact and forward the Case to the City Council with a recommendation of approval.

Commissioner Shanks noted a concern about traffic and construction vehicles moving through the area.

Mr. Gress noted that there is a designated construction road for construction vehicles, so they won't be traveling through the neighborhood.

Commissioner Faulkner noted a concern about the fire department being able to access the development, and that the 3rd plat will need to be completed before the 4th to allow that access.

Mr. Gress noted that the fire access is already laid out despite the 3rd plat not being complete yet.

Commissioner Urquilla asked if the 3rd phase would come later.

Mr. Gress noted that the lakefront properties will likely be developed first in a future phase. Mr. Warger noted that the 3rd plat will probably be the last phase to be completed due to the need for the construction access and construction vehicles not being able to use City streets for the construction.

Motion by Commissioner Urquilla, seconded by Commissioner Shanks, to accept Staff proposed findings and forward Case #24019, Cunningham at Creekmoor 4th Final Plat, to the City Council with recommendation of approval with the 2 conditions as presented.

Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

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

9. Staff Report

Mr. Gress gave the Staff Report including the monthly department report. Mr. Gress noted also that the November 5th meeting will be canceled.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Shanks thanked Staff and had a question about the Timber Ridge decision.

Commissioner Faulkner thanked Staff and seconded Commissioner Fizer.

Chairman Wiggins thanked Staff.

Commissioner Fizer thanked Staff and the public for coming out, and commented on the Community For All Ages.

Commissioner Smith thanked Staff.

Commissioner Urquilla thanked Staff and had a question about the Golden Excellence award that was awarded to Raymore.

Mr. Gress gave an overview of the award.

Mayor Turnbow complimented Staff for their work on the White Tail Run Case.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, to adjourn the October 15, 2024 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The October 15, 2024 meeting adjourned at 7:53pm.

Respectfully submitted,
Emily Jordan

2025 CALENDAR Meetings & Deadlines

Planning and Zoning Commission | City Council | Raymore, MO



Planning Commission Meeting Date	Residential Preliminary Plat Submittal Date	Annexation, Rezoning, Site Plan, Final Plat, Conditional Use Permit Submittal Date	Park Board (Preliminary Plat) Suggested Meeting Date	Final Revisions Submittal Date	Planning and Zoning Public Hearing Notice		City Council Public Notice	City Council 1st Reading	City Council 2nd Reading
					Sent to publish	Neighbor Notice	Sent to publish		
1st and 3rd Tuesdays	60 days prior to submittal date	Commercial Preliminary and Final 30 days prior to submittal date	Meeting before revision deadline	2 weeks before meeting (Tuesday)	3 weeks before meeting (Friday)	2 weeks before meeting (Friday)	3 weeks before meeting (Friday)	2nd and 4th Mondays	Usually next meeting following 1st reading
7-Jan	8-Nov	6-Dec	26-Nov	24-Dec	13-Dec	20-Dec	3-Jan	27-Jan	10-Feb
21-Jan	22-Nov	20-Dec	26-Nov	7-Jan	27-Dec	3-Jan	17-Jan	10-Feb	24-Feb
4-Feb	6-Dec	3-Jan	28-Jan	21-Jan	10-Jan	17-Jan	31-Jan	24-Feb	10-Mar
18-Feb	20-Dec	17-Jan	28-Jan	4-Feb	24-Jan	31-Jan	14-Feb	10-Mar	24-Mar
4-Mar	3-Jan	31-Jan	28-Jan	18-Feb	7-Feb	14-Feb	28-Feb	24-Mar	14-Apr
18-Mar	17-Jan	14-Feb	28-Jan	4-Mar	21-Feb	28-Feb	21-Mar	14-Apr	28-Apr
1-Apr	7-Feb	28-Feb	25-Feb	18-Mar	7-Mar	14-Mar	4-Apr	28-Apr	12-May
15-Apr	14-Feb	14-Mar	25-Feb	1-Apr	21-Mar	28-Mar	18-Apr	12-May	9-Jun
6-May	7-Mar	4-Apr	25-Mar	22-Apr	11-Apr	18-Apr	16-May	9-Jun	23-Jun
20-May	21-Mar	18-Apr	25-Mar	6-May	25-Apr	2-May	16-May	9-Jun	23-Jun
3-Jun	4-Apr	2-May	29-Apr	20-May	9-May	16-May	30-May	23-Jun	14-Jul
17-Jun	18-Apr	16-May	29-Apr	3-Jun	23-May	30-May	20-Jun	14-Jul	28-Jul
1-Jul	2-May	30-May	27-May	17-Jun	6-Jun	13-Jun	4-Jul	28-Jul	11-Aug
15-Jul	16-May	13-Jun	27-May	1-Jul	20-Jun	27-Jun	18-Jul	11-Aug	25-Aug
5-Aug	6-Jun	4-Jul	24-Jun	22-Jul	11-Jul	18-Jul	1-Aug	25-Aug	8-Sep
19-Aug	20-Jun	18-Jul	24-Jun	5-Aug	25-Jul	1-Aug	15-Aug	8-Sep	22-Sep
2-Sep	4-Jul	1-Aug	22-Jul	19-Aug	8-Aug	15-Aug	29-Aug	22-Sep	13-Oct
16-Sep	18-Jul	15-Aug	22-Jul	2-Sep	22-Aug	29-Aug	19-Sep	13-Oct	27-Oct
7-Oct	8-Aug	5-Sep	26-Aug	23-Sep	12-Sep	19-Sep	3-Oct	27-Oct	10-Nov
21-Oct	22-Aug	19-Sep	26-Aug	7-Oct	26-Sep	3-Oct	17-Oct	10-Nov	24-Nov
4-Nov	5-Sep	3-Oct	23-Sep	21-Oct	10-Oct	17-Oct	31-Oct	24-Nov	8-Dec
18-Nov	19-Sep	17-Oct	23-Sep	4-Nov	24-Oct	31-Oct	14-Nov	8-Dec	22-Dec
2-Dec	3-Oct	31-Oct	28-Oct	18-Nov	7-Nov	14-Nov	28-Nov	22-Dec	5-Jan
16-Dec	17-Oct	14-Nov	28-Oct	2-Dec	21-Nov	26-Nov	12-Dec	5-Jan	19-Jan

A Public Hearing is Required for Preliminary Plat, Rezoning, and Conditional Use Permits.

All applicants are required to meet with the City's Development Review Committee (DRC) prior to making any application.

The DRC meets by appointment with applicants. An appointment can be scheduled by calling the Development Services Department at (816)331-1803

All applications must be complete upon submittal. A complete application and submission includes all required engineering plans

ORIGINAL TOWN OF RAYMORE BLOCK 14 ALLEY VACATION

APPLICANT -

Property Owners: Mary Beth Plunkett
Pam Hatcher/HFI Properties, LLC

PROJECT LOCATION

105 E Olive Street
303-307 Washington Street

REQUESTED ACTION

Alley Right of Way
Vacation

PROJECT NARRATIVE

An application was filed requesting the partial vacation of the 14' alleyway/ROW abutting Lots 5-10 of Block 14 within the Original Town of Raymore.



ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"R-1/OT" Single Family Residential/Original Town Overlay District

SURROUNDING ZONING & LAND USE

North: "R-1/OT" Single Family Residential/Original Town Overlay, "C-1/OT" Neighborhood Commercial
South: "R-1/OT" Single Family Residential/Original Town Overlay, "C-1/OT" Neighborhood Commercial
East: "R-1/OT" Single Family Residential/Original Town Overlay
West: "C-1/OT" Neighborhood Commercial/Original Town Overlay

TOTAL ROW AREA

1,674 square feet 0.04 acres

INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Public Hearing Notice	- Planning & Zoning Commission - October 30, 2024 North Cass Herald - City Council - November 21, 2024 North Cass Herald
Mailed Neighbor Notices	11 Notices mailed within 185' - November 1, 2024

PAST PLANNING ACTIONS -

- The Original Plat of the City of Raymore was recorded in 1912.
- All 20 blocks in the Original Plat of Raymore contain a fourteen-foot wide, north-south oriented alley.
Of the 20 original alleyways that were platted with Original Town, 3 have been vacated by the City, and turned back over to the adjacent property owners:
 - **Block 3 - First Baptist Church**, approved May 2003 to accommodate expansion of the church facility
 - **Block 6 - Presbyterian Church**, County/City GIS shows the alley as formally vacated, but no records found as to the date of vacation
 - **Block 8 - City of Raymore/TB Hanna Station Park**, approved July 2020 to accommodate the development of TB Hanna Station Park.
- In 2003, a request from the First Baptist Church to vacate Adams Street between Maple Street and 58 Highway was denied by the City Council.
- The property located at 303-307 S. Washington Street was built and completed in the 1970s.
- A Lot Split of Lots 8-10 of Block 14 was approved in 1998, which created the property at 105 E. Olive Street (attached). The home located at 105 E. Olive Street was built and completed in January of 2000.

STAFF COMMENTS -

PLANNING AND ZONING:

- Section 530.010 of the Code provides for the method of vacating a public street or alleyway.
 - **A.** The City of Raymore shall have exclusive control over its public highways, streets, avenues, alleys, public places or any other public ways and shall have exclusive power to vacate, abandon or change any public highway, street, avenue, alley or public place or part of. The word "street" shall be used to include all such public ways and places as listed above. It shall also include the entire right-of-way, both the improved and unimproved areas. The term "public highway" shall also include any part of a State highway under local control and maintenance.
- The alleyway in its current condition is unimproved, containing only grassy areas, not necessarily appropriate for vehicular traffic.
- Only a few portions of the platted alleys in Original Town have been improved for use by vehicles (paved, gravel etc...). The areas within the alleyways are predominately grassy, contain overgrowth/scrub brush, or contain trees.
- Many of the alleyways were observed to contain potential encroachments, and/or non-conforming setbacks for accessory structures (sheds, garages, etc...). A number of the alleyways also contain trees that significantly prevent access through them.
- There are overhead utilities (electrical; cable) and underground utilities (water main) located in the alley right-of-way in Block 14. An easement will be provided over the vacated alley right-of-way to allow utilities access for maintenance purposes.
- When right-of-way is vacated, the statutory right of reversion in the owners of the abutting property allows for the vacated area to be divided evenly among adjoining property owners. The applicants/property owners have indicated their intent to obtain the area in terms of ownership and maintenance.

- The City does not maintain the alleyways within Original Town, and they must be mowed and maintained by the adjoining property owners. Vacation of the alleyway would not change the maintenance responsibilities of the adjoining property owners.
- Many of the original lots within Original Town have been replatted, subdivided etc... over time to support new construction, additions, demolitions etc.... Many of the homes/parcels in Original Town include 2-3 "original" lots
- The Original Town Neighborhood Plan was adopted in 2009 for the Original Town Neighborhood. Page 21 of the plan provides the following regarding the alleyways:
 - *"Down the center of each block is a platted fourteen foot alleyway running north to south; however, none of these alleys are presently maintained by the City. In most cases, the alleyways are grassy open space and there are no curbs cuts for access. In a few cases, the alleys contain informal driveways used for parking vehicles".*
- The Original Town Neighborhood Design Guidelines would generally recommend that *"Alleyways should not be vacated and should be utilized for site access where compatible with residential development"*.
 - The adjoining properties are not generally compatible to promote the use of the shared alleyway abutting their properties. Access to the commercial property is gained directly from Washington Street, and there are no parking areas located on the commercial property that are accessible via the alleyway. The residential property has direct driveway access to Olive Street.

PUBLIC WORKS & ENGINEERING:

- The City does not maintain the alleyways with the exception of the water lines/meters that run through them. Generally, sanitary sewer lines run along the public streets, and the City's public water mains run parallel along the alleyways. If vacated, an easement will be granted in order to provide access to the City's water main and meters, similar to any other utility easement in the City.
- There is an existing fire hydrant located on Olive Street within the alley right-of-way that could impede access to the alleyway for larger vehicles, causing a potential encroachment onto other private properties.

- The overhead utilities (electric, cable etc...) would be accessible through the utility easement if needed, similar to any other utility easement in the City.
- If approved, the remaining alley south of the proposed vacation will remain intact as an alley/ROW, which would allow access to the rear of the abutting properties, when needed, via Plum Street. A gravel drive currently exists along Plum Street on the south side of Block 14, which provides access into the alleyway, if necessary.
- The alleyways are not assigned a directional traffic flow, meaning traffic can move in both directions, north and south.

FINDINGS OF FACT -

Under 530.010 of the City Code, the City Council is directed concerning its actions in the deliberations of a utility easement vacation request, in that the following findings of fact shall be met:

1. No vacation of a street shall take place, unless the consent of the persons owning two-thirds (2/3) of the property immediately adjoining has been obtained in writing, which consent shall be acknowledged before a Notary Public and filed for record with the Cass County Recorder of Deeds. If the street is vacated, all title shall vest in the person owning the property on each side in equal proportions according to the length or breadth of such ground, as the same may border on such street.

All required consent of the property owners immediately adjoining area requested to be vacated has been obtained in writing with the submittal of the application. The request directly abuts 2 parcels (105 E. Olive Street, and 303-307 S. Washington). Both property owners have jointly filed an application to request the vacation of the alleyway, and both property owners are jointly prepared to take ownership of the requested areas. If approved, the statements of consent will be filed with the Cass County Recorder of Deeds.

2. No public street shall be vacated until it has been submitted to the Planning Commission at a public hearing, for recommendation to the City Council.

The Planning and Zoning Commission will hold a public hearing on the requested vacation on November 19, 2024. City staff published the required public hearing notices in accordance with the Unified Development Code, and mailed meeting notices to 11 property owners within 185' of the area in question.

3. After holding a public hearing the City Council, by a majority vote, may approve or disapprove the vacation.

The City Council will hold a public hearing on the requested vacation on December 9, 2024. City staff published the required public hearing notices in accordance with the Unified Development Code, and mailed meeting notices to 11 property owners within 185' of the area in question.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning & Zoning Commission	Public Hearing/Recommendation	November 19, 2024
City Council (1st Reading)	Public Hearing	December 9, 2024
City Council (2nd Reading)	Final reading	December 23, 2024

STAFF RECOMMENDATIONS -

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case No. 24022 Original Town Block 14 Alley Vacation for Lots 5-10 to the City Council with a recommendation of approval. The recommendation is subject to the following conditions:

- The City shall retain, from the property owners, a 14' U/E Utility Easement for the portions of the alley right-of-way being vacated for the purpose of accessing and maintaining the water lines and other utilities currently located on the property.

PROJECT ATTACHMENTS -

1. Property Survey
2. Site Photographs
3. Photo Submitted by Applicant

Description: Total Tract

Lots 8, 9, and 10, of Block 14 in the Original Town of Raymore, Cass County, Missouri, as previously platted and recorded.

Unofficial Copy

Lot Split

Description: Tract A

The West 80 feet of lots 8, 9, and 10, of Block 14 in the Original Town of Raymore, Cass County, Missouri, as previously platted and recorded.

Description: Tract B

Lots 8, 9, and 10, of Block 14 in the Original Town of Raymore, Cass County, Missouri, as previously platted and recorded, except the West 80 feet thereof.



THIS PLAT OF SURVEY WAS PREPARED FOR LYNETTE HUBERT AND IS EXPRESSLY FOR HER USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY, THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT HE HAS COMPLETED A SURVEY OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FOR: LYNETTE HUBERT			RAYMORE, MISSOURI			
 BOWERS SURVEY COMPANY						
110 SOUTH INDEPENDENCE P.O. BOX 71 HARRISONVILLE, MISSOURI 64701 PHONE (816) 380-4821 FAX (816) 380-4635						
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
15	46	32	CASS	MISSOURI	1/26/96	14702-98
DRAWING NO. 13539F.DWG			DRAWN BY: GB		CHECKED BY:	

1-30-98

Jerrell T. Bowers

JERRELL T. BOWERS MO LS 1733

STATE OF MISSOURI
COUNTY OF CASS
RECORDED IN BOOK 13539 PAGE 20
JOHN KOHLER, RECORDER

98 MAR -6 A 8:16.9

126866

DEPUTY

COPIES 5
GIVE USER FEE: 13
TOTAL \$58

Mike Miedsker, Recorder of Deeds
Cass County, Missouri

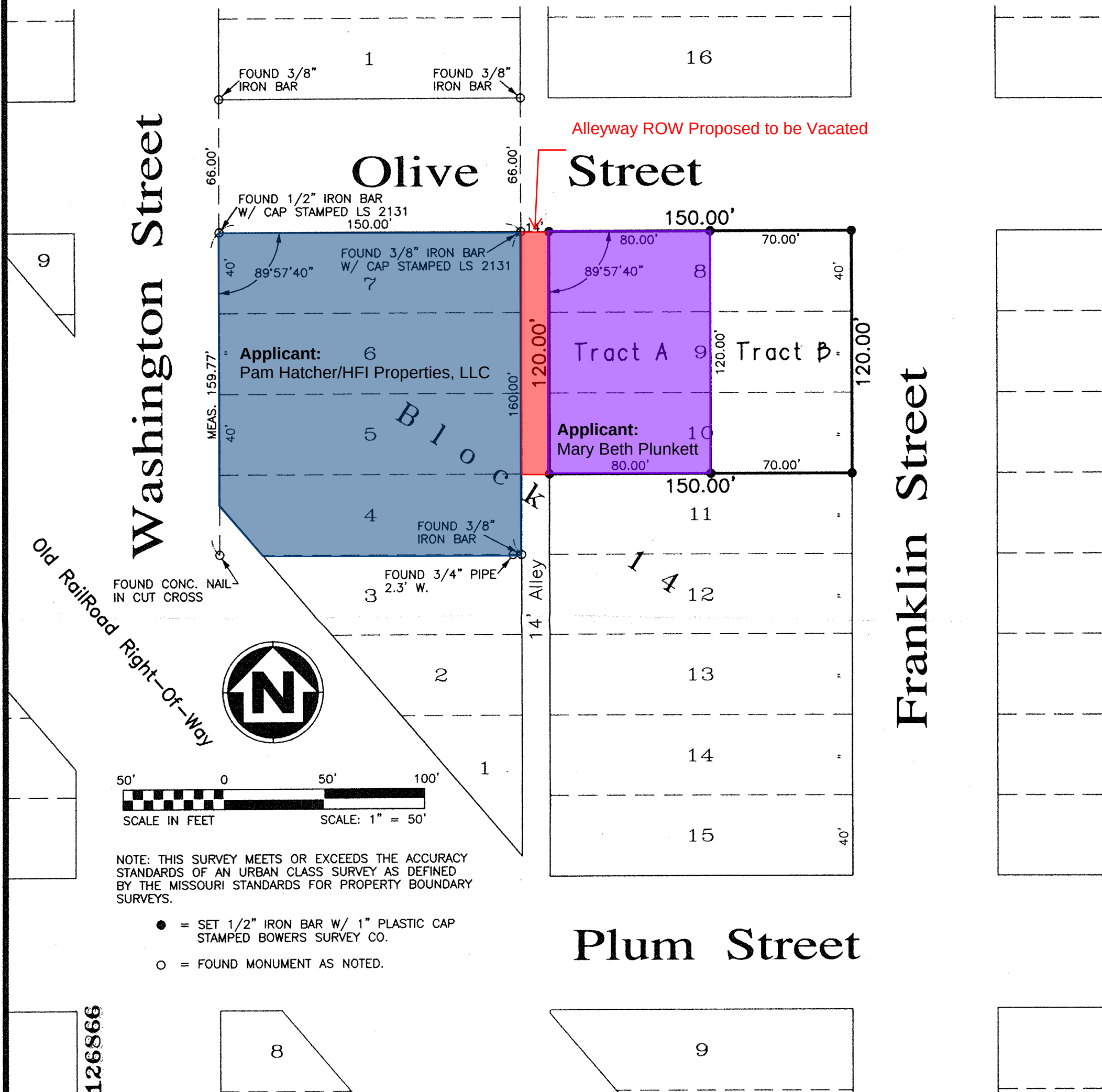
Lots 8, 9, and 10, of Block 14 in the Original Town of Raymore, Cass County, Missouri, as previously platted and recorded.

Unofficial Copy

Lot Split

The West 80 feet of lots 8, 9, and 10,
of Block 14 in the Original Town of Raymore,
Cass County, Missouri, as previously platted
and recorded.

Lots 8, 9, and 10, of Block 14 in the Original Town of Raymore, Cass County, Missouri, as previously platted and recorded, except the West 80 feet thereof.



THIS PLAT OF SURVEY WAS PREPARED FOR LYNETTE HUBERT AND IS EXPRESSLY FOR HER USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY, THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT HE HAS COMPLETED A SURVEY OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FOR: LYNETTE HUBERT		RAYMORE, MISSOURI				
		BOWERS SURVEY COMPANY				
110 SOUTH INDEPENDENCE P.O. BOX 71 HARRISONVILLE, MISSOURI 64701 PHONE (816) 380-4821 FAX (816) 380-4635						
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
15	46	32	CASS	MISSOURI	1/26/96	14702-98
DRAWING NO. 13539F.DWG		DRAWN BY: GB		CHECKED BY:		
				JERRELL T. BOWERS MO LS 1733		

Mike Medsker, Recorder of Deeds
Cass County, Missouri

ORIGINAL TOWN OF RAYMORE BLOCK 14 ALLEY VACATION SITE PHOTOS



Aerial view looking east from Washington Street (Nearmap)



Aerial View looking north from Plum Street (Nearmap)



Aerial view looking south from Olive Street (Nearmap)



View looking south along the alley from Olive Street (applicant's properties shown on left and right).



View looking north at the portion of the alleyway requested to be vacated (applicant's properties shown on left and right).



View looking north along the alleyway from Plum Street, showing existing gravel drive access.





























MONTHLY DEPARTMENT REPORT OCTOBER 2024

BUILDING PERMIT & INSPECTION ACTIVITY -

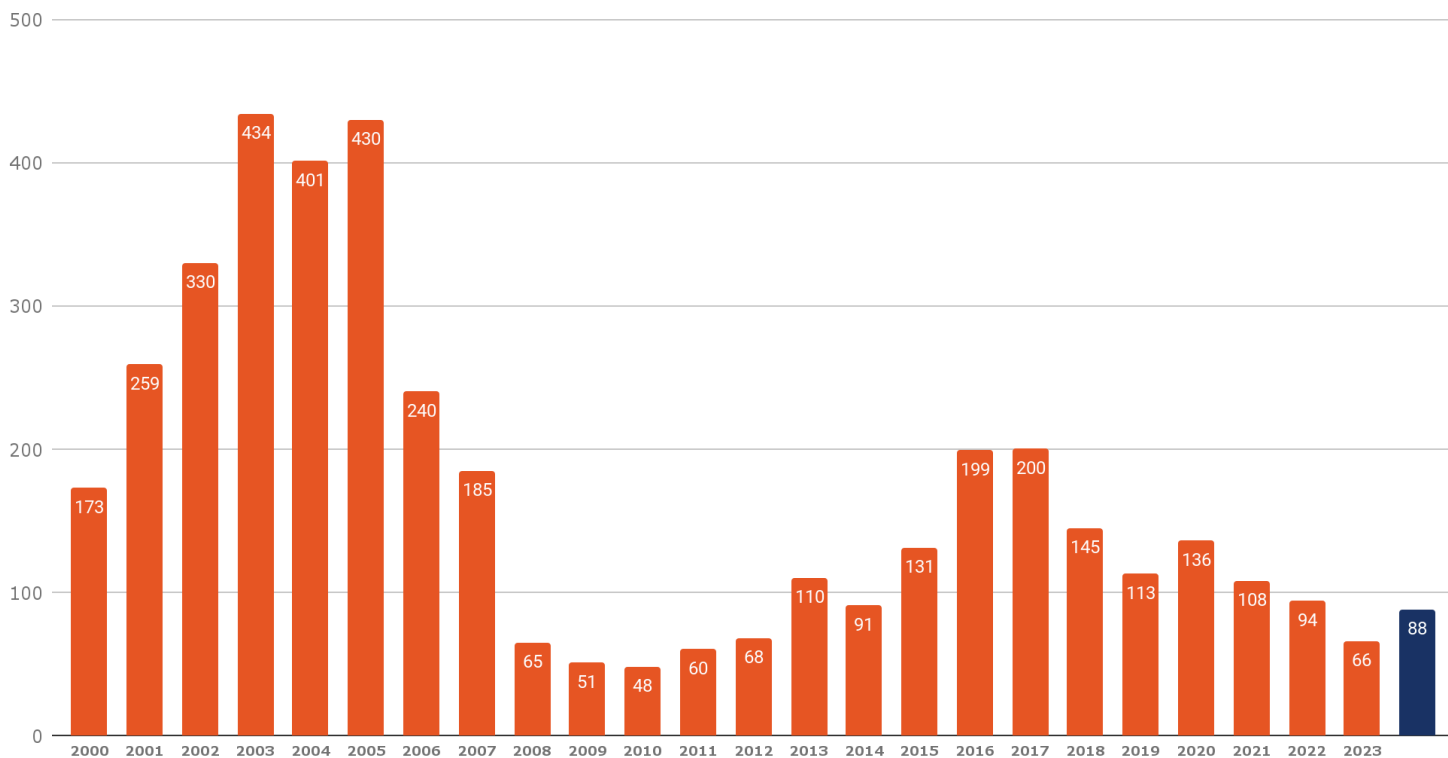
TYPE OF PERMIT	OCT 2024	2024 YTD	2023 YTD	2023 TOTAL
Detached Single-Family Residential	21	88	60	71
Attached Single-Family Residential	0	80	86	110
Multi-Family Residential (apartment)	0	13	0	0
Miscellaneous Residential (deck; roof)	49	627	633	753
Commercial - New, Additions, Alterations	4	34	22	27
Sign Permits	4	55	59	64
BUILDING INSPECTIONS	OCT 2024	2024 YTD	2023 YTD	2023 TOTAL
Total No. of Inspections	366	4,070	4,632	5,514
Residential Inspections	216	2,594	2,268	2,836
Commercial Inspections	150	4,070	2,364	2,678
INVESTMENT	OCT 2024	2024 YTD	2023 YTD	2023 TOTAL
Total Residential Permit Valuation	\$7,655,690	\$47,737,130.00	\$38,831,410	\$47,930,930
Total Commercial Permit Valuation	\$416,000	\$35,506,341.00	\$37,790,750	\$40,675,232

BUILDING CONSTRUCTION ACTIVITY -

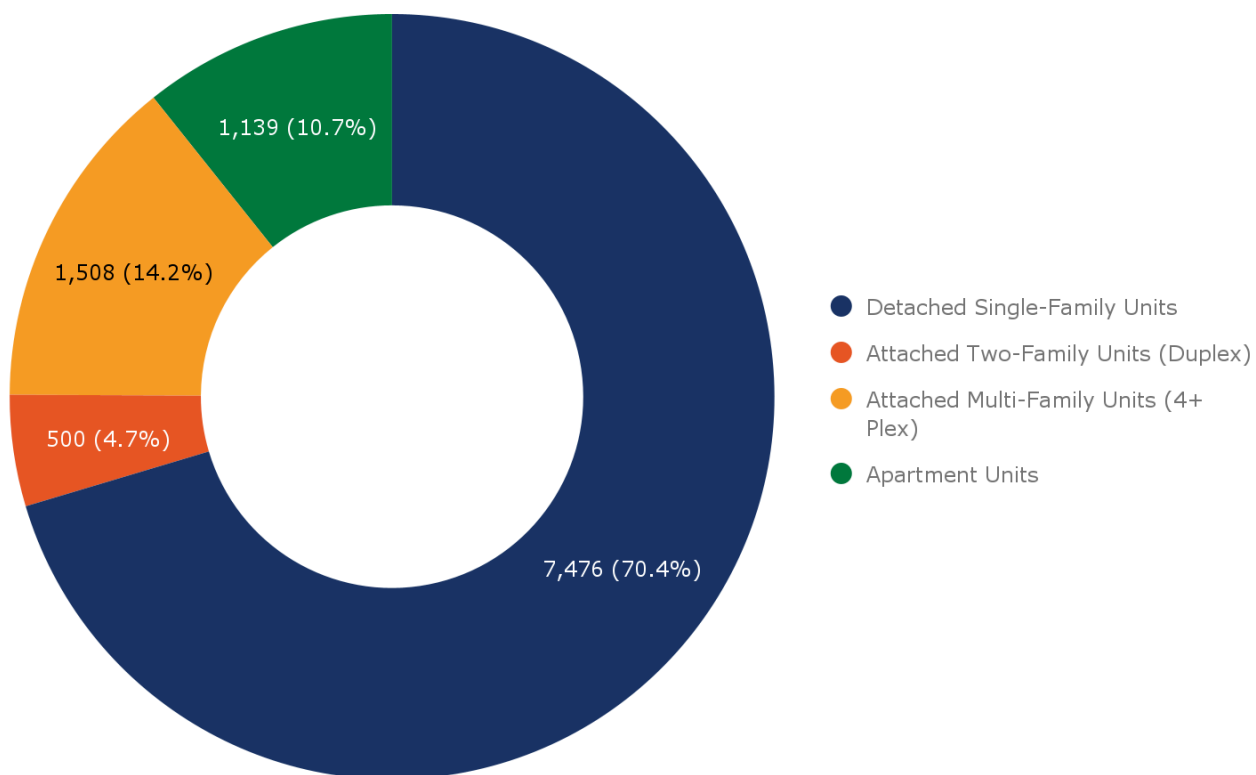
- Vertical constriction of the multi-tenant building located at [1830-1832 W. Foxwood Drive](#) continues. Masonry block and exterior wall framing is underway. Parking lot curbing has also been installed.
- Masonry construction continues at [Chick-Fil-A](#). The drive-thru canopies were installed on two sides of the building.
- 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 PERMIT TRENDS AND HOUSING UNIT INVENTORY -

Single Family Housing Permit Trends 2000-2024



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	OCT 2024	2024 YTD	2023 YTD	2023 TOTAL
Code Enforcement Cases Opened	48	681	621	682
<i>Notices Mailed</i>		0		
-Tall Grass/Weeds	3	156	129	131
- Inoperable Vehicles	15	228	211	230
- Junk/Trash/Debris in Yard	14	111	105	125
- Object placed in right-of-way	1	10	19	19
- Parking of vehicles in front yard	5	38	25	31
- Exterior home maintenance	3	74	71	76
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	3	56	56	59
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	3	5	5
Signs in right-of-way removed	41	530	473	628
Violations abated by Code Officer	3	42	48	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
- Cunningham at Creekmoor 4th Final Plat
- Park Side 2nd Final Plat

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

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, recommended approval
- Park Side 2nd Final Plat, recommended approval
- Madison Valley Neighborhood Pool and Clubhouse Site Plan, recommended approval
- White Tail Run PUD Rezoning and Preliminary Plan (public hearing), recommended approval

OCTOBER 28, 2024 CITY COUNCIL MEETING-

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

UPCOMING MEETINGS - NOVEMBER

NOVEMBER 1 , 2024 PLANNING AND ZONING COMMISSION -

- Meeting canceled

NOVEMBER 11, 2024 CITY COUNCIL MEETING -

- Meeting canceled, Veterans Day

NOVEMBER 19, 2024 PLANNING AND ZONING COMMISSION -

- Original Town Alleyway Vacation, 105 E Olive Street & 303-307 Washington Street (public hearing)
- 2025 Meeting Calendar

NOVEMBER 25, 2024 CITY COUNCIL MEETING-

- 1st Reading - White Tail Run PUD Rezoning and Preliminary Plan (public hearing)
- 1st Reading - Cunningham 4th Final Plat
- 1st Reading - Park Side 2nd Final Plat
- 2nd Reading - Timber Ridge Rezoning

DEPARTMENT ACTIVITY & EVENTS - OCTOBER

- Development Services Director David Gress and Economic Development Director Jordan Lea participated in the Sept. 30 City Council work session.
- GIS Coordinator Thomas Ehlinger assisted with the City's snow plan preparation and provided updated snow route maps.
- Development Services Director David Gress met with MoDOT to review the Dean Avenue Extension and 195th Street improvements as part of the Governor's Cost Share Grant.
- Economic Development Director Jordan Lea and Development Services Director David Gress attended a Data Center Town Hall for Economic Development and Zoning professionals.
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the WorkforceYou Housing Committee meeting.
- Economic Development Director Jordan Lea attended a webinar titled Streamlining Accessibility: Fostering Comprehensive Support Services in One-Stop Shops (for local Entrepreneurs) hosted by the International Economic Development Council.
- Development Services Director David Gress attended the Events Committee meeting of the Raymore Chamber of Commerce to discuss the upcoming annual Pumpkin Auction.
- Development Services Director David Gress participated in the [Civic Leadership Academy](#) to discuss the details of the Development Services Department, including planning and zoning, building inspections, code enforcement and GIS.

- GIS Coordinator Thomas Ehlinger attended a meeting with other Cass County communities and the Mid-America Regional Council's 911 team to review the regional 911 addressing map.
- Development Services Director David Gress attended the [Raymore Chamber of Commerce Annual Pumpkin Auction](#), hosted by [Foxwood Springs](#).
- GIS Coordinator Thomas Ehlinger, Public Works Director Trent Salsbury, and Development Services Director David Gress met with representatives from NearMap to demonstrate an AI mapping program.
- Economic Development Director Jordan Lea attended Workforce You meetings for the Strategic Communications focus area and the upcoming [Transportation Summit](#).
- Economic Development Director Jordan Lea hosted a meeting for District 3 members of Missouri Economic Development Council (MEDC).

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



- Finance Director Elisa Williams, Development Services Director David Gress and Economic Development Director Jordan Lea spoke with College American Government students at Raytown South High School about their departments and local government.

- Mayor Kris Turnbow, Development Services Director David Gress and Economic Development Director Jordan Lea attended the ribbon cutting celebration for Omar's Famous Popcorn! [Omar's Famous Popcorn](#) is located at 1284 W. Foxwood Drive (in Willowind). Stop in and check out their 20 different delicious flavors of popcorn.



- The regular meeting of the Planning and Zoning Commission for Nov. 1 has been canceled.
- GIS Coordinator Thomas Ehlinger reviewed and updated the City's addressing and 911 datasets.

- Administrative Assistant Emily Jordan participated in the Employee Relations Committee's annual pinewood derby and brought home two awards for the department in the Traditional Pinewood Derby and the Anything Goes races!
- Economic Development Director Jordan Lea assisted in hosting a Cass County Transportation Summit with Workforce You.
- Economic Development Director Jordan Lea attended a meeting with other Cass County cities to discuss Mid-America Regional Council's Technical Forecast.
- Economic Development Director Jordan Lea attended the Kansas City Area Development Council's quarterly E.D. Alliance luncheon.
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the grand re-opening and ribbon cutting to celebrate Walmart's remodel. Be sure to pop in and take a look!

