



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, December 3, 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 November 19, 2024 Meeting
- 6. Unfinished Business**
 - A. Original Town Block 14 Alley/ROW Vacation (public hearing)
- 7. New Business**
- 8. City Council Report**
- 9. Staff Report**
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

MEETING PROCEDURES

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

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

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

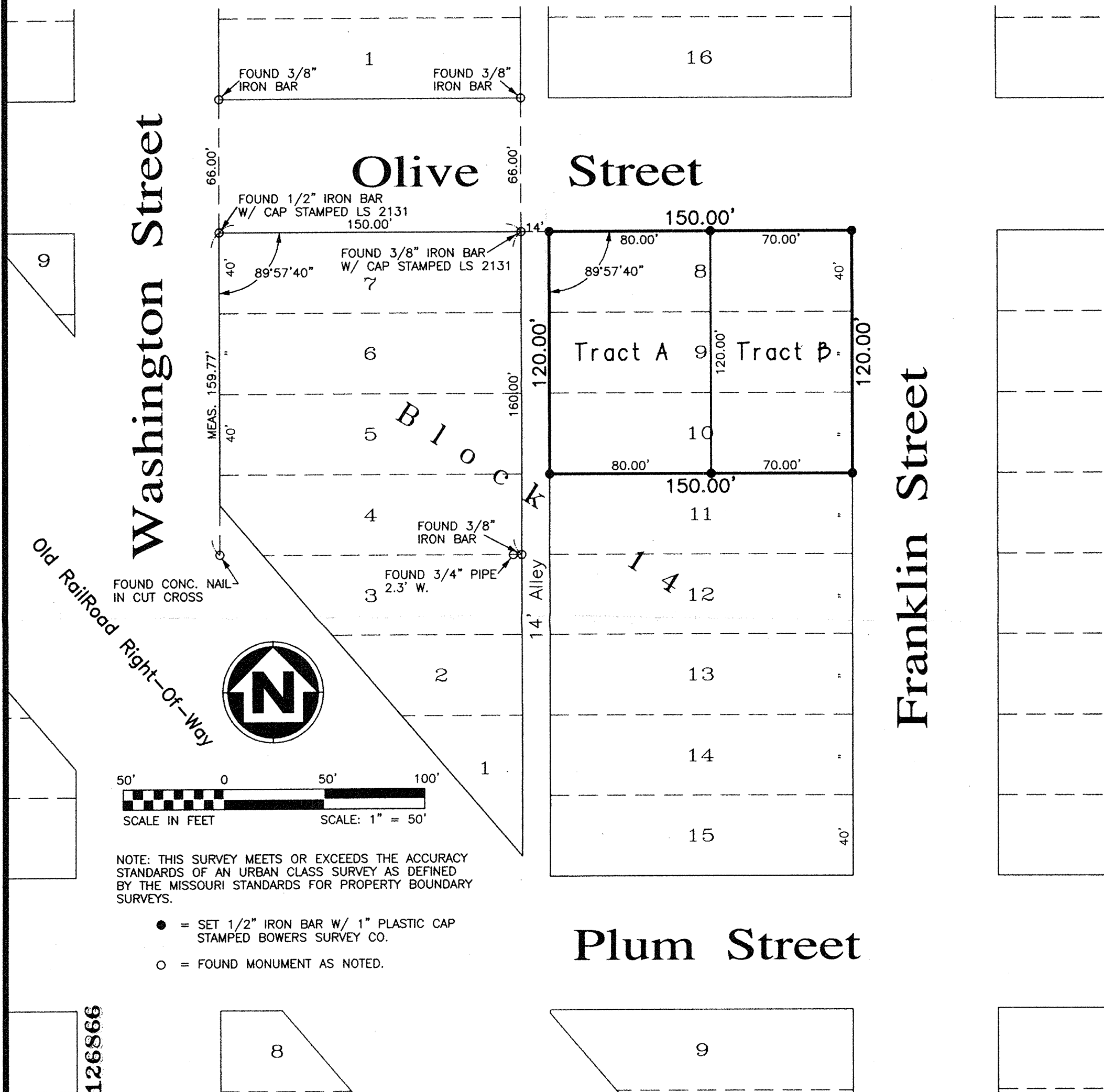
Original Town of Raymore, Cass County, Missouri, as previously platted and recorded.

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

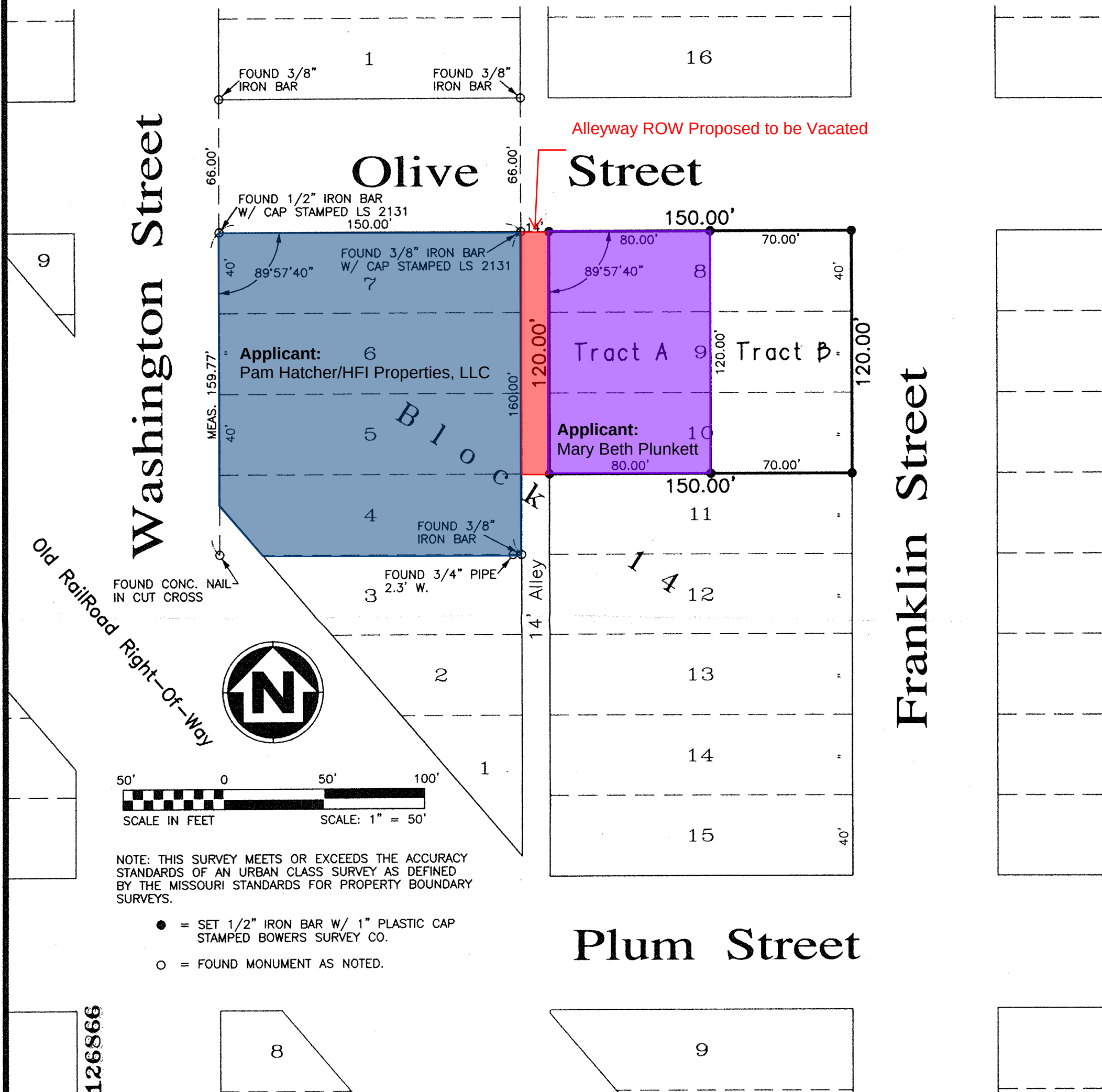
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FOR: LYNETTE HUBERT		RAYMORE, MISSOURI				
 BOWERS SURVEY COMPANY						
110 SOUTH INDEPENDENCE P.O. BOX 71 HARRISONVILLE, MISSOURI 64701 PHONE (816) 380-4821 FAX (816) 380-4635						
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Mike Medsker, 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.



























