

AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, September 9, 2019

7:00 p.m.

1. Call to Order.

2. Roll Call.

3. Pledge of Allegiance.

4. Presentations/Awards.

- Constitution Week-Prairie Chapter DAR and Mary Sibley Chapter DAR (pg 287)

5. Personal Appearances.

6. Staff Reports.

- A. Status of Capital Improvements (pg 7)
- B. Development Services (pg 15)
- C. Monthly Court Report (pg 21)
- D. Police/Emergency Management

7. Committee Reports.

8. Consent Agenda.

The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.

- A. City Council Minutes, August 26, 2019 (pg 25)
- B. Appointment of Jay Holman to the Belton-Raymore TDD

Reference: - Resolution 19-49 (pg 39)

This Resolution appoints Jay Holman to fill the unexpired current term and following term of Kevin Barber to the Belton-Raymore TDD.

9. Unfinished Business. Second Reading.

A. Vacation of Right-of-Way - Remington Subdivision

- Reference: - Agenda Item Information Sheet (pg 43)
- Bill 3483 (pg 45)
- Staff Report (pg 47)
- Maps (pg 53)

Staff is requesting approval to vacate two unused portions of platted right-of-way in the Remington Subdivision off Hampton Drive, west of Laurus Drive.

- Planning and Zoning Commission, 08/20/19: Approved 6-0
- City Council, 08/26/2019: Approved 8-0

B. Rezoning - The Venue of The Good Ranch

- Reference: - Agenda Item Information Sheet (pg 59)
- Bill 3484 (pg 61)
- Staff Report (pg 63)
- Preliminary Plan (pg 93)
- Memorandum of Understanding (pg 94)
- Petition, letters (pg 117)

Jake Loveless, representing Griffin Riley Property Group, is requesting to reclassify the zoning of 25.7 acres located on the east side of Dean Avenue, north of North Cass Parkway, from A (Agricultural District) to PUD (Planned Unit Development). Rezoning to PUD incorporates the Preliminary Plan for The Venue of The Good Ranch, a proposed 204-unit attached single-family development.

- Planning and Zoning Commission, 08/20/19: Approved 5-1
- City Council, 08/26/2019: Approved 7-1

C. Award of Contract - Universal Design Pilot Project

- Reference: - Agenda Item Information Sheet (pg 213)
- Bill 3485 (pg 215)
- Contract (pg 217)

Staff recommends approval of Bill 3485 awarding contract to Pinnacle Homes of Kansas City on the design and construction of a single family home that incorporates a variety of universal design principles. The City is participating in this pilot project to showcase to the community the advantages of a universal designed home.

- City Council, 08/26/2019: Approved 8-0

10. New Business. First Reading.

A. Sidewalk on Undeveloped Lots (public hearings)

Reference: - Agenda Item Information Sheet (pg 247)
- History of Requirement (pg 249)
- Staff Reports/Maps (pg 253)

The Raymore City Council will hold a public hearing on each of the lots identified below to determine if the City is to install sidewalk on the undeveloped lot and levy a special assessment against the lot for installation costs.

- Westbrook at Creekmoor 7th Plat Lot 168 (1503 Lewis Circle) Jesse & Jennifer Hockaday
- Westbrook at Creekmoor 9th Plat Lot 278 (918 Creekmoor Drive) C & M Builders Inc.
- Meadowood of The Good Ranch 1st Plat Lot 16 (713 Redtop Lane) Good-Otis LLC
- Meadowood of The Good Ranch 2nd Plat Lot 80 (720 Gamma Grass Place) Good-Otis LLC

11. Public Comments. Please identify yourself for the record and keep comments to a maximum of five minutes.

12. Mayor/Council Communication.

13. Adjournment.

Items provided under "Miscellaneous" in the Council Packet:

- Planning and Zoning Commission Minutes, 08/20/19 (pg 267)
 - Park Board Minutes, 06/25/19 and 08/13/19 (pg 277 & 283)
-

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

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.

Staff Reports

Status of Capital Improvements - Projects not yet started

Category	Project	Fiscal Year	Budget Amount	Milestone/Next Steps
Stormwater	Cul-de-sac Program	2017	\$100,000	
Parks & Recreation	T.B. Hanna Park Security Camera	2019	\$15,525	

Status of Capital Improvements - Projects in planning/bid stage

Category	Project	Fiscal Year	Budget Amount	Milestone/Next Steps
Stormwater	Detention Pond Rehab/Beautification Partnership	2017	\$50,000	
Stormwater	City Hall Detention Pond	2017	\$80,000	
Stormwater	Municipal Center BMP's	2017	\$80,000	
Community Developm	GO Contingency/T.B. Hanna	2017	\$301,500	
Transportation	Lucy Webb Roundabout Additional Lighting	2018	\$12,000	
Community Developm	GO Project Support	2018	\$217,394	
Transportation	Shadowood Settlement Investigation	2019	\$30,000	
Sanitary	Harold Estates Sanitary Sewer Extension	2019	\$500,000	
Buildings & Grounds	City Hall Exterior Painting	2019	\$47,000	

Status of Capital Improvements - Projects under construction

Category	Project	Fiscal Year	Budget Amount	Milestone/Next Steps
Parks & Recreation	Hawk Ridge Park Walking Trail - Lake Loop	2015	\$160,000	
Parks & Recreation	Hawk Ridge Park Phase (I-b) ADA Dock	2016	\$45,000	
Parks & Recreation	Hawk Ridge Park Phase (I-c) Restroom	2016	\$90,000	
Parks & Recreation	Trail Lighting	2017	\$100,000	
Buildings & Grounds	Public Works Facility Roof Repair	2017	\$203,000	
Water	Sensus Meter Reading System	2017	\$150,000	
Community Developm	GO Hawk Ridge Park Support	2018	\$382,606	
Parks & Recreation	Recreation Park Picnic Pavilion	2018	\$210,000	
Water	Sensus Meter Reading System	2018	\$150,000	
Parks & Recreation	Memorial Park Playground Improvements	2019	\$48,000	
Parks & Recreation	Hawk Ridge Park Security Cameras	2019	\$31,000	
Parks & Recreation	Recreation Park Pond	2019	\$150,000	
Stormwater	Annual Curb Replacement Program	2019	\$200,000	
Transportation	Annual Curb Replacement Program	2019	\$400,000	
Water	Hydrant Replacement	2019	\$112,000	
Sanitary	Sanitary Sewer Inflow and Infiltration Reduction	2019	\$126,075	

Status of Capital Improvements - Projects under construction

Category	Project	Fiscal Year	Budget Amount	Milestone/Next Steps
Sanitary	Owen Good Force Main Repairs	2019	\$700,000	
Transportation	Annual Street Preservation Program	2019	\$800,000	
Transportation	Maintenance of Thoroughfare Routes	2019	\$200,000	
Transportation	Right of Way Infrastructure Repairs	2019	\$150,000	

Status of Capital Improvements - Projects finished with major construction

Category	Project	Fiscal Year	Budget Amount	Milestone/Next Steps
Transportation	Construction of Sunset Lane Gap	2016	\$350,000	
Buildings & Grounds	City Hall Front Entry Repair	2017	\$242,000	
Buildings & Grounds	City Hall Lobby Modifications	2018	\$40,000	
Buildings & Grounds	City Hall LED Lighting Upgrades	2018	\$13,250	
Buildings & Grounds	Public Works LED Lighting Upgrades	2018	\$10,500	
Stormwater	North Washington Street Culvert Replacement	2018	\$33,000	
Stormwater	Stormwater Culvert Replacement	2018	\$28,000	
Sanitary	Sanitary Sewer Inflow and Infiltration Reduction	2018	\$123,000	
Stormwater	Permeable Pavers Crosswalks	2018	\$176,685	
Parks & Recreation	Recreation Park Pedestrian Bridge Replacements	2018	\$55,000	
Sanitary	Evan Brook Sewer Repair	2019	\$18,000	
Buildings & Grounds	Municipal Circle Light Replacement	2019	\$50,000	
Stormwater	Culvert Replacement	2019	\$35,000	

Status of Capital Improvements - Projects finalized out and accepted by City Council

Category	Project	Fiscal Year	Budget Amount	Total Expenditure	Remaining Funds	Additional Notes
Buildings & Grounds	City Hall Lower Level Fire Suppression Modification	2016	\$45,000		N/A	Recommend reprogramming as staff further investigates additional record storage alternatives
Buildings & Grounds	Police Firing Range	2016	\$46,842		N/A	N/A Jan. 28, 2019 Moved to the Restricted Revenue Fund for future lease expenses
Parks & Recreation	Ward Park Shelter Facility	2017	\$6,500	\$2,647	\$3,853	Completed in-house, final acceptance not required; proj 289
Parks & Recreation	Raymore Arboretum	2017	\$10,000	\$7,875	\$2,125	Completed in-house, final acceptance not required; proj 300
Buildings & Grounds	City Hall Phone System	2017	\$45,000	\$46,147	-\$1,147	Accepted Oct, 8, 2018
Stormwater	FY17 Stormwater Improvements	2017	\$74,000	\$77,691	-\$3,691	Resolution 18-32 June 11, 2018; proj 278
Sanitary	Silvertop Sewer Replacement	2017	\$69,247	\$60,062	\$9,185	Bill 3299 9/26/17 increased budget by \$9,247. Resolution 18-50 Sept 24, 2018; proj 274
Buildings & Grounds	Security Cameras at Parks & Public Works	2017	\$35,000	\$32,059	\$2,941	proj 280
Buildings & Grounds	Internet and Public Wifi in the Parks	2017	\$33,500	\$15,312	\$18,188	proj 297
Transportation	Annual Curb Replacement Program	2018	\$400,000	\$398,954	\$1,046	proj 294
Stormwater	Annual Curb Replacement Program	2018	\$100,000	\$100,000	\$0	proj 294
Parks & Recreation	Recreation Park Pedestrian Safety E	2018	\$100,000	\$100,412	-\$412	Resolution 18-65, Oct. 22, 2018; proj 291
Transportation	Annual Sidewalk Program	2018	\$117,000	\$92,786	\$24,214	Resolution 19-06, Jan. 28, 2019; proj 310
Sanitary	Owen Good Overflow Valve Replace	2018	\$30,000	\$29,899	\$101	Resolution 19-09 Feb 11, 2019; proj 312; C/O 1 of \$2,916 paid from Fund 50 so project didn't go over. Actual project cost \$32,814.60
Sanitary	Lift Station Emergency Generators	2018	\$94,500	\$64,793	\$29,707	Purchased through the MARC Regional Purchasing Cooperative
Stormwater	Annual Curb Replacement Program	2018	\$100,000	\$100,000	\$0	Resolution 18-70, Nov 26,2018; proj 294
Transportation	Annual Curb Replacement Program	2018	\$400,000	\$398,954	\$1,046	Resolution 18-70, Nov 26,2019; proj 294
Transportation	Annual Street Preservation Program	2018	\$800,000	\$799,185	\$815	Resolution 19-22, May 13, 2019; proj 296
Transportation	Maintenance of Thoroughfare Routes	2018	\$125,000	\$125,000	\$0	Resolution 19-22, May 13, 2020; proj 296

Status of Capital Improvements - Projects finalized out and accepted by City Council

Category	Project	Fiscal Year	Budget Amount	Total Expenditure	Remaining Funds	Additional Notes
Water	Star Drive Water Main	2019	\$53,000	\$29,859	\$23,141	Completed as an emergency repair, site resoration still to be completed. PO19-9643; proj 324
Stormwater	Storm/Sanitary Sewer Camera	2019	\$110,000	\$108,830	\$1,170	split 50/50 between fund 46 & fund 54
Buildings & Grounds	Building Door Access System	2019	\$36,000	\$42,074	-\$6,074	PO 19-9651
Transportation	Hubach Hill Road Street Light	2018	\$8,000			proj 309
Transportation	Johnston Drive Street Light	2018	\$8,000			
Transportation	Street Light Installation	2018	\$15,000			163rd & Creekmoor Clubhouse
Buildings & Grounds	Parks Maintenance Facility Door Access System	2019	\$8,400			
Parks & Recreation	Projector and Screen Raymore Activity Center	2019	\$13,200			
Parks & Recreation	Recreation Park Ballfield Lights	2019	\$90,000			

Status of Capital Improvements - Projects finalized and accepted by City Council											
Category	Project	Fiscal Year	Bond Amount	GO Premium Applied	GO Interest Earnings	Capital Funds Applied	Total Funding Available	Total Expenditure	Remaining Funds	Additional Notes	
Parks GO Bond	Centerview	2017	\$1,500,000	\$200,000		\$1,815,250	\$3,515,250	\$3,611,409	-\$96,159	proj 227	
Parks GO Bond	Activity Center at Recreation Park	2017	\$2,843,000	\$109,573	\$115,118	\$278,758	\$3,346,449			proj 229	
Parks GO Bond	Hawk Ridge Park Additional Signage	2017	\$85,000	\$198,227			\$283,227			proj 253	
Parks GO Bond	Hawk Ridge Park Amphitheater	2017	\$675,100				\$675,100			proj 253	
Parks GO Bond	Hawk Ridge Park Parking Lot Expansion & ADA Playground	2017	\$700,000				\$700,000			proj 253	
Parks GO Bond	Recreation Park Trail Rehabilitation	2017	\$55,000				\$55,000	\$55,000		proj 237-205	
Parks GO Bond	T.B. Hanna Station Amenities	2017	\$600,000			\$301,500	\$901,500				
Transportation GO Bond	Foxridge Drive	2016	\$700,000				\$700,000	\$701,110	-\$1,110	proj 249	
Transportation GO Bond	Johnston Drive	2016	\$350,000	\$80,000		\$54,750	\$484,750	\$437,538	\$47,212	proj 243	
Transportation GO Bond	Kentucky Construction	2016	\$700,000	\$199,669	\$22,160		\$921,829	\$67,851	\$853,978	proj 242	
Transportation GO Bond	58 Highway Overlay	2016	\$1,400,000				\$1,400,000	\$1,335,604	\$64,396	proj 245	



MONTHLY REPORT AUGUST 2019

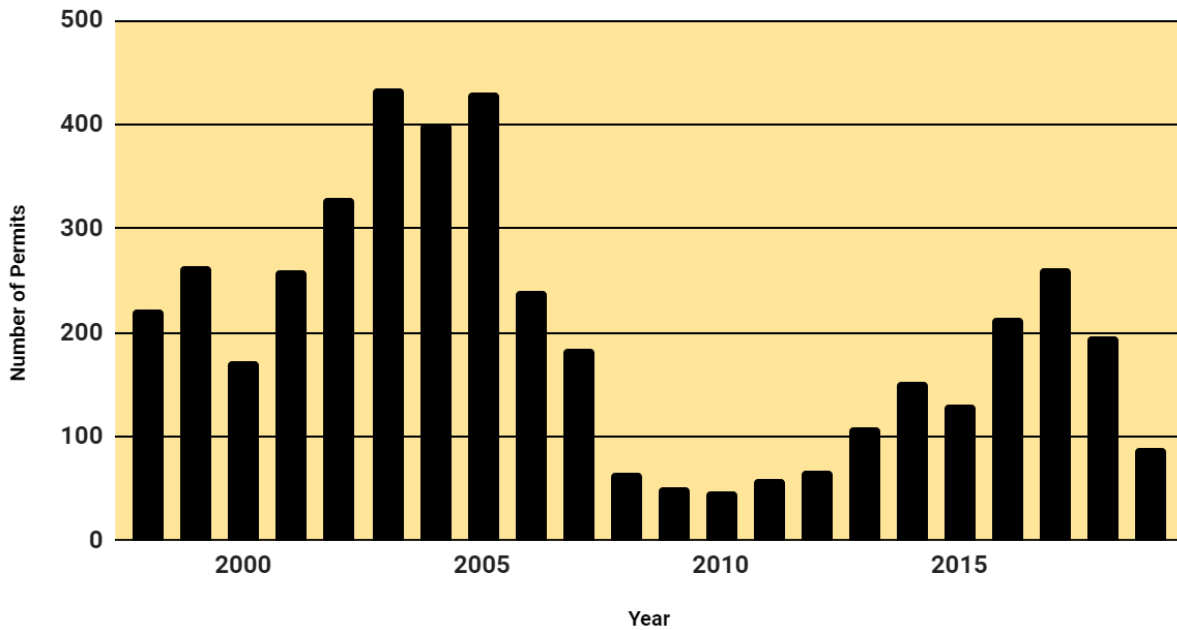
Building Permit Activity

Type of Permit	Aug 2019	2019 YTD	2018 YTD	2018 Total
Detached Single-Family Residential	19	90	114	153
Attached Single-Family Residential	0	0	38	44
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	80	505	422	604
Commercial - New, Additions, Alterations	2	14	14	17
Sign Permits	3	33	23	63
Inspections	Aug 2019	2019 YTD	2018 YTD	2018 Total
Total # of Inspections	331	2,536	4,026	5,947
Valuation	Aug 2019	2019 YTD	2018 YTD	2018 Total
Total Residential Permit Valuation	\$4,419,200	\$21,729,200	\$31,808,000	\$41,964,900
Total Commercial Permit Valuation	\$7,500	\$1,782,800	\$5,217,050	\$5,222,550

Additional Building Activity:

- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- Construction continues on the expansion to Benton House of Raymore

Single Family Building Permits



Code Enforcement Activity

Code Activity	Aug 2019	2019 YTD	2018 YTD	2018 Total
Code Enforcement Cases Opened	100	431	337	461
<i>Notices Mailed</i>				
-Tall Grass/Weeds	32	111	112	147
- Inoperable Vehicles	23	65	38	54
- Junk/Trash/Debris in Yard	19	94	71	96
- Object placed in right-of-way	5	13	15	26
- Parking of vehicles in front yard	1	8	26	36
- Exterior home maintenance	3	19	27	35
- Other (trash at curb early; signs; etc)	0	2	29	38
Properties mowed by City Contractor	22	52	40	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	8	0	0
Signs in right-of-way removed	37	190	333	473
Violations abated by Code Officer	17	77	46	60

Development Activity

Current Projects

- Conway Place Rezoning and Preliminary Development Plan (currently on hold)
- Foxridge Business Park Final Plat (southwest corner of 58 Hwy & Fox Ridge Drive) (currently on hold)
- Edgewater at Creekmoor 7th Final Plat (currently on hold)
- The Venue of The Good Ranch (204 attached single-family units on Dean at North Cass Parkway)

	As of Aug 31, 2019	As of Aug 31, 2018	As of Aug 31, 2017
Homes currently under construction	145	211	238
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	339	394	490
Total number of dwelling units in City	8,617	8,421	8,111

Actions of Boards, Commission, and City Council

City Council

August 12, 2019

- Approved on 1st reading the Foxwood Drive Right-Turn Lane reimbursement agreement.

August 26, 2019

- Approved on 2nd reading the Foxwood Drive Right-Turn Lane reimbursement agreement.
- Approved on 1st reading the vacation of 2 remnant pieces of right-of-way in the Remington Subdivision off Hampton Drive
- Approved on 1st reading the Rezoning for The Venue of The Good Ranch

Planning and Zoning Commission

August 20, 2019

- Recommended approval of the vacation of 2 remnant pieces of right-of-way in the Remington Subdivision off Hampton Drive
- Recommended approval of the Rezoning for The Venue of The Good Ranch
- Elected Commissioner Petermann as Secretary

Upcoming Meetings – September & October

September 3, 2019 Planning and Zoning Commission

- FY 2020-2024 Capital Improvement Program (public hearing).

September 9, 2019 City Council

- 2nd reading for vacation of two remnant pieces of street right-of-way off Hampton Drive in the Remington Subdivision (public hearing).
- 2nd reading for rezoning of 25 acres located on the east side of Dean Avenue, north of North Cass Parkway, from "A" Agricultural District to "PUD" Planned Unit Development District to allow for The Venue of the Good Ranch development (public hearing).
- Sidewalk on undeveloped lots public hearings.

September 17, 2019 Planning and Zoning Commission

- No applications currently filed.

September 23, 2019 City Council

- Resolution on confirmation of undeveloped lots the City will install sidewalk upon.

October 1, 2019 Planning and Zoning Commission

- No applications currently filed.

October 14, 2019 City Council

- No development applications currently scheduled.

October 15, 2019 Planning and Zoning Commission

- No applications currently filed.

October 28, 2019 City Council

- No development applications currently filed.

Department Activities

- Director Jim Cadoret presented information about the Communities for All Ages initiative to the City of Grain Valley management team.
- Associate Planner David Gress participated in the Mid-America Regional Council Solid Waste Management District Board meeting.

- Director Jim Cadoret and Associate Planner David Gress met with Wade Beck, owner of Pinnacle Homes of Kansas City, to discuss the proposed Universal Design in Residential Construction Pilot Project to be completed in Raymore.
- Building Official Jon Woerner continued his review of the 2018 International Building Codes in preparation for consideration of adoption in Winter of 2019.
- GIS Coordinator Heather Eisenbarth completed work on the 2020 Census Addressing Project, assisting in confirmation of all address points within the City.
- Director Jim Cadoret and Associate Planner David Gress participated in the Cass County Non-Profits monthly meeting.
- Staff filed special assessments with the Cass County Collector on properties wherein the City abated a property maintenance code violation but the invoice remains unpaid.

GIS Activities

- SQL Database server administration to support new clients & operational data
- Build of additional overview levels of 2018 imagery service to expand server side cache for clients at higher resolutions
- Creation of higher precision stream network, break lines, nodes & catchment areas for hydraulic modeling software input
- Exercise of AutoCAD Civil/Map3D 2020 competency (alignment, profile, corridor sections & mass haul diagram)
- Addressing assignment/coordination - sites & structures
- Improved attribution and data creation as requested for basic mapping & analysis (subdivision phasing by year, forced sanitary sewer nodes for clean out, etc)
- Publication as requested & printer supply/maintenance
- Review of LUCA address canvassing results and response
- GIS platform configuration/implementation tasks as requested - data architecture, backups, metadata, etc
- Continued itemization of ArcGIS Server (web mapping) services as ArcGIS Enterprise Portal items & development of replacement (internal web mapping) applications as needed.

Municipal Division Summary Reporting

17th Judicial Circuit - Cass County - Raymore Municipal Division

I. COURT INFORMATION

Reporting Period:		
August	2019	Court activity occurred in reporting period: Yes
Clerk's Physical Address:		Mailing Address:
100 Municipal Circle Raymore, MO 64083		100 Municipal Circle Raymore, MO 64083
Telephone Number:		Vendor
(816) 331-1712		Incode (Tyler Technologies)
Prepared by:		Prepared by E-mail Address:
Donna Furr-Court Administrator		donna.r.furr@courts.mo.gov
		Municipal Judge(s) Active During Reporting Period:
		Ross Nigro

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month	49	1,265	641
B. Cases (citations / informations) filed	5	275	55
C. Cases (citations / informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court / bench trial - GUILTY	0	2	0
3. court / bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	3	162	44
5. violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	0	25	2
6. dismissed by court	0	10	1
7. nolle prosequi	0	12	15
8. certified for jury trial (not heard in the Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	3	211	62
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) – C9]	51	1,329	634
E. Trial de Novo and / or appeal applications filed	0	0	0

III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period:	76	Does court staff process parking tickets? Yes	
2. # Served/withdrawn during reporting period:	114	1. # Issued during reporting period:	0
3. # Outstanding at end of reporting period:	1,373		

V. DISBURSEMENTS	
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines – Excess Revenue	\$16,967.00
Clerk Fee – Excess Revenue	\$1,793.63
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Excess Revenue	\$55.50
Bond forfeitures (paid to city) – Excess Revenue	\$480.50
Total Excess Revenue	\$19,296.63
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines – Other	\$9,585.00
Clerk Fee – Other	\$666.77
Judicial Education Fund (JEF) Court does not retain funds for JEF: Yes	
Peace Officer Standards and Training (POST) Commission surcharge	\$207.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to State	\$1,468.91
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Other	\$21.09
Law Enforcement Training (LET) Fund surcharge	\$410.06
Domestic Violence Shelter surcharge	\$828.00
Inmate Prisoner Detainee Security Fund surcharge	\$410.04
Sheriffs' Retirement Fund (SRF) surcharge	\$0.00
Restitution	\$0.00
Parking ticket revenue (including penalties)	\$0.00
Bond forfeitures (paid to city) – Other	\$473.00
Total Other Revenue	\$14,069.87
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.	
DUI	\$300.00
Total Other Disbursements	\$300.00
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$33,666.50
Bond Refunds	\$1,446.50
Total Disbursements	\$35,113.00

Consent Agenda

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, AUGUST 26, 2019 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, CIRCO, HOLMAN, JACOBSON, AND TOWNSEND, CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK JEANIE WOERNER.

- 1. Call To Order.** Mayor Turnbow called the regular meeting to order at 7:00 p.m.
- 2. Roll Call.** City Clerk Jeanie Woerner called roll; quorum present to conduct business.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**

Public Works Director Mike Krass provided a review of the staff report included in the Council packet and gave an update on current public works projects.

Parks and Recreation Direction Nathan Musteen provided a review of the staff report included in the Council packet, gave an update on current parks and recreation projects and thanked volunteers for assisting during recent events.

Assistant City Manager Mike Ekey provided information on the upcoming art exhibit for Council Chambers, thanked Communications Specialist Melissa Harmer and Councilmembers and volunteers for a successful Summer Scene event.

- 7. Committee Reports.**
- 8. Consent Agenda.**
 - A. City Council Minutes, August 12, 2019**
 - B. Resolution 19-46, Recreation Park Pedestrian Bridge - Acceptance and Final Payment**
 - C. Resolution 19-48, Acceptance of Public Improvements - Heritage Hills 6th Plat**

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the Consent Agenda as presented.

DISCUSSION: Councilmember Abdelgawad noted she received compliments on the Recreation Park pedestrian bridge improvements.

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye

Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Jacobson	Aye
Councilmember Townsend	Aye

9. Unfinished Business. Second Readings.

A. Setting the 2019 Tax Levy

BILL 3482: "AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2019."

City Clerk Jeanie Woerner conducted the second reading of Bill 3482 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3482 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3482 as **Raymore City Ordinance 2019-058.**

B. Foxwood Drive Right-Turn Lane Reimbursement Agreement

BILL 3479: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A STREET IMPROVEMENT REIMBURSEMENT AGREEMENT WITH HY-VEE, INC. TO CONSTRUCT A RIGHT-TURN LANE FOR EASTBOUND FOXWOOD DRIVE AT ITS INTERSECTION WITH FOX RIDGE DRIVE."

City Clerk Jeanie Woerner conducted the second reading of Bill 3479 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3479 by title only.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Jacobson	Aye
Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3479 as **Raymore City Ordinance 2019-059.**

C. Financial Disclosure Ordinance

BILL 3478: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND CANDIDATES FOR ELECTIVE OFFICES."

City Clerk Jeanie Woerner conducted the second reading of Bill 3478 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3478 by title only.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Jacobson	Aye
Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3478 as **Raymore City Ordinance 2019-060.**

D. Award of Contract - Bulk Road Salt

BILL 3480: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CENTRAL SALT, LLC. FOR SUPPLY/DELIVERY OF BULK ROAD SALT."

City Clerk Jeanie Woerner conducted the second reading of Bill 3480 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3480 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3480 as **Raymore City Ordinance 2019-061.**

E. Award of Contract - Owen Good Force Main Project

BILL 3481: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH REDFORD CONSTRUCTION CO. FOR THE OWEN GOOD FORCE MAIN PROJECT, CITY PROJECT NUMBER 19-326-201, IN THE AMOUNT OF \$563,180 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Jeanie Woerner conducted the second reading of Bill 3481 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3481 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3481 as **Raymore City Ordinance 2019-062.**

10. New Business. First Readings.

A. Vacation of Right-of-Way - Remington Subdivision (public hearing)

BILL 3483: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING PLATTED STREET RIGHT-OF-WAY IN THE REMINGTON SUBDIVISION."

City Clerk Jeanie Woerner conducted the first reading of Bill 3483 by title only.

Mayor Turnbow opened the public hearing at 7:10 p.m. and called for a staff report.

Associate Planner David Gress provided a review of the staff report included in the Council packet. Staff is requesting approval to vacate two unused portions of platted right-of-way in the Remington Subdivision off Hampton Drive, west of Laurus Drive. This public hearing was properly advertised in August 8 edition of *The Journal* newspaper and he asked for the notices sent to the adjoining property owners, notice of publication, Unified Development Code (UDC), application, Growth Management Plan (GMP) and staff report, be entered into the record. This right of way located in the Remington 4th plat subdivision was originally planned to connect Hampton Drive to undeveloped land to the west. When the Creekmoor subdivision was developed, Hampton Drive was continued to the west but the additional proposed right of way connects were not extended. The adjoining property owners in the Remington Subdivision agree to the vacation and accept the maintenance of these right-of-way sections. At their August 20 meeting, the Planning and Zoning Commission voted 6-0 to accept the findings of fact and forward this vacation to the Council with a recommendation of approval. He answered general questions from Council.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:15 p.m.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3483 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

B. Rezoning - The Venue of The Good Ranch (public hearing)

BILL 3484: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 25.7 ACRE TRACT OF LAND LOCATED EAST OF DEAN AVENUE, NORTH OF NORTH CASS PARKWAY, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the first reading of Bill 3479 by title only.

Mayor Turnbow opened the public hearing at 7:16 p.m. and called for a staff report.

Bill Moore, attorney with Rouse Frets White Goss Gentile Rhodes, P.C., 4510 Belleview Ave., Kansas City, MO, spoke representing the property group.

Jake Loveless, Griffin Riley Property Group, 21 SE 29th Terr, Lee's Summit, MO, stated they have been researching and planning this project in Raymore for the last 3 years. He reviewed his background experience with Summit Custom Homes and the 200 homes he's been involved with in Raymore over the last 15 years. He explained that Griffin Riley Property Group is a local company with local ownership and will oversee this project. The Venue consists of 204 homes on approximately 26 acres. It includes green space, strategically placed amenities including a playground, pickleball courts, a dog park, a clubhouse and pool, on-site maintenance and management. He provided an overview of design, market trends, and rental demand in the area. He also addressed property value increase of the homes near the Manor Homes at Eagle Glen complex.

Councilmember Holman asked about the target rental range. Mr. Loveless state rent at The Venue will start at \$1,350 per month.

Bill Moore provided history on the property. The property was subject to annexation in 1994 and part of an overall master plan community covering 1,700 acres with single multi family and commercial adjacent to planned commercial and apartments to the south. He stated he and his client are comfortable with the findings of fact and staff report and they are agreeable with staff comments.

Associate Planner David Gress provided a review of the staff report included in the Council packet. Jake Loveless, representing Griffin Riley Property Group, is requesting to reclassify the zoning of 25.7 acres located on the east side of Dean Avenue, north of North Cass Parkway, from "A (Agricultural District) to "PUD" (Planned Unit Development). Rezoning to "PUD" incorporates the Preliminary Plan for The Venue of The Good Ranch, a proposed 204-unit attached single-family development which is line with The Good Ranch Community Master Plan and Land Use Plan. He reviewed surrounding zoning of this property. This public hearing was properly advertised in August 8 edition of *The Journal* newspaper and he asked for the notices sent to the adjoining property owners, notice of publication, Unified Development Code (UDC), application, Growth Management Plan (GMP), Good Ranch Community Land Use Plan, staff report, proposed development plan,

comments from adjacent property owners, Good Neighbor informational meeting summary and draft Memorandum of Understanding to be entered into the record. Additional materials (petitions) have been distributed to the Council as being received by those in opposition, after the distribution of the Council packet. He provided a detailed overview of the proposed development and housing trends. He stated there is an inconsistency in the land use component between the preliminary develop plan, GMP, and the Good Ranch Land Use Plan. Inadvertently, when the Meadows and Meadowood subdivisions were planned, the GMP was modified from medium density to reflect low density for those areas. The change from medium to low density covered the entirety of Tract 2 and the medium density and attached single family dwelling units are still identified on The Good Ranch Land Use Plan. This was the market trend in the 1994 Plan. Since this Plan is the guiding document for this neighborhood, the request is consistent with the approved Plan. This rezoning request and preliminary development plan were shared with the school and fire districts, which neither voiced concerns. He reviewed comments from a Good Neighbor meeting held on August 7, 2019 which was attended by over 90 residents. He also reviewed aspects of the Memorandum of Understanding which ensures the development proceeds as part of The Good Ranch Land Use Plan. At their August 20 meeting, the Planning and Zoning Commission voted 5-1 to accept the staff proposed findings of fact and forward to the City Council with a recommendation for approval. Raymore's current inventory of housing includes 83% detached homes and 14% attached homes. Of those homes, 81% are owner occupied and 19% are rentals. He provided statistics on national housing trends. Traffic studies support this growth and the strategic plan supports this type of housing.

Mayor Turnbow asked for information on water retention, engineering, and parking details.

Public Works Director Mike Krass stated the greenways in the area are established as floodplains and used for storm water runoff and it is by design for these areas to flood in periods of heavy rain.

Mr. Gress stated the included parking spaces consist of garages and driveways.

Councilmember Townsend asked how the two dry detention areas will handle rain events and if there will be additional landscaping or buffering near the wet detention pond at the northeast portion of the property.

Mr. Krass stated they will retain water during rain events then drain back dry through a controlled outlet.

Mr. Loveless stated they are adding a buffer along Foxridge Drive for the neighbors to the north with a water feature in the wet detention area.

Jeremy Powell, engineer with Powell CWM, 3200 State Rt. 291, Independence, MO, stated the buffer they plan to utilize is a low shrub area with trees of 30' to 40' apart. The

landscape plan will be submitted with the site plan. He stated their priority is to keep as many existing trees as possible.

Councilmember Burke noted from the MOU he counted over 200 street trees along Dean Avenue and inquired if street parking would be allowed.

Mr. Powell outlined the tree plan and stated additional off street parking is being considered.

Councilmember Holman asked what impact the petitions received have on this project.

Mr. Gress stated the City Code allows for a statutory petition that would require a supermajority vote of the Council to recommend approval or denial of any application. The petition must include signatures from 30% of the owners in the 185' around the subject property. He stated that 80% of that area is currently owned by the property owner of the subject property. The other type of petition is a general opposition petition. Staff received 4 separate petitions including 690 unique signatures.

Councilmember Barber noted the petition is incorrect as it states the rezoning is from single family to multi family. The property is currently zoned agricultural with the request to rezone to attached single family.

Mayor Turnbow opened the floor for public comment at 8:09 p.m. asking for certain decorum to be maintained and avoid reiterating comments.

The following people spoke in opposition to this rezoning citing concerns with property values, traffic, security, visual enjoyment, too dense, drainage, flooding in the floodplain, flooding on the trail, short history of the developer, claims of unfair comparisons in data and statistics, lack of input from staff on the petitions, school district crowding, unanswered questions, plan shows "R-2", increase in crime, street parking, and inadequate buffering.

Daniel Tuttle, 1522 Wildwood Circle
Terry Woods, 309 N. Park Drive
Gary Labell, 1716 Bobcat Court
Chelsea Hunziker, 1002 Old Mill Road
Keith Nutt, 1517 Haystack Road
Kris Palmer, 1719 Foxridge Drive
Linda Benson, licensed, local realtor
Terri Clark, 109 Murphy Drive
Kim Hanner, 920 Old Mill Road
Lyle Gibson, 1525 Wildwood Circle
Kelly Gebauer, 1006 Old Mill Road
Craig Sheumaker, 702 S. Fox Ridge Drive
Leslie Embrey, 417 S. Pelham Path
Charles Roberts, 934 Elder Court
Sandy Files, 1821 Prairie Grass Drive

Martha Hurst, 708 Bluestem Court
Greg Olson, 1811 Prairie Grass Drive
Mayor Turnbow recessed the meeting at 9:19 p.m., and re-adjourned the meeting at 9:28 p.m. The following are a continuation of speaking in opposition.

Brian Sarsfield, 908 Old Mill Road
Sheri Adams, 1717 Bobcat Court
Al Benz, 1930 Meadowlark Drive
Ryan Supple, 1525 Horseshoe Drive
Jeffrey Boyce, 2011 Prairie Grass Drive
Susan McClain, 829 Trailway Drive
Kay Hudson, 1923 Prairie Grass Drive
Carey Labell, 1716 Bobcat Court

Jake Loveless spoke to step down zoning, target residents for the development, property values, comparables of the New Longview development in Lee's Summit with an increase in property values of 14-24% from 2015 to 2019 for the area nearest the mixed use development, and noted that there will be a minimum of 2 full time staff members on site 24 hours a day.

Jeremy Powell stated one of the requirements of the MOU is that there is to be no development within the floodplain. The eastern side of the development is set at a minimum of 6' above base flood level. The eastern boundary consists of a buffer and includes 6.35 acres set for native vegetation and stormwater detention. The nearest resident is 270 feet from the property line. He reviewed the type A buffer.

Mayor Turnbow opened the floor for further public comment and hearing none, closed the public hearing at 9:53 p.m.

Councilmember Abdelgawad asked about crime statistics in different neighborhoods and densities.

Chief of Police Zimmerman stated the highest calls for service is Walmart and stealing in commercial areas. She indicated that the Manor Homes of Eagle Glen has the lowest call for service in Raymore.

Councilmember Abdelgawad summarized that higher density does not equal higher crime.

Councilmember Circo asked for clarification on future sale of units in the development.

Mr. Gress stated this development is on 6 lots with 8 to 15 individual buildings on each lot. If sold, the property would have to be replatted with Planning and Zoning Commission and City Council approval to split each individual building or unit.

Mayor Turnbow inquired about a restriction of 10 years for the opportunity of resale.

Mr. Gress stated it's not restricted in the PUD, however it would come before the Planning and Zoning Commission and City Council for approval.

Councilmember Townsend asked what sufficient sources of facts are used for data regarding budget, statistics, findings of fact, etc.

Mr. Feuerborn stated in this case data from the United States Census Bureau, Cass County assessments on valuations, historical trends, a measurable significant decrease in single family residential housing based on permits obtained in Raymore and an increase in permits for attached single family or assessed valuation, and County GIS information.

Councilmember Burke inquired if FEMA or the Army Corp of Engineers has changed the floodplain in the last 10 years.

Mr. Krass stated FEMA revises the floodplain map, but there have not been significant changes to the floodplain boundaries in Raymore. He states that on lots that have areas in a floodplain, no structures can be constructed in the floodplain.

Councilmember Berendzen thanked all the citizens in attendance for sharing viewpoints and opinions. He asked if the Master Plan contained any ADA components.

Mr. Gress stated this project is still preliminary, although there are Federal requirements for ADA accommodations, but this is not in that stage of the development. The developer stated certain finishes will be allowed.

Councilmember Barber stated the original plan was for R-2 attached units, which are duplexes.

Mr. Gress stated the land would still have to go through rezoning to reach that zoning designation.

Councilmember Barber referenced the Skyvue area where the units were broken up and sold, noting that this plan would require Planning and Zoning Commission and City Council approval to be divided up and sold individually.

Councilmember Holman noted the developer has been taking notes and making assessments for future planning issues which will be considered moving into those phases.

Councilmember Circo stated he does not feel builders would want to build single family detached homes in this location that will abutt future commercial and industrial development.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3484 by title only.

DISCUSSION: Councilmember Townsend stated he has read all the correspondence he has received, attended the good neighbor meeting, and viewed the Planning and Zoning

Commission meeting, and has heard concerns from residents. He stated that after analysis of all of the information, he feels this land use plan is utilizing the best practice of planning principles.

Councilmember Jacobson agreed with Councilmember Townsend's comments focused on schools, stormwater, traffic. He stated growth is difficult because of the fear of the unknown. He has verified all of these concerns, and noted he only had one actual call on this issue. He recounted all of this tenure in the past on the Council and noted that all Planning and Zoning issues are passionate and he has heard the same arguments in past developments.

Councilmember Burke noted he is a teacher at Raymore Peculiar High School. He recently attended the Joint Cities meeting with other entities, including the school district. He asked the members from the school district at the meeting about this plan and they stated they are in the process of reviewing the long range facility plan.

Councilmember Circo spoke to the financial structure and growth that is necessary to grow the City. He stated to gain this commercial growth, we need rooftops.

Councilmember Holman and Councilmember Abdelgawad stated their decisions are made on facts and rebutted statements made against renters.

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Nay
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

C. Award of Contract - Universal Design Pilot Project

BILL 3485: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PINNACLE HOMES OF KANSAS CITY FOR THE UNIVERSAL DESIGN IN RESIDENTIAL HOME CONSTRUCTION PILOT PROJECT."

City Clerk Jeanie Woerner conducted the first reading of Bill 3485 by title only.

Associate Planner David Gress provided a review of the staff report included in the Council packet. One of the goals included in the adopted Communities for All Ages Master Plan, was to encourage Raymore builders and developers to utilize Universal Design principles in new home construction. The City issued requests for proposals and one builder, Pinnacle Homes of Kansas City, submitted a response on the design and construction of a single family home that incorporates a variety of universal design principles. The City is

participating in this pilot project to showcase to the community the advantages of a universal designed home and will waive the plan review and building permit fees as an incentive for the project. He answered general questions from Council.

Councilmember Holman stated his excitement for this project.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3485 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

11. Public Comments.

Ruth Johnston 730 Carlisle stated she serves on the task force for the Community of all Ages and applauded the council for approving the Universal Design project.

Terri Clark 109 Murphy Drive also applauded the Council for approving the Universal Design project and spoke to the necessity of this type of housing.

12. Mayor/Council Communication.

Councilmember Berendzen stated he looks forward to working with the developer on The Venue project.

Councilmember Abdelgawad, Barber and Berendzen thanked staff for their work on The Venue project.

Councilmember Holman thanked Terri Clerk for her support on the Universal Design project.

Mayor Turnbow gave apologies to Mr. Gress for the negative personal comments made against his integrity by residents who spoke at the public hearing. He thanked staff for a successful Summer Scene and thanked everyone who attended the recent ribbon cutting at Hawk Ridge Park.

13. Adjournment.

MOTION: By Councilmember Holman, second by Councilmember Barber to adjourn.
DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore Council adjourned at 10:56 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk

RESOLUTION 19-49

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, DESIGNATING A MEMBER TO SERVE ON THE BELTON-RAYMORE INTERCHANGE TRANSPORTATION DEVELOPMENT DISTRICT."

WHEREAS, the bylaws and agreements governing the Belton-Raymore Interchange Transportation Development District (TDD) provide for the appointment of members to the Board of Directors to be made by the Mayor, with the advice and consent of the City Council; and

WHEREAS, by the adoption of this Resolution, the City desires to designate the following member to serve on the Belton-Raymore Interchange TDD; and

WHEREAS, the terms for the new member of the Belton-Raymore Interchange TDD are designated below.

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

Section 1. Belton-Raymore Interchange Transportation Development District. The following individual shall serve as Director:

- A. Jay Holman is appointed to serve as the Raymore Director for the current unexpired term of Kevin Barber through November 20, 2019; and
- B. Jay Holman is appointed to serve as the Raymore Director for the new term of November 21, 2019 through November 20, 2020.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 9TH DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Unfinished Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Aug. 26, 2019

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3483: Right-of-Way Vacation Remington Subdivision

STRATEGIC PLAN GOAL/STRATEGY

2.3.3: Strengthen development and maintenance of streets

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
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STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission
Date: Aug. 20, 2019
Action/Vote: Approved 6-0

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report
Plat of Survey

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Staff is requesting approval to vacate two unused portions of platted street right-of-way in the Remington Subdivision. The right-of-way was initially planned to connect Hampton Drive to undeveloped land to the west. When the Creekmoor subdivision developed, Hampton Drive was continued to the west but the additional proposed right-of-way connections were not extended. These remnant pieces of right-of-way will never be utilized for street connections and should be vacated.

The adjoining property owners in the Remington Subdivision have agreed to accept the remnant pieces of right-of-way and commence maintenance of the land area.

BILL 3483

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING PLATTED STREET RIGHT-OF-WAY IN THE REMINGTON SUBDIVISION."

WHEREAS, after a public hearing was held on August 20, 2019, the Planning and Zoning Commission submitted its recommendation of approval on the application to the City Council; and

WHEREAS, the City Council held a public hearing on August 26, 2019, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

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

Section 1. The City Council vacates the following two platted rights-of-way:

A tract of land being that platted portion of the right-of-way of Foxridge Drive lying adjacent to Lot 166, REMINGTON - 4TH PLAT, in the City of Raymore, Cass County, Missouri, recorded August 6, 2003 as Instrument # 272349 in Plat Book 18 at Page 26, except that part of land lying South of the Northerly right-of-way line of Hampton Drive as reestablished by SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT, in the City of Raymore, Cass County, Missouri, recorded August 11, 2005 as File # 335190 in Plat Book 19 at Page 52, more particularly described as follows: Beginning at the Northwest Corner of said Lot 166; thence along a curve to the right having an Initial Tangent Bearing of South 08° 17' 29" West, with a radius of 2,050.00 feet, along the Westerly line of said Lot 166, an arc distance of 62.08 feet; thence on a reverse curve to the left, with a radius of 25.00 feet, along the Southwesterly line of said Lot 166, an arc distance of 29.90 feet; thence along a curve to the right, having an Initial Tangent Bearing of North 58° 30' 22" West, with a radius of 160.00 feet, along the Northerly right-of-way line of Hampton Drive as reestablished by said SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT, an arc distance of 37.59 feet; thence North 00° 33' 11" East, along the West line of said REMINGTON - 4TH PLAT, a distance of 70.37 feet; thence North 89° 46' 27" East, along the North line of said REMINGTON - 4TH PLAT, a distance of 31.34 feet to the point of beginning and containing 2,027 square feet, more or less.

A tract of land being that platted portion of the right-of-way of Foxridge Drive lying adjacent to Lot 165, REMINGTON - 4TH PLAT, in the City of Raymore, Cass County, Missouri, recorded August 6, 2003 as Instrument # 272349 in Plat Book 18 at Page 26, and that part of land lying South of the Southerly right-of-way line of Hampton Drive as reestablished by SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT, in the City of Raymore, Cass County, Missouri, recorded August 11, 2005 as File # 335190 in Plat Book 19 at Page 52, more particularly described as follows: Commencing at the Southwest Corner of said Lot 165; thence North 00° 33' 11" East, along the West line of said Lot 165, a distance of 116.48 feet to the True Point of Beginning; thence continuing North 00° 33' 11" East, along the prolongation of said West line, a distance of 46.65 feet to the Southerly right-of-way line of Hampton Drive as reestablished by said SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT; thence on a curve to the left, having an Initial Tangent Bearing of South 65° 28' 46" East, with a radius of 210.00 feet, along said Southerly right-of-way line, an arc distance of 48.06 feet; thence North 78° 35'34" West, along the Northerly line of said Lot 165, a distance of 13.42 feet; thence on a curve to the left, being tangent with the last described course, with a radius of 25.00 feet, along the Northwesterly line of said Lot 165, an arc distance of 38.67 feet; thence on a reverse curve to the right, with a radius of 2,050.00 feet, along the Westerly line of said Lot 165, an arc distance of 15.94 feet to the point of beginning and containing 388 square feet, more or less.

Section 2. The City Council makes the findings of fact and accepts the recommendation of the Planning and Zoning Commission.

Section 3. Reversionary Rights. The statutory right of reversion in the owners of the real estate prior to recording of the Remington 2nd Plat is confirmed. The real estate contained within the right-of-way to be vacated shall be transferred to the owner of the abutting properties within the Remington Subdivision. The 2,022 square foot tract shall be transferred to the property owner of Lot 166, Remington 4th Plat and the 388 square foot tract shall be transferred to the property owner of Lot 165, Remington 4th Plat.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 26TH DAY OF AUGUST, 2019.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: August 26, 2019
Re: Case #19016 Remington Estates ROW Vacation

GENERAL INFORMATION

**Applicant/
Property Owner:** City of Raymore, Missouri
100 Municipal Circle
Raymore, MO 64083

Requested Action: To vacate a portion of City Right-of-Way

Property Location: Hampton Drive, West of Laurus Drive



Property Photographs:



View looking at the south side of Hampton Drive at Lot 165 (1111 Hampton Drive).



View looking at the north side of Hampton Drive at Lot 166 (614 Laurus Drive).

Existing Zoning: "R-1" Single Family Residential District

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Low-Density Residential development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies Creekmoor Drive as a Local Road.

Legal Description:

A tract of land being that platted portion of the right-of-way of Foxridge Drive lying adjacent to Lot 166, REMINGTON - 4TH PLAT, in the City of Raymore, Cass County, Missouri, recorded August 6, 2003 as Instrument # 272349 in Plat Book 18 at Page 26, except that part of land lying South of the Northerly right-of-way line of Hampton Drive as reestablished by SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT, in the City of Raymore, Cass County, Missouri, recorded August 11, 2005 as File # 335190 in Plat Book 19 at Page 52, more particularly described as follows: Beginning at the Northwest Corner of said Lot 166; thence along a curve to the right having an Initial Tangent Bearing of South 08° 17' 29" West, with a radius of 2,050.00 feet, along the Westerly line of said Lot 166, an arc distance of 62.08 feet; thence on a reverse curve to the left, with a radius of 25.00 feet, along the Southwesterly line of said Lot 166, an arc distance of 29.90 feet; thence along a curve to the right, having an Initial Tangent Bearing of North 58° 30' 22" West, with a radius of 160.00 feet, along the Northerly right-of-way line of Hampton Drive as reestablished by said SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT, an arc distance of 37.59 feet; thence North 00° 33' 11" East, along the West line of said REMINGTON - 4TH PLAT, a distance of 70.37 feet; thence North 89° 46' 27" East, along the North line of said REMINGTON - 4TH PLAT, a distance of 31.34 feet to the point of beginning and containing 2,027 square feet, more or less.

A tract of land being that platted portion of the right-of-way of Foxridge Drive lying adjacent to Lot 165, REMINGTON - 4TH PLAT, in the City of Raymore, Cass County, Missouri, recorded August 6, 2003 as Instrument # 272349 in Plat Book 18 at Page 26, and that part of land lying South of the Southerly right-of-way line of Hampton Drive as reestablished by SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT, in the City of Raymore, Cass County, Missouri, recorded August 11, 2005 as File # 335190 in Plat Book 19 at Page 52, more particularly described as follows: Commencing at the Southwest Corner of said Lot 165; thence North 00° 33' 11" East, along the West line of said Lot 165, a distance of 116.48 feet to the True Point of Beginning; thence continuing North 00° 33' 11" East, along the prolongation of said West line, a distance of 46.65 feet to the Southerly right-of-way line of Hampton Drive as reestablished by said SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT; thence on a curve to the left, having an Initial Tangent Bearing of South 65° 28' 46" East, with a radius of 210.00 feet, along said Southerly right-of-way line, an arc distance of 48.06 feet; thence North 78° 35' 34" West, along the Northerly line of said Lot 165, a distance of 13.42 feet; thence on a curve to the left, being tangent with the last described course, with a radius of 25.00 feet, along the Northwesterly line of said Lot 165, an arc distance of 38.67 feet; thence on a reverse curve to the right, with a radius of 2,050.00 feet, along the Westerly line of said Lot 165, an arc distance of 15.94 feet to the point of beginning and containing 388 square feet, more or less.

Advertisement: August 1, 2019 **Journal** newspaper
August 8, 2019 **Journal** newspaper

Public Hearing: August 20, 2019 Planning Commission Meeting.
August 26, 2019 City Council Meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication

Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to vacate roughly 0.05 acres (2,415 sq.ft.) of right-of-way located along the western property line of the property at 614 Laurus Drive, and the northwest corner of the property at 1111 Hampton Drive in the Remington Subdivision.

EASEMENT VACATION REQUIREMENTS

The following sections of the Unified Development Code are applicable to this application:

1. Section 470.170: Vacation of Streets, Easements or Plats
2. Section 470.170 (A) states:
“No vacation may take place unless the consent of the persons owning two-thirds of the property immediately adjoining thereto is obtained in writing.”
3. The Unified Development Code authorizes the Community Development Director to determine if it would be advisable to obtain the recommendation of the Planning and Zoning Commission concerning a vacation application prior to the required public hearing before the City Council.
4. The City Council may approve the application if it determines from the evidence that:
 - a. due and legal notice has been given by publication as required herein;
 - b. no private rights will be injured or endangered by the vacation;
 - c. the proposed vacation is not contrary to the Growth Management Plan or any other transportation plans for the City; and
 - d. the public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The Remington 4th Plat, which created the subject property, was approved by the City on April 14, 2003.
2. The Southern Hills of Creekmoor 2nd Plat, which exists directly to the west, and abuts the right-of-way proposed to be vacated, was approved by the City on March 14, 2005

STAFF COMMENTS

1. When the Preliminary Plat for the Remington Subdivision was approved, it contemplated the future construction of a north-south roadway along the western boundary of the plat, intersecting with Hampton Drive.
2. When the Remington 2nd Plat was approved, the subject right-of-way was dedicated to the City for the future construction of the roadway as part of another subdivision phase.
3. The Preliminary Plan and Memorandum of Understanding (MOU) for the Creekmoor PUD was approved by the City on January 26, 2004, and contemplated a different alignment for the previously proposed north-south roadway, which is the current alignment of Foxridge Drive.
4. The Southern Hills of Creekmoor 2nd Plat was approved by the City on March 14, 2005, and included the extension of Hampton Drive from the Remington 2nd subdivision north through Creekmoor.
5. The subject right-of-way abuts two single family homes, and common area for the Creekmoor subdivision.
6. Notices were sent to three of the adjoining property owners that abut the proposed right-of-way. All three property owners consented to the right-of-way vacation.
7. 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. Because the subject ROW was created as part of the Remington Subdivision, and not the Creekmoor subdivision, the vacated area will be added to the properties in the Remington subdivision (614 Laurus Drive and 1111 Hampton Drive)

ENGINEERING DIVISION COMMENTS

The Engineering Department has reviewed the application, and has recommended approval of the request.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.170 of the Unified Development Code, the City Council is directed concerning its actions in dealing with a request to vacate a portion of a utility easement. Under 470.170 (C) (3) the City Council may approve the application if it determines from the evidence that:

1. due and legal notice has been given by publication as required herein;

Legal notice of the request was published in *The Journal* Newspaper on August 1, 2019 for the Planning Commission public hearing, and again on August 8, 2019 for the City Council public hearing.

2. no private rights will be injured or endangered by the vacation;

The proposed vacation will not injure or endanger any private rights.

3. the proposed vacation is not contrary to the Growth Management Plan or any other transportation plans for the City; and

The proposed vacation is not contrary to the Growth Management Plan or any other transportation plans for the City.

4. the public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

The public will not suffer any loss or inconvenience by the reduction in the easement.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	August 20, 2019	August 26, 2019	September 9, 2019

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact, and forward Case #19016 - Remington Estates Right-of-Way Vacation to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

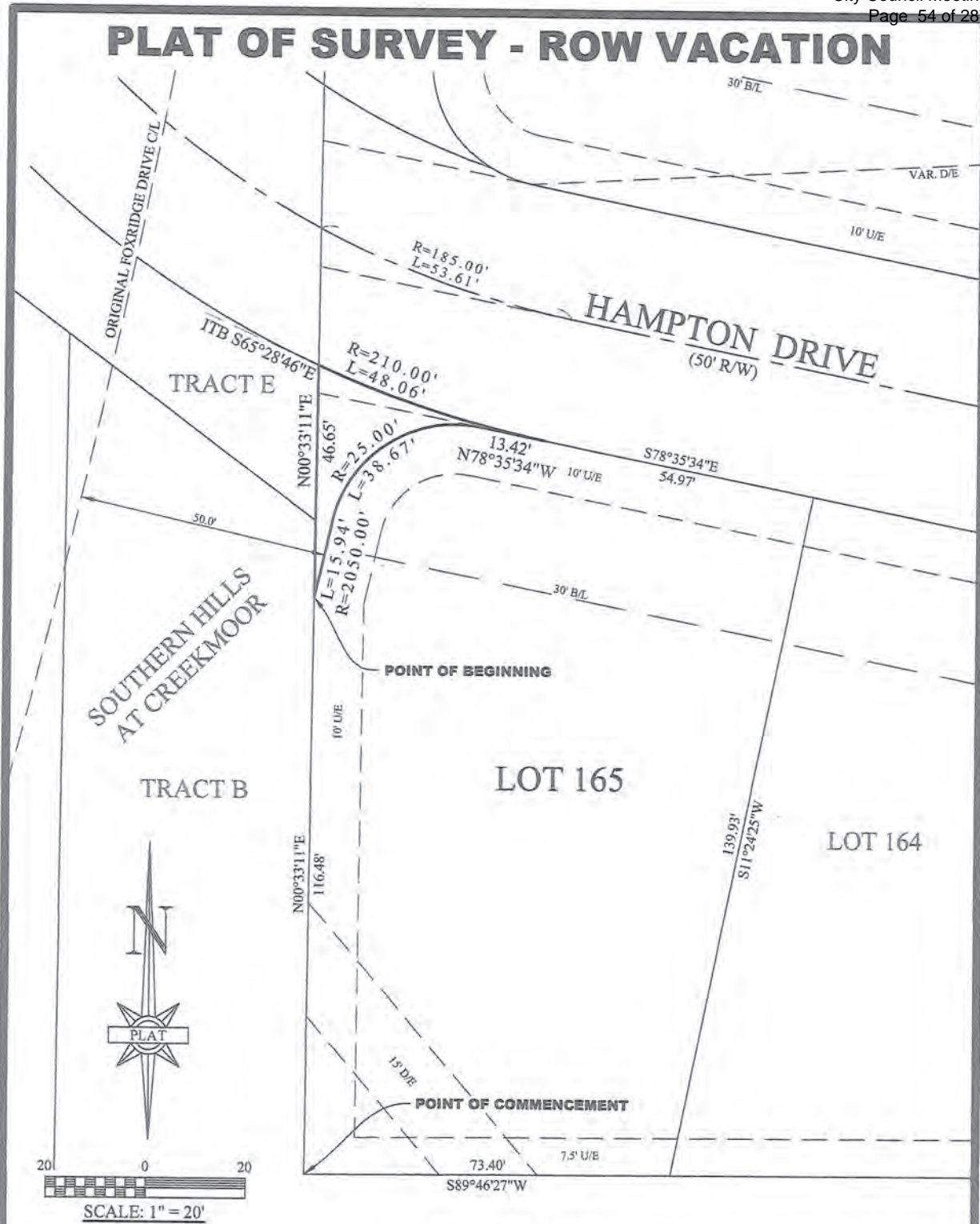
The Planning and Zoning Commission, at its August 20, 2019 meeting, voted 6-0 to accept the staff proposed findings of fact, and forward Case #19016 - Remington Estates Right-of-Way Vacation to the City Council with a recommendation of approval.



Raymore, MO



PLAT OF SURVEY - ROW VACATION



BASIS OF BEARING
 ASSUMED NORTH FROM RECORDED
 PLAT OF REMINGTON - 4TH PLAT

Michael J. Huffman
 MICHAEL J. HUFFMAN
 MO. RLS-2268

July 16, 2019
 DATE

1111 HAMPTON DRIVE		
LOT 165	REMINGTON - 4TH PLAT	SHT 1 OF 2
ORDERED BY: CITY OF RAYMORE ATTN: DAVID GRESS 100 MUNICIPAL CIRCLE RAYMORE, MO 64087 OFFICE: (816) 892-3015 dgress@raymore.com	DESCRIPTION: LOT 165, REMINGTON - 4TH PLAT, A SUBDIVISION RAYMORE, CASS COUNTY, MISSOURI.	
HUFFMAN LAND SURVEYORS, LLC P.O. Box 661 Raymore, MO 64083 Office: (816) 322-4544 Fax: (816) 331-4030 Email: huffmann@swbell.net	JULY 16, 2019	

PLAT OF SURVEY - ROW VACATION

LAND DESCRIPTION


A tract of land being that platted portion of the right-of-way of Foxridge Drive lying adjacent to Lot 165, REMINGTON - 4TH PLAT, in the City of Raymore, Cass County, Missouri, recorded August 6, 2003 as Instrument # 272349 in Plat Book 18 at Page 26, and that part of land lying South of the Southerly right-of-way line of Hampton Drive as reestablished by SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT, in the City of Raymore, Cass County, Missouri, recorded August 11, 2005 as File # 335190 in Plat Book 19 at Page 52, more particularly described as follows: Commencing at the Southwest Corner of said Lot 165; thence North 00° 33' 11" East, along the West line of said Lot 165, a distance of 116.48 feet to the True Point of Beginning; thence continuing North 00° 33' 11" East, along the prolongation of said West line, a distance of 46.65 feet to the Southerly right-of-way line of Hampton Drive as reestablished by said SOUTHERN HILLS AT CREEKMOOR - SECOND PLAT; thence on a curve to the left, having an Initial Tangent Bearing of South 65° 28' 46" East, with a radius of 210.00 feet, along said Southerly right-of-way line, an arc distance of 48.06 feet; thence North 78° 35' 34" West, along the Northerly line of said Lot 165, a distance of 13.42 feet; thence on a curve to the left, being tangent with the last described course, with a radius of 25.00 feet, along the Northwesterly line of said Lot 165, an arc distance of 38.67 feet; thence on a reverse curve to the right, with a radius of 2,050.00 feet, along the Westerly line of said Lot 165, an arc distance of 15.94 feet to the point of beginning and containing 388 square feet, more or less.

I, MICHAEL J. HUFFMAN, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF SURVEY IS BASED ON AN ACTUAL FIELD 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 ADOPTED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS. 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.

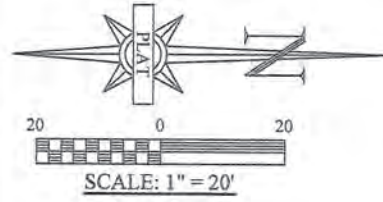
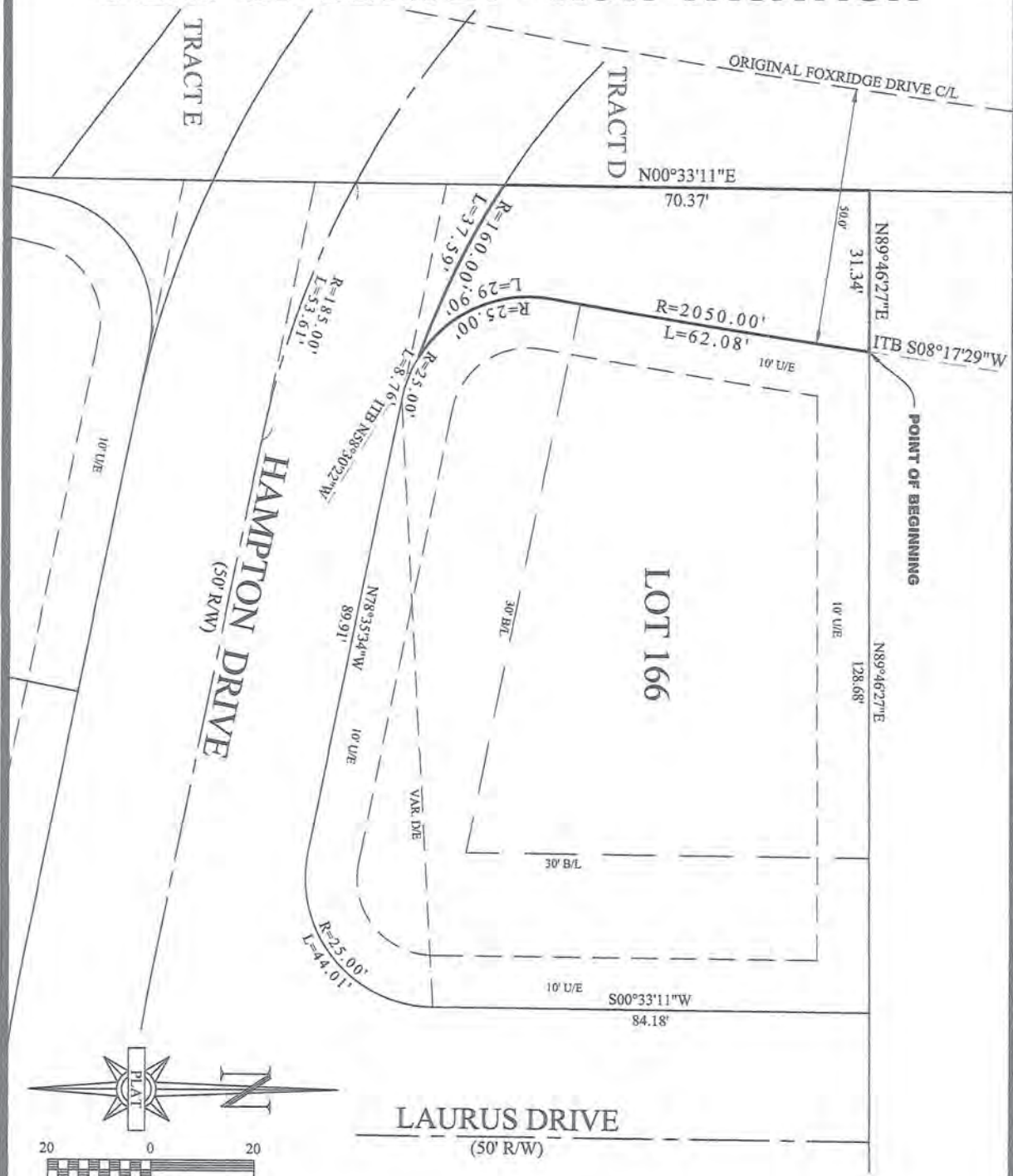
Michael J. Huffman
 MICHAEL J. HUFFMAN
 MO. RLS-2268

July 16, 2019
 DATE

1111 HAMPTON DRIVE

LOT 165	REMINGTON - 4TH PLAT	SHT 2 OF 2
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PLAT OF SURVEY - ROW VACATION



BASIS OF BEARING
 ASSUMED NORTH FROM RECORDED
 PLAT OF REMINGTON - 4TH PLAT

Michael J. Huffman
 MICHAEL J. HUFFMAN
 MO. RLS-2268

DATE July 16, 2019

614 LAURUS DRIVE

LOT 166	REMINGTON - 4TH PLAT	SHT 1 OF 2
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PLAT OF SURVEY - ROW VACATION

LAND DESCRIPTION

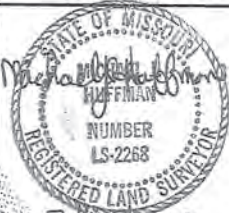
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614 LAURUS DRIVE

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CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Aug. 26, 2019

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3484: The Venue of The Good Ranch Rezoning

STRATEGIC PLAN GOAL/STRATEGY

3.2.4: Provide quality, diverse housing options that meet the needs of our community.

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission
Date: Aug. 20, 2019
Action/Vote: Approve 5-1

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report
Exhibits

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Jake Loveless, representing Griffin Riley Property Group, is requesting to reclassify 25.7 acres located on the east side of Dean Avenue, north of North Cass Parkway, from A "Agricultural District" to PUD "Planned Unit Development District". The rezoning will allow for the development of The Venue of The Good Ranch, a 204-unit single-family attached development.

At its Aug. 20 meeting the Planning and Zoning Commission voted 5-1 to recommend approval of the rezoning.

BILL 3484

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 25.7 ACRE TRACT OF LAND LOCATED EAST OF DEAN AVENUE, NORTH OF NORTH CASS PARKWAY, IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, after a public hearing was held on August 20, 2019, the Planning and Zoning Commission submitted its recommendation of approval on the application to the City Council; and

WHEREAS, the City Council held a public hearing on August 26, 2019, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

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

Section 1. The City Council makes its findings of fact on the application and approves the recommendation of the Planning and Zoning Commission.

Section 2. The Zoning Map of the City of Raymore, Missouri, is amended by rezoning from "A" Agricultural District to "PUD" Planned Unit Development District, for the following property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE S 03°26'02" W, ALONG THE WEST LINE OF SAID SECTION 20; 1745.66 FEET; THENCE S 86°33'58" E, 202.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 32°38'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MEADOWOOD OF THE GOOD RANCH 3RD PLAT", A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 57°37'37" E, 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWOOD, IN A NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 32°21'40" W, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 57°21'51" E, 18.78 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 326.50 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 82°49'58" E, 153.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 3177 AT PAGE 356, FOR THE FOLLOWING 23 COURSES, S 47°40'05" E, 65.22 FEET; THENCE SOUTH 06°43'46" E, 54.28 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE S 07°16'14" E, 24.84 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE SOUTH 07°16'14" E, 24.8 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 78°25'39" E, 40.71 FEET; THENCE S 60°11'28" E, 129.07 FEET; THENCE S 27°47'33" E, 95.37 FEET; THENCE S 43°24'40" E, 26.51 FEET; THENCE 13°35'20" W, 194.86 FEET; THENCE S 09°22'57" E, 142.33 FEET; THENCE S 12°09'04" E, 185.66 FEET; THENCE S 16°58'52" W, 36.55 FEET; THENCE S 11°09'22" E, 239.14 FEET; THENCE S 38°56'55" E, 46.21 FEET; THENCE S

15°33'04" W, 39.01 FEET; THENCE S 28°22'33" W, 122.42 FEET; THENCE S 43°17'22" W, 52.61 FEET; THENCE S 22°59'58" W, 69.66 FEET; THENCE 37°04'30" W, 165.15 FEET; THENCE S 12°56'13" W, 121.00 FEET; THENCE 01°11'04", 55.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF N 62°07'52" W, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+97.62, 62.68 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, N 20°21'34" E, 62.28 FEET, TO STATION 524+95.29, 124.91 FEET LEFT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 28 56'29" W, 78.08 FEET, TO STATION 523+39.13, 175.00 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 20°24'26" E, 14.38 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1550.00 FEET, AND AN ARC LENGTH OF 1427.74 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,118,662 SQUARE FEET, OR 25.7 ACRES, MORE OR LESS.

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

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

DULY READ THE FIRST TIME THIS 26TH DAY OF AUGUST, 2019.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

- Councilmember Abdelgawad
- Councilmember Barber
- Councilmember Berendzen
- Councilmember Burke III
- Councilmember Circo
- Councilmember Holman
- Councilmember Jacobson
- Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: August 26, 2019
Re: **Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan**

GENERAL INFORMATION

**Applicant/
Property Owner:** Jake Loveless, Griffin Riley Property Group
21 SE 29th Terrace
Lee's Summit, MO 64082

Requested Action: Reclassification of zoning from "A" Agricultural District to "PUD" Planned Unit Development, and preliminary development approval

Property Location: Northeast corner of Dean Avenue and North Cass Parkway



Site Photographs:



View looking north along Dean Avenue from the southeast corner of the proposed site.



View looking east along North Cass Parkway from the southeast corner of the proposed site.



The existing farm pond that will be rehabilitated into a stormwater/amenity feature.



View looking north along Dean Avenue, located roughly at the proposed subdivision entrance.



View looking south east toward Hubach Hill Rd. and the Stonegate subdivision from the proposed subdivision entrance at Dean Avenue.



View looking south at the proposed site at the intersection of Fox Ridge Drive and Buffalo Grass Drive (Meadowood 3rd). The existing pond is located directly south of this intersection. A subdivision entrance is proposed to the west of the pond.



View looking west along Fox Ridge Drive from Buffalo Grass Drive (Meadowood 3rd). A subdivision entrance is proposed mid-block between Buffalo Grass Drive and Dean Avenue.



View looking east along Fox Ridge Drive towards the Wood Creek and Stonegate Subdivisions.

Existing Zoning: "A" Agricultural District

Proposed Zoning: "PUD" Planned Unit Development District

Existing Surrounding Uses:

North:	Single Family Residential
South:	Undeveloped (future commercial)
East:	Public Use (Linear Park) Single Family Residential
West:	Undeveloped (future commercial)

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Low Density development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies Dean Avenue and North Cass Parkway as Minor Arterial Roadways. Fox Ridge Drive is classified as a Minor Collector. Proposed roads in the development are classified as Local Roads.

Legal Description:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE S 03°26'02" W, ALONG THE WEST LINE OF SAID SECTION 20; 1745.66 FEET; THENCE S 86°33'58" E, 202.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 32°38'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MEADOWOOD OF THE GOOD RANCH 3RD PLAT", A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 57°37'37" E, 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWOOD, IN A NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 32°21'40" W, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 57°21'51" E, 18.78 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 326.50 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 82°49'58" E, 153.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 3177 AT PAGE 356, FOR THE FOLLOWING 23 COURSES, S 47°40'05" E, 65.22 FEET; THENCE SOUTH 06°43'46" E, 54.28 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE S 07°16'14" E, 24.84 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE SOUTH 07°16'14" E, 24.8 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 78°25'39" E, 40.71 FEET; THENCE S 60°11'28" E, 129.07 FEET; THENCE S 27°47'33" E, 95.37 FEET; THENCE S 43°24'40" E, 26.51 FEET; THENCE 13°35'20" W, 194.86 FEET; THENCE S 09°22'57" E, 142.33 FEET; THENCE S 12°09'04" E, 185.66 FEET; THENCE S 16°58'52" W, 36.55 FEET; THENCE S 11°09'22" E, 239.14 FEET; THENCE S 38°56'55" E, 46.21 FEET; THENCE S 15°33'04" W, 39.01 FEET; THENCE S 28°22'33" W, 122.42 FEET; THENCE S 43°17'22" W, 52.61 FEET; THENCE S 22°59'58" W, 69.66 FEET; THENCE 37°04'30" W, 165.15 FEET; THENCE S 12°56'13" W, 121.00 FEET;

THENCE 01°11'04", 55.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF N 62°07'52" W, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+97.62, 62.68 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, N 20°21'34" E, 62.28 FEET, TO STATION 524+95.29, 124.91 FEET LEFT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 28 56'29" W, 78.08 FEET, TO STATION 523+39.13, 175.00 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 20°24'26" E, 14.38 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1550.00 FEET, AND AN ARC LENGTH OF 1427.74 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,118,662 SQUARE FEET, OR 25.7 ACRES, MORE OR LESS.

Advertisement: August 1, 2019 edition of **The Journal**
August 8, 2019 edition of **The Journal**

Public Hearing: August 20, 2019 Planning Commission meeting
August 26, 2019 City Council meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Good Ranch Land Use Plan
Exhibit 7. Staff Report
Exhibit 8. Proposed Development Plan
Exhibit 9. Comments from Adjacent Property Owners
Exhibit 10. Good Neighbor Informational Meeting Summary
Exhibit 11: Draft Memorandum of Understanding

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 25.7 acres of land from the current "A" Agricultural District to a "PUD" Planned Unit Development District to develop the next phase of the Good Ranch. A request for PUD zoning includes a requirement to submit a preliminary development plan.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- Initially approved in 1994, the Good Ranch community was planned for a mixture of residential, commercial and light industrial uses spread over 1,700 acres.
- Other residential phases, including Wood Creek, Stonegate, The Meadows and Meadowood of the Good Ranch have been approved and completed over the last several years.
- The most recent phase, Prairie View of the Good Ranch, was approved by the City on November 27, 2017. This phase is currently under construction.
- The approved Land Use Plan for the Good Ranch, approved in 1994, identified this area (Tract 2) as appropriate for attached single family development, which is consistent with the request.
- On June 14, 2006, the City Council approved a request to rezone a portion of Tract 2 from the previous "A" Agricultural District to "R-1P" Single Family Planned Residential District to allow for the development of the Meadowood subdivision.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor Informational meeting was held on August 7, 2019. 90+ residents attending the meeting, in addition to City staff, the applicant, and the project engineer. A summary of the meeting has been attached to the staff report, and is identified as Exhibit 10

ENGINEERING DIVISION COMMENTS

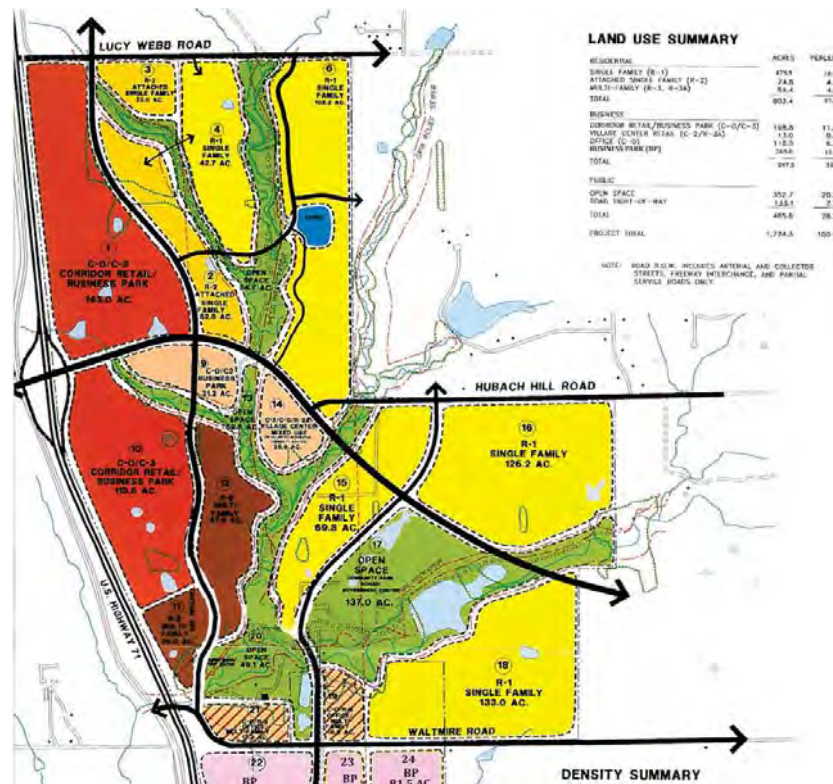
The Engineering Division of the Public Works Department has reviewed the application and indicated that it does comply with the design standards of the City of Raymore and recommends approval of the application. Please see the attached memorandum for specific comments.

STAFF COMMENTS

1. The Good Ranch Land Use Plan, initially approved in 1994, identified the subject property (Tract 2) as appropriate for attached single family dwellings. The Good Ranch Land Use Plan, and associated Memorandum of Understanding (MOU), provide guidance and assurance that the Developer (Good-Otis LLC) agrees to development the land in accordance with the approved Land Use Plan and that the City agrees to rezone property in accordance with the approved Land Use Plan.

2. Attached single family dwellings, commonly referred to as townhomes, are permitted by right under the "R-3" Medium Density Residential District, and the "R-3A" Multiple Family Residential District. A Planned Unit Development (PUD) can be approved to accommodate the development of attached single family townhomes.

3. The Land Use Plan for the Good Ranch community was amended to allow the construction of the Meadows and Meadowood subdivisions. This area was originally planned for attached single-family dwellings. The amendment allowed for the construction of detached single-family dwelling units.
 - o The amendment to the Land Use plan only applied to the Meadows and Meadowood subdivisions, with Tract 2 left with the "attached single-family" designation.



4. The creation of a Planned Unit Development (PUD) District allows for greater flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and enhanced design. The following components of the proposed development are being included as part of the PUD request:

- Variety in Building Elevations** - The applicant has provided (2) distinct building types, each with a distinct building facade. The variety in building types will help mitigate the appearance of monotony within the development. The development proposes two variations of a standard front-garage entry unit, with a 1-car and 2-car options, as well as a rear-loaded garage option. The units with rear-loaded garages will have vehicular access off of proposed Cedarcrest Drive, with front-door pedestrian access along Dean Avenue.
- Private Amenities and Open Space**- The proposed subdivision includes a number of private open space and amenities spread throughout, including a playground, pickleball courts, dog park, pool, clubhouse, on-street guest parking areas, and centralized solid waste collection areas. The PUD provides the proper mechanisms for the maintenance and control of common open space and amenities.
- Development Standards** - To accommodate the building types and amenities proposed within the subdivision, the applicant has requested the following development standards for the property.

	PUD (Proposed)	R-3	R-3A
Minimum Lot Area Per Lot	---	11,250 sq.ft.	12,000 sq.ft.
Lot 1	1.94ac.	---	---
Lot 2	2.98ac.	---	---
Lot 3	3.31ac.	---	---
Lot 4	2.18ac.	---	---
Lot 5	1.76ac.	---	---
Lot 6	2.23ac.	---	---
per dwelling unit	---	3,750 sq.ft.	2,000 sq.ft.
Lot 1	3,022 sq.ft.	---	---
Lot 2	3,609 sq.ft.	---	---
Lot 3	3,008 sq.ft.	---	---
Lot 4	2,972 sq.ft.	---	---
Lot 5	3,193 sq.ft.	---	---
Lot 6	2,704 sq.ft.	---	---
Minimum Lot Width (feet)	90	90	90
Minimum Lot Depth (feet)	100	120	120
Yards, Minimum (feet)			
front	25	30	30
rear	30	30	30
side	9	10	10
Maximum Building Height (feet)	40	50	50
Maximum Building Coverage (%)	40	30	40
Minimum Building Separation (feet)	15	20	20

5. The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Single Family Dwelling, Attached	2 per dwelling unit

Based on the 204 proposed units, a total of 408 spaces are required. Through the provision of off-street driveway/garage parking, and the provision of additional on-street dedicated guest parking spaces, a total of 455 parking spaces have been provided on the proposed plan.

6. A Memorandum of Understanding (MOU) has been prepared for the proposed rezoning and preliminary development plan that outline the expectations from the applicant and City regarding the project. A development agreement will be prepared when final plat applications are submitted.
7. Of the existing housing stock within the City of Raymore, the number of housing units by type can be summarized as follows:
- **Single Family Dwellings** - 83.84%
 - **Two Family Dwellings** - 5.04%
 - **Four Family Dwellings** - 8.88%
 - **5+ Family Dwellings** - 2.23%
8. According to US Census and American Community Survey (ACS) data, the breakdown of occupied residential dwelling units by ownership type (owner vs. renter), including attached and detached single family dwellings, as well as all multi-family dwellings, within the City of Raymore can be summarized as follows:

	Raymore, MO	Kansas City Metro Area	United States
Owner Occupied Units	81%	67%	65%
Renter Occupied Units	19%	33%	35%

9. The Good Ranch Community Master Plan, Land Use Plan, as well as the proposed preliminary development plan, employ a number of positive planning principles, including interconnectivity between neighborhoods and similar land uses through the use of greenways and linear parks, and the separation of sensitive land uses (schools, single family neighborhoods) from higher intensity uses (commercial, higher density residential, light industrial, etc...) through the use of natural buffers and land use transitions.
- The Good Ranch Land Use Plan utilizes a land use transition from future commercial and light-industrial development on the east side of I-49, west of Dean Avenue, to medium-high density residential

development on the east side of Dean Avenue. The proposed attached single family residential areas provide a logical land use transition between future commercial and light industrial uses and existing single family subdivisions.

- The existing and future linear park system provides a substantial natural separation between the future commercial, light-industrial, and higher density residential development and the single family subdivisions that exist on the east side of the creek and linear park area.

10. The use of land-use transitions between different land uses, including the transition between single family detached homes, attached single family homes, higher density multi-family dwellings, and commercial and industrial uses is a common practice seen throughout our community. The attached Land Use Transition Map shows the natural transition of land uses that has been utilized in other developments in our community including:

- **Timber Trails**
(Medium Density Attached Single Family > Single Family)
- **Remington Subdivision**
(Commercial > Attached Single Family > Single Family)
- **Town Center**
(Commercial > Attached Single Family > Single Family)

11. The rezoning request and preliminary development plan were shared with the Raymore-Peculiar School District. No concerns were received.

12. The rezoning request and preliminary development plan were shared with the South Metropolitan Fire Protection District. No concerns were received.

13. Notices of the Good Neighbor Meeting and Planning and Zoning Commission public hearing were mailed to forty-three (43) adjacent property owners, as well as HOA groups. Staff has included comments that were received as "Exhibit 9" of the staff report.

14. A primary concern raised by residents who attended the Good Neighbor meeting was the perceived impact the proposed development would have on the values of their detached single family homes. Staff completed research on the question and found the following:

- Immediately adjacent to the Sky-Vue development are two newer subdivisions, Hidden Meadows and Monroe Park, both of which were built after the Sky-Vue units were constructed. Values of the single family homes closest to Sky-Vue units (properties are immediately adjacent to the units) have steadily been increasing over the past 6 years.
- Immediately adjacent to the Manor Homes apartment community are detached single-family homes in the Eagle Glen subdivision and Silver

Lake subdivision. Values of the single family homes closest to the apartment community (properties are immediately adjacent to the apartments) have steadily been increasing over the past 6 years. New single-family homes, with apartment buildings as close as 80-feet away, have been constructed and sold over the past few years in Eagle Glen subdivision. The value of these homes have steadily been increasing over the past 6 years.

- o New homes were built in Creekmoor Subdivision within 90 feet of existing duplex units. The value of these homes have steadily been increasing over the past 6 years.

15. The City Economic Development Director has reported to City Council on several occasions that the developers and businesses he meets with about the commercial land available at the North Cass Parkway interchange area share two principal concerns with him:
 - a. Traffic volumes on North Cass Parkway and Dean Avenue are significantly below the threshold needed to attract commercial development to the area; and
 - b. Residential development of higher density, specifically market rate apartments and townhomes, near the commercial area, are needed.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in dealing with a PUD request. Under 470.050 (F) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

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

There are inconsistencies between the preliminary development plan, the Growth Management Plan (GMP), and the Good Ranch Land Use Plan, specifically the land use component. The GMP identifies this area as appropriate for low density development, while the Good Ranch Land Use Plan identifies Tract 2 as appropriate for attached single-family (medium density). Because of the MOU that currently exists with Good-Otis LLC, the Good Ranch Land Use Plan map governs future land use of the property.

When the Meadows and Meadowood subdivisions were planned, the GMP was modified to reflect the change from medium density to low density in those areas. Inadvertently, the change from medium density to low density covered the entirety of Tract 2, which is still identified as medium density on the Good Ranch Land Use plan.

The Good Ranch Land Use Plan is the guiding document for this neighborhood, thus the request is consistent with the approved plan.

Additionally, the City's adopted Strategic Plan, adopted in 2017, and Growth Management Plan include goals and strategies that are supported by the proposed development, including:

- **Strategic Plan Goal 3.2.4** - Provide quality, diverse housing options that meet the needs of current and future residents.
- **GMP Physical Development Goal 4.2** - Support development applications that provide for choices in housing style and cost.

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

The proposed preliminary development plan is consistent with the standards for a Planned Unit Development. The purpose of the proposed PUD and preliminary development plan is to provide flexibility in the design, location, orientation and phasing of the proposed development in order to meet the needs of the developer, applicant, and future tenants of the buildings.

The proposed PUD provides the proper mechanisms for unified ownership of all proposed buildings within the development, as well as the provision and maintenance of all common areas and amenities that are being proposed.

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

Common open space is being provided as part of the development. Dedicated playground and park space, pickleball courts, a pool, clubhouse and dog park are being proposed as amenities for residents. Roughly 7 acres of the proposed development have been identified as common open space.

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

The PUD designation will require the developer/property owner to create a property owner's association that will assume the maintenance of all common areas, detention basins, amenities and guest parking areas. Additionally, a stormwater maintenance agreement will be required for the stormwater detention areas, which will involve requirements for perpetual maintenance.

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 proposed preliminary development plan does provide common open space. The plan proposes roughly 7 acres of open space, roughly 27% of the entire land area of the development, which includes a number of active and passive recreational amenities.

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, adequate control over vehicular traffic and parking, and furthers the amenities of light and air, recreation and visual enjoyment. The proposed units maintain significant separation between other adjacent buildings, using the existing stream corridor to mitigate any visual impact to surrounding neighborhoods.

The proposed plan includes area for guest parking to reduce the congestion of parked cars along the street, as well as centralized solid waste collection areas that will minimize the amount of trash and recycling containers along the street, and limit the amount of truck traffic within the proposed neighborhood.

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 proposed development plan will not have an adverse effect on the adjacent properties. Future commercial development is planned to the west of the subject property, along Dean Avenue. The proposed development provides a logical land use transition between the commercial development to the west, and the existing neighborhoods within the Good Ranch Community to the east.

Additionally, the existing stream corridor will be preserved and left as a natural barrier to mitigate any visual impact that may result from the proposed development.

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

The potential adverse impacts on surrounding properties have been mitigated to the maximum practical extent. Buildings on the proposed site are completely separated from other single family homes adjacent to the site at a distance anywhere from 270 feet, to more than 800 feet, by a heavily wooded stream corridor. This natural buffer will significantly mitigate any adverse visual impact that may result from the proposed development.

Additionally, congestion generated by on-street guest parking that is typically associated with attached single family development has been mitigated to the most practical extent through the provision of 47 dedicated on-street parking spaces that are located throughout the proposed subdivision. These spaces would be maintained by the developer for the use of residents and their guests.

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

The proposed preliminary development plan does represent a unique development proposal that could not have been accomplished through the use of conventional zoning districts and development standards.

Attached single family dwellings (townhomes) are permitted in the R-3 and R-3A zoning districts. However, such zoning districts do not allow the flexibility needed for the provision of common open space and amenities. Additionally, the proposed development standards that the PUD zoning designation provides allows the flexibility for the applicant to provide multiple building types and elevations.

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

The applicant is requesting preliminary approval for the entire development, with plans to construct the subdivision in concurrent phases. The terms and conditions outlined within the MOU have been deemed to be sufficient to protect the interests of the public and the residents of the PUD

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	August 20, 2019	August 26, 2019	September 9, 2019

STAFF RECOMMENDATION

The Good Ranch Community Master Plan was originally approved in 1994, and contemplated a variety of land uses spread over the entire 1,700 acres. The overall Land Use plan for the community identified this tract of land as appropriate for the future development of attached single family homes. While portions of this area have been modified to allow for the development of single family homes (Meadows and Meadowood), staff believes this property is still well suited for attached single family development.

Zoning: The Unified Development Code outlines provisions for the development of single family attached dwelling within the R-3 and R-3A zoning district, subject to certain development standards. While the proposed Planned Unit Development (PUD) also allows for the development of attached single family dwellings, it also provides the City, and the general public, more assurance and security relative to the quality of development proposed on the site through the incorporation of a Memorandum of Understanding (MOU), an agreement that is not required within the R-3 and R-3A zoning districts. The MOU ensures that the property will be

developed in accordance with the approved preliminary plan.

Land Use: Given the variety of land uses approved on the west side of Dean Avenue, north and south of North Cass Parkway as part of the Good Ranch Master Plan, the proposed development provides a logical and well-planned land use transition that buffers the existing single family subdivisions from future commercial and light industrial growth. Additionally, the preservation of the existing stream corridor and placement of stormwater facilities provides an additional buffer between land uses.

Transportation: Both Dean Avenue and North Cass Parkway were built as arterial roadways that were designed to accommodate both existing traffic, as well as traffic generated by future development within the Good Ranch and surrounding areas. Fox Ridge Drive was built as a collector roadway and provides connectivity of the proposed development to the Stonegate Elementary School, and another access point to Dean Avenue. Based on existing traffic volumes, there is ample available capacity for these roadways to absorb additional traffic that will be generated by the proposed development.

Strategic Plan: The City Strategic Plan, adopted in 2017, includes the goal to provide quality, diverse housing options that meet the needs of current and future residents. The City currently has housing options that include:

- Detached single-family homes in a golf-course community
- Detached single-family homes on ¼ acre lots with, or without, an HOA
- Large Lot single-family homes
- Detached single-family homes on small, narrow lots
- Maintenance provided single-family developments
- Age-restricted single-family developments
- Duplex units (no amenities)
- Townhome units (no amenities)
- Apartment complex units

What the City currently does not have is a townhome development with amenities. The proposed development will meet the housing option need and demand for townhome units with amenities.

City Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact, and forward Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its August 20, 2019 meeting, voted 5-1 to accept the staff proposed findings of fact, and forward Case #19019: The Venue of

the Good Ranch PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval.

To: Planning and Zoning Commission

From: Department of Public Works

Date: August 5, 2019

RE: Venue of the Good Ranch (Preliminary Plan)

The Public Works and Engineering Department has reviewed the application for Venue of the Good Ranch, and offers the following comments:

Project Location: The development is located in the northeast corner of Dean and North Cass Parkway.

Impacts on Transportation System(s): Access to the project will be off of Dean, North Cass and Foxridge Drive. These streets have sufficient capacity to handle the traffic that will be created from the proposed project as well as any and all development of the adjacent properties. Streets within the proposed development will be restricted as no parking when the project is completed because of the lack of adequate spacing between driveways. Off street parking is being provided for additional parking.

Adequate Public Facilities:

Sanitary Sewer System - The project will be served by an existing gravity sewer on Dean.

Water System - The project is served by Water District 10.

Storm Water System/Water Quality - Other residential subdivisions within the Good Ranch, including Stonegate, Meadows, Meadowood, and Wood Creek were approved without any stormwater detention facilities. These subdivisions utilize the greenspace surrounding the creeks within the Good Ranch, which is identified by FEMA as floodplain area, to handle stormwater runoff. This is allowed by City Code.

Stormwater for the proposed Venue of the Good Ranch will be handled through dry detention facilities and a small pond. These facilities will be able



to handle all the runoff from the development. Water quality measures/BMPs will be required to treat water runoff before entering the system.

Summary: The Public Works department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations and that the existing facilities are of adequate size and capacity to support the proposed development.

Planning Commission Members,

A Good Neighbor Informational meeting for the proposed Venue of the Good Ranch PUD and Preliminary Development Plan was held on August 7, 2019. 90+ residents attending the meeting, in addition to City staff, the applicant, and the project engineer. A summary of the meeting has been attached to the staff report, and is identified as Exhibit 10.

Respectfully,

David Gress
Associate Planner

8.7.19 Good Neighbor Meeting Comments

6:00 p.m. - 8:15 p.m. City Council Chambers

Staff present: David Gress and Jim Cadoret

Developer team members: Jake Loveless, Jeremy Powell (project engineer)

Approximately 90+residents present

1. Does the City ever ask residents opinions when plans are being developed?

Gress: Yes, Community Conversations and ETC survey

2. Will these units be rentals?

Loveless: Yes

3. What will be the rent rate charged?

Loveless: \$1,450 and up

4. There are issues with existing townhomes, such as numerous trash cans left outside; multiple vehicles per tenant space and on street; and no trees in the yards. How will this development be different?

Loveless: I will own all the units and there will be a management company to provide common maintenance of all areas. Individual trash/recycling containers will not be used. I will have numerous dumpsters in nice corralls for tenants to use. Each unit has a garage and driveway and there are overflow guest parking spaces throughout the development.

5. Do you (Loveless) have any experience with townhome developments?

Loveless: I am currently developing a 241 unit project in Lee's Summit off Missouri 150 Highway.

6. Bringing in rentals will degrade our property values. Would you (Loveless) live in this development?

Loveless: I would proudly live in any one of my units.

7. How does the proposed development better our community and us residents?

Loveless: To date only single family has been developed in this area. To spur commercial growth at the new interchange, we need more rooftops and densities greater than single family.

Why not increase with single family homes?

Loveless: I haven't looked at the property for single-family homes so can't say single-family would or wouldn't work.

8. Concerns that this will create overcrowding in the schools.

Gress: Staff has provided the school district with the proposed plans and have asked for comments/feedback. To date the district has not shared any comments or concerns.

9. Comment: Rental properties will bring in transient kids, lower the test scores in our schools, and lower our property values.

10. Concerns on landscaping of the development and whether the landscaping will remain nice.

Loveless: There will be common maintenance throughout the development. This helps to create the highest value which leads to higher rents. When final development plan is submitted I must submit a landscape plan to the City for review and approval.

11. I am a realtor and wonder if anyone did any research on Grandview and the fact the decline of Grandview started when rental housing was built?

Gress: The demographic of renters today are much different from that of 30 years ago. Many renters today are renters by choice.

12. Comment: I am a 15 year resident and I have concerns on the potential for rising crime rates.

13. What guarantee does the City have with this developer on future of the project?

Gress: This project is a PUD (Planned Unit Development) that limits changes that can be made to the approved plans.

14. Comment: We don't need any more rental properties.

15. There is a retirement community to the north. Modern contemporary architecture does not fit in?

Loveless: Recently the City approved new developments that incorporate modern, contemporary architecture. The Lofts at Fox Ridge apartments and the Oak Ridge Farms community behind Sonic.

16. Comment: Traffic on 58 Highway is already too dense.

17. Where does the storm water runoff go? Currently runoff from field goes across Dean Avenue and has been so heavy the police have had to close off the roadway.

Powell: There are 3 storm water detention areas planned for the development. The existing farm pond will be used and there will be two new ponds between the development and the stream to the east. All APWA requirements will be met. The stream is the outlet for the runoff. The issue of water crossing Dean Avenue is because there is no control basin for the water off the field.

18. How many signatures do we need to veto the project?

There is a formal protest petition that can be filed that would impact the required votes to approve the project. Staff can provide information on the process after the meeting to those interested.

19. Councilmember Townsend was asked if he had any comments to provide.

Townsend: The request has to be reviewed by the Planning and Zoning Commission. I do hear the concerns of the residents. I was often a renter. We all must be cautious from a legal fair-housing position. If the City plan or code allows the use, we must consider that.

20. Comment: Renters use City services and pay less in taxes.

21. Comment: Why would we allow lower value use on this property, rather than stay with single-family homes.

22. What is the rental occupancy rate in Raymore?

Loveless: 94.6% today. There is an 80% property owner/20% renters ratio in Raymore.

23. Will this be limited to one family per unit?

Loveless: Yes. Part of our rental contract is a background check on all tenants. We limit occupancy to one family per unit.

24. Will there be any maintenance fees?

No, maintenance fees are included in the rent charge.

25. What can be done to ensure additional protection is provided by police and fire?

Loveless: There are limited resources available to the City. This property will pay property taxes and residents will pay sales tax on purchases in the City. With additional taxes being paid services will expand.

26. What is the typical demographic of renters versus typical demographic of a resident of Raymore?

Loveless: We want to attract empty nesters and young adults who later may want to buy a home in the neighborhood. Residents must earn at least 3 times (in gross salary) than what the rent payment would be.

27. Comment: I was here when Sky-Vue went in and that didn't turn out too well. Has been an eye-sore ever since it went in.

28. Can the units be sold off?

Loveless: Not without City approval. As it is being planned and developed right now, there is no opportunity to separate units off.

29. I am a new resident in Meadowood and I like the demographics of the area and this project will change that.

Loveless: I hope this project is an enhancement to the area.

30. Comment: I have concerns that the existing areas of development in Meadowood are not being taken care of. We should take care of existing problem areas before creating new areas.

31. Comment: Why is there not a choice for nearby residents to decide if the property is developed as single-family, owner occupied units or rental?

32. What assurances do we have on the construction of the site and appearance of the buildings?

Loveless: We control the development of the entire site and will control all construction activities on the site. After construction, we will have common maintenance of the grounds and buildings.

33. What is the estimate taxes that will be paid?

Loveless: We are having discussions with the County Assessor now. Approximate range of \$1,300 to \$1,400 per unit.

34. Comment: Had we known this project was being proposed we would not have bought our home. I don't like the proposal. I want the 55+ community continued.

35. The Growth Management Plan in 2013 was for single-family for this tract.

Gress: The Good Ranch Master Plan for the site designates land use as attached single-family. The land where The Meadows and Meadowood are was also designated attached single-family, but was changed by agreement of Good-Otis and the City to single-family residential. The land use for the subject property was inadvertently changed to low density.

36. Comment: I have monitored the police blotter and over the last month ¼ of the calls for petty thefts have come from the Sky-Vue area.

37. Why is this not a 55+ community?

Loveless: I spoke with the City and with the developer and the interest for this tract of land was for density greater than detached single-family.

38. Based on the comments you heard this evening, have your plans changed at all?

Loveless: No.

39. What can we as residents do to stop this project?

Gress: You are welcome to contact your Councilmember and attend the scheduled public hearings. Planning and Zoning Commission public hearing is scheduled for August 20, 2019 at 7:00 p.m.

40. Comment: My concern is that the project will devalue my property.

41. Comment: My concern is that the Good Ranch promotional material in the office had single-family down to Hubach Hill Road.

42. Gib Good provided an overview of the history of the development of The Good Ranch. He stated he had no one interested in doing single-family detached homes on this tract of land. He indicated he didn't mind the proposed density.

43. Comment: Bringing in this development will change this bedroom community. My neighbors and policemen and firemen. I worked hard so I can afford to live here. I don't want that taken away.

44. Capitalism versus the will of the people. For this rezoning process, is there a petition process?

Gress: Yes, I can provide the petition forms tomorrow.

45. Why wasn't I informed earlier about this request?

Gress: For confidentiality reasons, we cannot release information about a project until a formal application has been submitted. Once the application was filed, notification steps began.

46. How many single-family homes can 25 acres support?

Loveless: 3 to 4 units per acre.

47. When is the next meeting scheduled for this project?

Gress: Tuesday, August 20, 2019 at 7:00 p.m. in the City Council Chambers.

48. Would Griffin-Riley be interested in developing single-family homes on this tract of land?

Loveless: No.

49. There are 204 units proposed. Why can there not be fewer buildings and fewer units?

Loveless: Typically a project like this is as a density of 8 units per acre. The proposed density for this project is just under 8 units per acre.

Gress: The separation between buildings on the proposed site is no less than the separation between single-family homes in a typical subdivision.

50. Would you entertain a more traditional building design for the units?

Loveless: My preference is a modern, contemporary design.

51. Comment: This is not good zoning to place this proposal on this tract of land. This is not the place next to nice single family homes. I have a concern on stormwater runoff from the site.

52. Are there any more conceptual plans or drawings for the project than what were shown this evening?

Loveless: All of my plans have been submitted to the City.

53. Tell us something great and exciting about this project.

Loveless: I want and hope to integrate my residents into the Raymore Community. My renting requirements force my renters have incomes of a similar comparable to those of occupants of single family homes.

54. Comment: I have a concern on the notice requirement as many residents of Meadowood did not receive notice.

55. If tenants will not have individual trash cans to use, how many dumpster locations will there be?

Loveless; There will be several dumpsters. A private contractor will be hired to empty the dumpsters, which may occur more often than once a week.

56. Will this be a gated community? If it was gated it would be better for us.

Loveless: No.

57. When will construction begin?

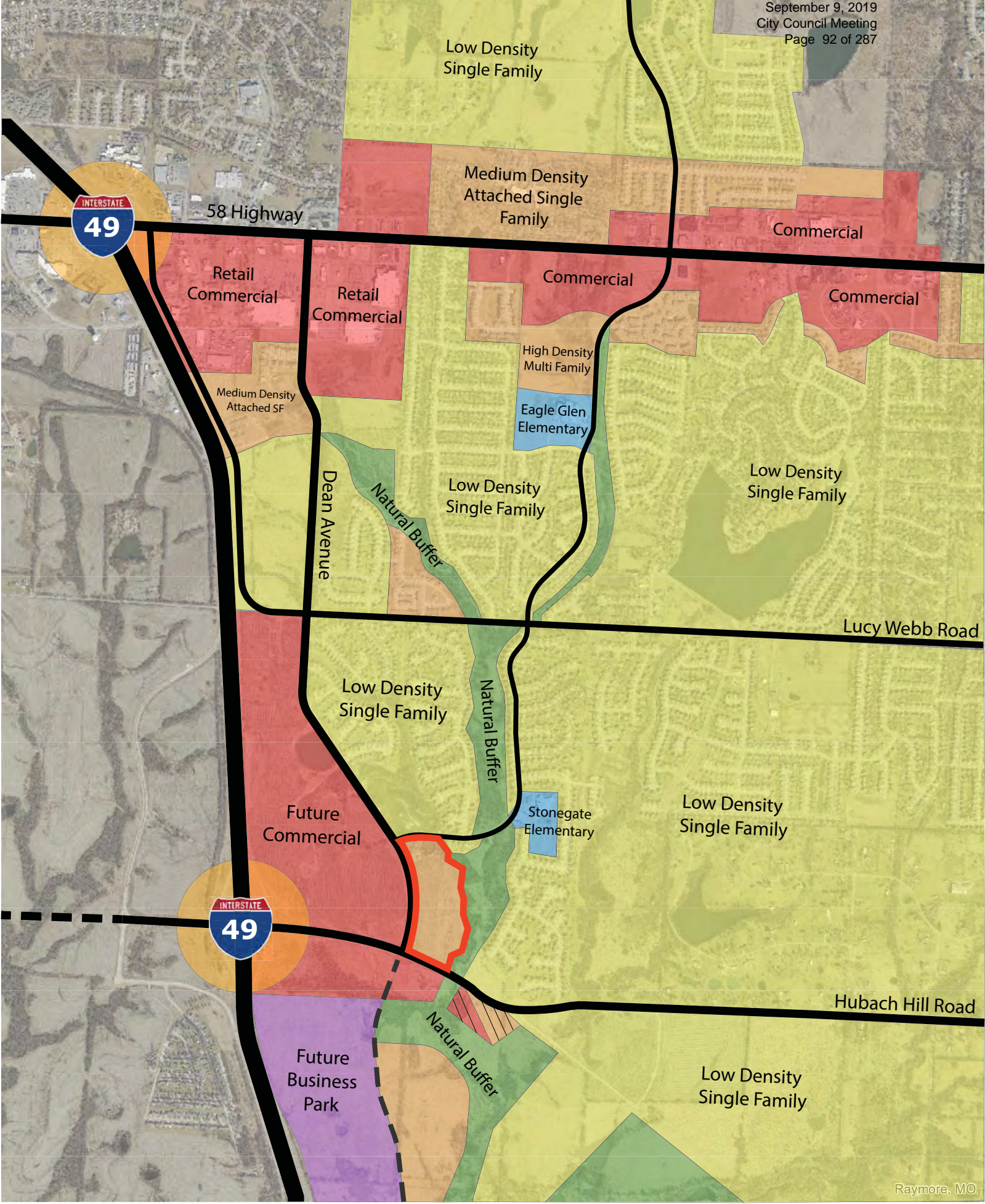
Loveless: in 6 to 12 months

58. How is occupancy controlled in a unit to ensure only 1 family lives in a unit.

My rental contract limits occupancy to 1 family per unit. Residents over 18 years of age in a unit must be identified on the lease. My maintenance team completes routine maintenance which helps to identify if any problems exist.

59. The existence of the Manor Homes in Eagle Glen has not stopped the construction of single-family homes immediately adjacent to the apartments.

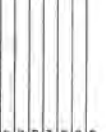
Loveless: I have not seen a reduction in home values next to a well maintained apartment community.





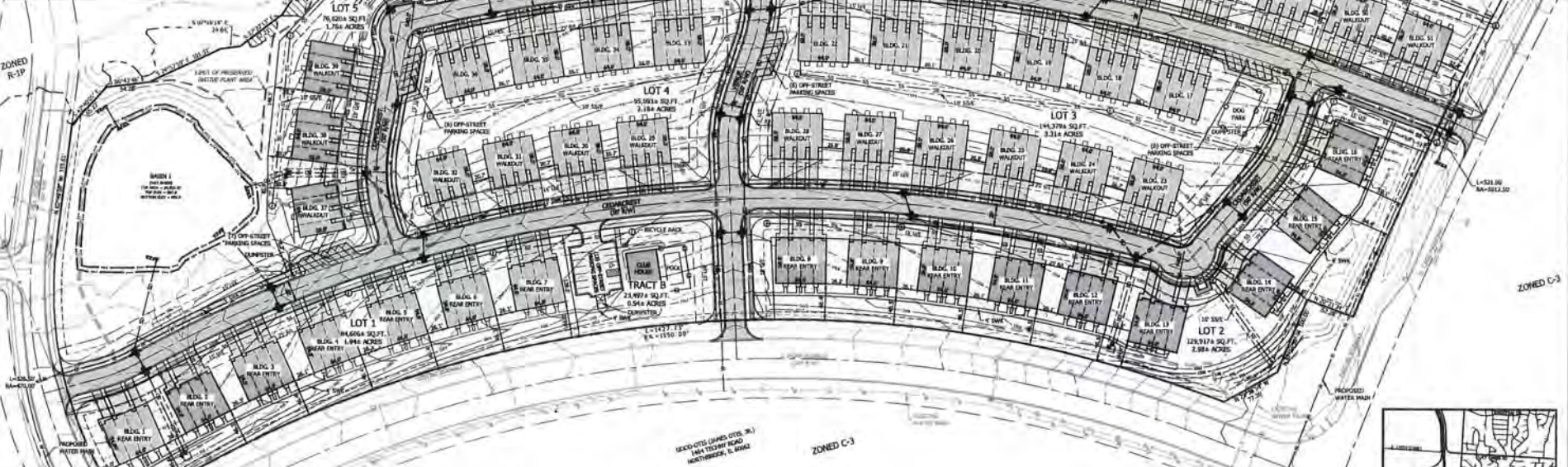
PREPARED FOR:
 GRIFFIN RILEY
 PROPERTY GROUP
 21 BE 20TH TERRACE
 LEES SUMMIT, MO 64082
 (816) 386-7400

PRELIMINARY DEVELOPMENT PLAN
 THE VENUE OF THE GOOD RANCH
 A PLANNED UNIT DEVELOPMENT DISTRICT
 RAYMORE, CASS COUNTY, MO



PROJECT # 2019-18-1888
 ISSUE DATE: 07/20/2019
 FOR REVIEW
 PLANNED UNIT DEVELOPMENT

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS		
DRAINAGE AREAS		
BASIN 1	223,846 SF	5.13 AC
BASIN 2	186,711 SF	4.27 AC
BASIN 3	908,103 SF	20.66 AC
UNDEVELOPED	2,143,515 SF	49.14 AC
SITE TOTAL	3,118,449 SF	71.20 AC
OFF-SITE		
	21,334 SF	0.49 AC
ALLOWABLE RELEASE RATES (EXTREMES FLOOD CONTROL)		
10% (10 YR) EVENT	2 CFY/AC	
25% (100 YR) EVENT	5 CFY/AC	
EVENT		
	10% (10 YR)	25% (100 YR)
BASIS ALLOWABLE	81.36 CFY	77.04 CFY
OFF-SITE FLOWS	-1.86 CFY	-3.26 CFY
SITE TOTAL	79.50 CFY	73.78 CFY
RUNOFF/RETENTION SUMMARY		
10% (10 YR) EVENT	RUNOFF	OUTFLOW/TOTAL
BASIN 1	24.51 CFY	1.89 CFY
BASIN 2	17.81 CFY	15.57 CFY
BASIN 3	47.34 CFY	8.82 CFY
UNDEVELOPED	29.24 CFY	29.24 CFY
SITE TOTAL	118.90 CFY	55.52 CFY
VERMIL ALLOWABLE		-1.05 CFY
25% (100 YR) EVENT		
	RUNOFF	OUTFLOW/TOTAL
BASIN 1	39.54 CFY	1.39 CFY
BASIN 2	28.72 CFY	22.56 CFY
BASIN 3	76.77 CFY	13.58 CFY
UNDEVELOPED	48.25 CFY	48.25 CFY
SITE TOTAL	193.28 CFY	93.78 CFY
VERMIL ALLOWABLE		-3.13 CFY



LAND USE TABLE

CURRENT ZONING: UNDEVELOPED

PROPOSED ZONING: PUD

GRAND FUTURE AREA: 26.84 ACRES (118,659 SQ. FT.)

NEW RIGHT-OF-WAY: 4.08 ACRES (176,574 SQ. FT.)

NET PROPERTY AREA: 21.38 ACRES (929,884 SQ. FT.)

NUMBER OF RESIDENTIAL UNITS: 6 (14,994 ACRES/2,679 SQ. FT.)

NUMBER OF OFFICE SPACE TRACTS: 1 (3,894 ACRES/169,894 SQ. FT.)

HIGH-RISE BUILDING HEIGHTS: 40 FEET

HIGH-RISE BUILDING SETBACKS: 20 FEET (FRONT)

PROHIBIT BUILDING SEPARATION: 20 FEET

EXISTING AREAS:

- LOT 1: 1,944 ACRES/84,944 SQ. FT.
- LOT 2: 1,384 ACRES/61,874 SQ. FT.
- LOT 3: 1,314 ACRES/58,179 SQ. FT.
- LOT 4: 1,184 ACRES/52,759 SQ. FT.
- LOT 5: 1,224 ACRES/53,914 SQ. FT.
- LOT 6: 1,184 ACRES/52,759 SQ. FT.
- TRACT 1: 4,184 ACRES/184,329 SQ. FT.
- TRACT 2: 4,184 ACRES/184,329 SQ. FT.

FLOOD INFORMATION:

BY DRIVING PLAZA ONLY, THIS PROPERTY IS LOCATED WITHIN COR 32 OF THE FLOOD INSURANCE RATE MAP NUMBER 22023C0010A, WHICH SHOWS AN EFFECTIVE DATE OF JANUARY 01, 2013 AND IS IN AN AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

VERTICAL DATUM:

VERTICAL CONTROL HAS ESTABLISHED USING THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM - MONUMENT II 236 WITH AN ELEVATION OF 1275.45 FEET.

TRACT #1 SQUARE CORNER ON SE CORNER OF CORNER BUILT LOCATED ON NORTH LINE OF PROPERTY, SOUTH SIDE OF S. FOX ROAD DRIVE ACROSS FROM BUFFALO SANDS DRIVE, BEING 1208'-82.37 FEET.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 33 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, THENCE S 61°29'14" W ALONG THE WEST LINE OF SAID SECTION 20, 1745.66 FEET; THENCE S 80°23'24" E, 262.26 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 12°28'09" E, ALONG SAID WESTERN RIGHT-OF-WAY LINE, 1842.43 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1480.20 FEET, AND AN ARC LENGTH OF 6.83 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MADISONWOOD OF THE GOOD RANCH" PLAZA, A BUILDING IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 37°37'37" E, 130.00 FEET, TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED; SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAZA OF MADISONWOOD, IN A NORTHWESTLY DIRECTION, ALONG SAID EASTERN RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO SAID EASTERN RIGHT-OF-WAY LINE, A RADIUS OF 131.90 FEET, AND AN ARC LENGTH OF 22.48 FEET, TURNING INTO THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH FOX ROAD DRIVE, AS NOW ESTABLISHED; THENCE CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, N 37°21'13" E, 18.78 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 338.50 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, S 87°08'17" E, 124.81 FEET; THENCE DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, AND ALONG THE WESTERN LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 1377 AT PAGE 336, FOR THE FOLLOWING 28 COURSES: 4°49'40" N, 45.22 FEET; THENCE SOUTH 18°28'18" E, 64.24 FEET; THENCE S 10°24'18" E, 101.31 FEET; THENCE S 10°18'18" E, 124.81 FEET; THENCE S 27°23'13" E, 87.21 FEET; THENCE S 17°04'58" E, 64.24 FEET; THENCE S 24°23'18" E, 101.31 FEET; THENCE SOUTH 67°38'18" E, 24.84 FEET; THENCE S 37°23'13" E, 47.21 FEET; THENCE S 10°18'18" E, 64.24 FEET; THENCE S 17°04'58" E, 40.71 FEET; THENCE S 8°11'18" E, 129.67 FEET; THENCE S 27°47'37" E, 84.21 FEET; THENCE S 4°27'24" E, 26.51 FEET; THENCE EAST 0°0'0" W, 138.84 FEET; THENCE S 30°27'18" E, 44.21 FEET; THENCE S 12°28'09" E, 184.36 FEET; THENCE S 25°52'18" W, 94.23 FEET; THENCE S 11°07'37" E, 129.67 FEET; THENCE S 34°26'18" W, 84.21 FEET; THENCE S 15°31'34" W, 38.01 FEET; THENCE N 10°12'37" W, 122.42 FEET; THENCE S 42°17'37" W, 62.43 FEET; THENCE S 22°07'37" W, 69.50 FEET; THENCE 37°08'27" W, 38.01 FEET; THENCE S 12°52'18" W, 122.42 FEET; THENCE S 11°12'37" W, 38.01 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; AND AN ARC LENGTH OF 521.50 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 12+47.82; 22.58 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, N 30°23'14" E, 62.28 FEET, TO STATION 12+49.18; 124.14 FEET LEFT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 38°52'18" W, 38.01 FEET, TO STATION 10+75.34; 128.36 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE, ALONG SAID EASTERN RIGHT-OF-WAY LINE, N 82°47'27" E, 25.38 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1310.00 FEET, AND AN ARC LENGTH OF 147.78 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,138.84 SQUARE FEET, OR 25.97 ACRES, MORE OR LESS.

MAINTENANCE OF TRACTS:

1. OPEN SPACE TRACTS 1/4 & 1/2 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. TRACT 1/2 SHALL BE USED FOR DETENTION AND OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LOT COVERAGE:

LOT 1: 58 UNITS = 6.22 SQ. FT. PER UNIT (20% COVERAGE)

LOT 2: 36 UNITS = 3.08 SQ. FT. PER UNIT (20% COVERAGE)

LOT 3: 48 UNITS = 3.08 SQ. FT. PER UNIT (20% COVERAGE)

LOT 4: 33 UNITS = 3.07 SQ. FT. PER UNIT (20% COVERAGE)

LOT 5: 34 UNITS = 3.08 SQ. FT. PER UNIT (20% COVERAGE)

LOT 6: 36 UNITS = 3.07 SQ. FT. PER UNIT (20% COVERAGE)

TOTAL = 204 UNITS / AVERAGE 3.08 SQ. FT. PER UNIT

DENSITY SHALL NOT EXCEED 8.6 DWELLING UNITS PER ACRE OR A TOTAL OF 204 DWELLING UNITS FOR THE ENTIRE PLAN.

BUILDING COVERAGE SHALL NOT EXCEED 50% OF THE NET AREA OF THE PLANNED UNIT DEVELOPMENT BY INDIVIDUAL PLOTS OR TOTAL DEVELOPMENT.

A MINIMUM OF 25 PERCENT OF THE DEVELOPMENT PLAN SHALL BE PROVIDED IN COMMON OPEN SPACE.

THIS DEVELOPMENT COVERAGE 47 OFF-STREET PARKING SPACES.

THIS AREA ACQUISITS PUBLIC FACILITIES AND SERVICES TO SERVE THIS DEVELOPMENT.

LEGEND:

- BV BUILDING LINE
- UE UTILITY EASEMENT
- SE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- PS PROPOSED SANITARY SEWER
- PE PROPOSED STORM SEWER
- FW PROPOSED WATER LINE
- SP PROPOSED SLOPE
- PS PROPOSED POWER LINE
- CS CONCRETE SURFACE
- AS ASPHALT
- ASL FLEASID AND SECTION
- FI FINISHED FLOOR
- FI EXISTING UTILITY POLES
- F1 EXISTING OVERHEAD POWER LINE
- SE EXISTING SANITARY SEWER

SCALE: 1" = 80'



***Memorandum of Understanding
for***

The Venue of the Good Ranch

Legal Description Contained on Pages 2-3

Between Griffin Riley Property Group, Grantor,

and

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

September 9, 2019

MEMORANDUM OF UNDERSTANDING
The Venue of The Good Ranch

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF THE VENUE OF THE GOOD RANCH PLANNED UNIT DEVELOPMENT SUBDIVISION is made and entered into this **9th** day of September, 2019, by and between Griffin Riley Property Group (“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 The Venue of the Good Ranch, proposed to be located in the City of Raymore, Cass County, Missouri, and;

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

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

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

GEOGRAPHIC LOCATION:

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

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE S 03°26’02 W, ALONG THE WEST LINE OF SAID SECTION 20; 1745.66 FEET; THENCE S 86°33’58” E, 202.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 32°38’09” E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF “MEADOWOOD OF THE GOOD RANCH 3RD PLAT”, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 57°37’37” E, 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWOOD, IN A NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL

The Venue of the Good Ranch
Memorandum of Understanding

TANGENT BEARING OF N 32°21'40" W, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 57°21'51" E, 18.78 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 326.50 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 82°49'58" E, 153.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 3177 AT PAGE 356, FOR THE FOLLOWING 23 COURSES, S 47°40'05" E, 65.22 FEET; THENCE SOUTH 06°43'46" E, 54.28 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE S 07°16'14" E, 24.84 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE SOUTH 07°16'14" E, 24.8 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 78°25'39" E, 40.71 FEET; THENCE S 60°11'28" E, 129.07 FEET; THENCE S 27°47'33" E, 95.37 FEET; THENCE S 43°24'40" E, 26.51 FEET; THENCE 13°35'20" W, 194.86 FEET; THENCE S 09°22'57" E, 142.33 FEET; THENCE S 12°09'04" E, 185.66 FEET; THENCE S 16°58'52" W, 36.55 FEET; THENCE S 11°09'22" E, 239.14 FEET; THENCE S 38°56'55" E, 46.21 FEET; THENCE S 15°33'04" W, 39.01 FEET; THENCE S 28°22'33" W, 122.42 FEET; THENCE S 43°17'22" W, 52.61 FEET; THENCE S 22°59'58" W, 69.66 FEET; THENCE 37°04'30" W, 165.15 FEET; THENCE S 12°56'13" W, 121.00 FEET; THENCE 01°11'04", 55.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF N 62°07'52" W, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+97.62, 62.68 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, N 20°21'34" E, 62.28 FEET, TO STATION 524+95.29, 124.91 FEET LEFT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 28 56'29" W, 78.08 FEET, TO STATION 523+39.13, 175.00 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 20°24'26" E, 14.38 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1550.00 FEET, AND AN ARC LENGTH OF 1427.74 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,118,662 SQUARE FEET, OR 25.7 ACRES, MORE OR LESS.

PRELIMINARY DEVELOPMENT PLAN

1. Sub-Divider intends to develop the entire property as a Master Planned Attached Single Family Community in the manner shown on the PUD Preliminary Development Plan, attached and incorporated herein as Exhibit A.
2. **Zoning and Land Use**
 - a. The zoning for the entire Property shall be "PUD" Planned Unit

Development District.

b. Land Use

1. Attached 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 only within common or open space areas.

3. Bulk and Dimensional Standards Table:

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

Minimum Lot Area	1 acre
Minimum Lot Width	90 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet
Minimum Rear Yard	19 feet
Minimum Side Yard	10 feet
Maximum Building Height	40 feet
Minimum Building Separation	15 feet

The following bulk and dimensional standards are calculated for the entire development, not on a lot-by-lot basis.

Minimum Landscaped Area	30%
Maximum Building Coverage	40%

4. Common Open Space and Amenities

- a. Common open space and subdivision amenities shall be provided in accordance with the approved Preliminary Development Plan.
- b. The following amenities are provided on the Preliminary Development Plan:
 - i. Pool, Clubhouse
 - ii. Dog Park
 - iii. Pickleball Courts
 - iv. Playground
 - v. Guest/overflow parking areas
 - vi. Screened trash enclosures
- c. A minimum of 20% of the overall development shall be provided in the form of common open space.

5. Landscaping & Screening

- a. A Type-A Screen shall be maintained near properties that are zoned R-1P along the north and northwest property lines either through the use of existing vegetation or the establishment of new vegetation. When the establishment of new vegetation is required to satisfy these requirements, the use of berms, evergreen-type shrubs and trees shall be required.
- b. Street trees shall be provided at a rate of one tree per fifty (50) linear feet along any street designated as a greenway on the Transportation Plan. Street trees shall be provided along the east side of Dean Avenue and the north side of North Cass Parkway.
- c. Except for Buildings 1 thru 16, one yard tree shall be provided for each dwelling unit in the front-yard of each dwelling unit. For Buildings 1 thru 16, one yard tree per building shall be provided per building.
- d. Flexibility in the placement of the required street and yard trees will be allowed. A landscape plan shall be submitted for City review and approval prior to tree planting.
- e. All required landscaping shall comply with Chapter 430 of the Unified Development Code. No details as to plant location, type or size is required as part of the Preliminary Development Plan.
- f. A landscape plan shall be submitted with the application for site plan approval.
- g. All required landscaping shall be installed prior to the issuance of any certificate of occupancy for the applicable building.

6. Parking

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

Use	Minimum Parking Spaces Required
Single Family Dwelling, Attached	2 spaces per dwelling unit

b. Amenity spaces for guests shall be provided in accordance with the approved Preliminary Development Plan, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s), unit(s) and/or use(s) in which they serve. Such spaces shall be maintained by the Sub-Divider.

PHASING SCHEDULE

1. The Preliminary Development Plan is being approved without a defined phasing plan.
2. The Sub-Divider may construct the development in phases.

FINAL PLATS

1. Sub-Divider may submit final plats and associated construction drawings to the City in phases.
2. Each final plat must comply with the bulk and dimensional standards included in this MOU.
3. Final plats shall be submitted in accordance with the Unified Development Code.
4. A final plat application shall be submitted within two years of the date of approval of the Preliminary Development Plan or the Preliminary Development Plan becomes null and void.

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

- a. All proposed roads shall be constructed as local roads with a fifty foot (50') right-of-way.
- b. Guest parking areas shall be constructed and maintained by the Sub-Divider and shall be installed prior to the issuance of a Certificate of Occupancy for the building(s) and/or unit(s) which they serve.
- c. Guest parking areas are permitted within the public right of way, and shall be designed to be physically separated from the public roadway.
- d. The internal roadways serving the development shall be built to City standards to be accepted by the City. Once the roadways are accepted, the City will assume maintenance responsibilities of the roadways. This maintenance responsibility does not include the guest parking areas.

2. Pedestrian Improvements

- a. Existing ten foot (10') sidewalk along the west side of Dean Avenue and five foot (5') sidewalk along the north side of North Cass Parkway shall remain throughout the development of the subdivision. Any damage done to these sidewalk segments during construction of the development shall be repaired by the Sub-Divider.
- b. A five foot (5') sidewalk is required on all lots and common areas within the subdivision, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s), unit(s), or amenities the sidewalk is intended to serve.
- c. A four foot (4') sidewalk shall be provided along the front yards of buildings 1 thru 16, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s) or unit(s) the sidewalk is intended to serve. Such sidewalk shall be maintained by the Sub-Divider.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each lot, building and unit 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. The sanitary sewer shall be of sufficient size and depth to serve the tributary area identified in the City's Comprehensive Sewer Plan.
4. The Sub-Divider agrees to pay any applicable sewer connection fees and rate charges.
5. 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 Cass County Public Water Supply District #10 and shall be served by the district.
2. All improvements to the water service system shall comply with the requirements of the Water District and with the requirements of the South Metropolitan Fire Protection District.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Development Plan.
2. A final stormwater management plan is required to be submitted at the time building 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 BMP's 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.

STREAM ASSESSMENT

1. The Good Ranch Master Development Agreement, dated October 14, 2014, is applicable to the development.
2. An assessment of the geomorphic subarea watershed applicable to the development shall be completed by the Sub-Divider. The assessment shall be reviewed by the City and must be approved prior to the approval of the Preliminary Development Plan.
3. The assessment shall identify stream enhancements or other improvements necessary to minimize or eliminate current and anticipated geomorphic deficiencies identified by the assessment. Phasing of these enhancements or other improvements can coincide with phasing of building construction on the property.
4. Stream enhancements or other improvements identified by the City as necessary for a particular phase of the development shall be installed and completed by the Sub-Divider prior to the issuance of any Certificate of Occupancy.

OPEN SPACE AND AMENITIES

1. Private open space and amenities shall be provided in accordance with the approved Preliminary Development Plan. All privately owned open space, common area, or amenity shall be constructed and maintained by the Sub-Divider.
2. The following amenities were provided on the Preliminary Development Plan:
 - a. Pool,Clubhouse
 - b. Dog Park
 - c. Pickleball Courts
 - d. Playground
 - e. Guest/overflow parking areas
 - f. Screened trash enclosures

3. Prior to the full build-out of the subdivision (51 buildings, 204 units) all amenities shown on the Preliminary Development Plan shall be constructed. Throughout the development process, amenities shall be constructed in accordance with the following phasing schedule:
 - a. **Pool and Clubhouse** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 1 and/or Lot 4.
 - b. **Dog Park** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 3.
 - c. **Pickleball Courts** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 5.
 - d. **Playground** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 6.
 - e. **Guest/Overflow Parking Areas** - Shall be constructed as part of the construction of the public roadway.
 - f. **Screened Trash Enclosures** - Trash enclosures shall be constructed at the time buildings adjacent to the planned area for the trash enclosures are constructed.

SOLID WASTE SERVICE AND COLLECTION AREAS

1. Buildings and individual units within the subdivision shall not be served by the City of Raymore's solid waste collection program. It shall be the responsibility of the Sub-Divider to provide solid waste collection services to individual buildings and units within the subdivision.
2. Centrally located solid waste collection areas shall be provided in accordance with the approved Preliminary Development Plan, and shall be screened in accordance with Section 430.110 of the Unified Development Code.
3. Solid waste collection areas shall be constructed and fully operational prior to the issuance of a Certificate of Occupancy for the buildings and/or units in which they serve.

RESIDENTIAL DWELLING STANDARDS

1. The design and appearance of buildings shall conform to the proposed elevations, attached and incorporated herein as Exhibit B.

2. The following building and design standards shall apply to the development:

- a. **Building Materials**

1. Variations in building materials shall be utilized that provide a modern-style of architecture for the development, including:
2. Variation in roof-lines and roof pitches, and/or roof heights
3. Use of both horizontally and vertically articulated building materials
4. Contrasting building materials, colors, and/or the use of accent features
5. Incorporation of awnings canopies, roof extensions, or other architectural features that enhance building entrances.

- b. **Exterior Elevations and Facades**

1. Developer shall provide, at a minimum, two (2) distinctly separate building types which incorporate architectural elements that enhance the quality of the neighborhood, and minimize the appearance of monotony within the development:
2. Rear Entry Units - Units located on Lots 1 thru 2 shall be designed with rear-loaded garages, with front-door access located on the building facade opposite of the garage door.
3. Front Entry Units - Units located on Lots 3 thru 6 shall be designed with front-loaded garages, with front-door access located on the same facade as the garage door.

SIGNAGE

1. Subdivision entrance markers 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 in 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. 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.

SOUTH METROPOLITAN FIRE PROTECTION DISTRICT

1. Building permits, separate from those required by the City of Raymore, are required to be secured from the South Metropolitan Fire Protection District.
2. All requirements of the Fire Code adopted by the South Metropolitan Fire Protection District, shall be complied with.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any improvements or the issuance of building permits for a Platted Area, Sub-Divider shall have all engineering plans approved by the City of Raymore.
2. Prior to the issuance of building permits, Sub-Divider shall install all public improvements as shown on approved engineering plans of said platted areas.
3. The Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.
4. The Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Sub-Divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on Sub-Divider's property or from the City's inspection or lack of inspection of

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

FEES, BONDS AND INSURANCE

1. The Sub-Divider agrees to pay to the City, a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are accepted by the City as part of infrastructure acceptance the City will assume maintenance responsibility for the lights.
3. The Sub-Divider agrees to pay to the City, a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.
5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted 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 Griffin Riley Property Group at:

Griffin Riley Property Group
Attn: Jake Loveless
21 SE 29th Terrace
Lee's Summit, MO 64082

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

Attest:

Jean Woerner, 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 _____.

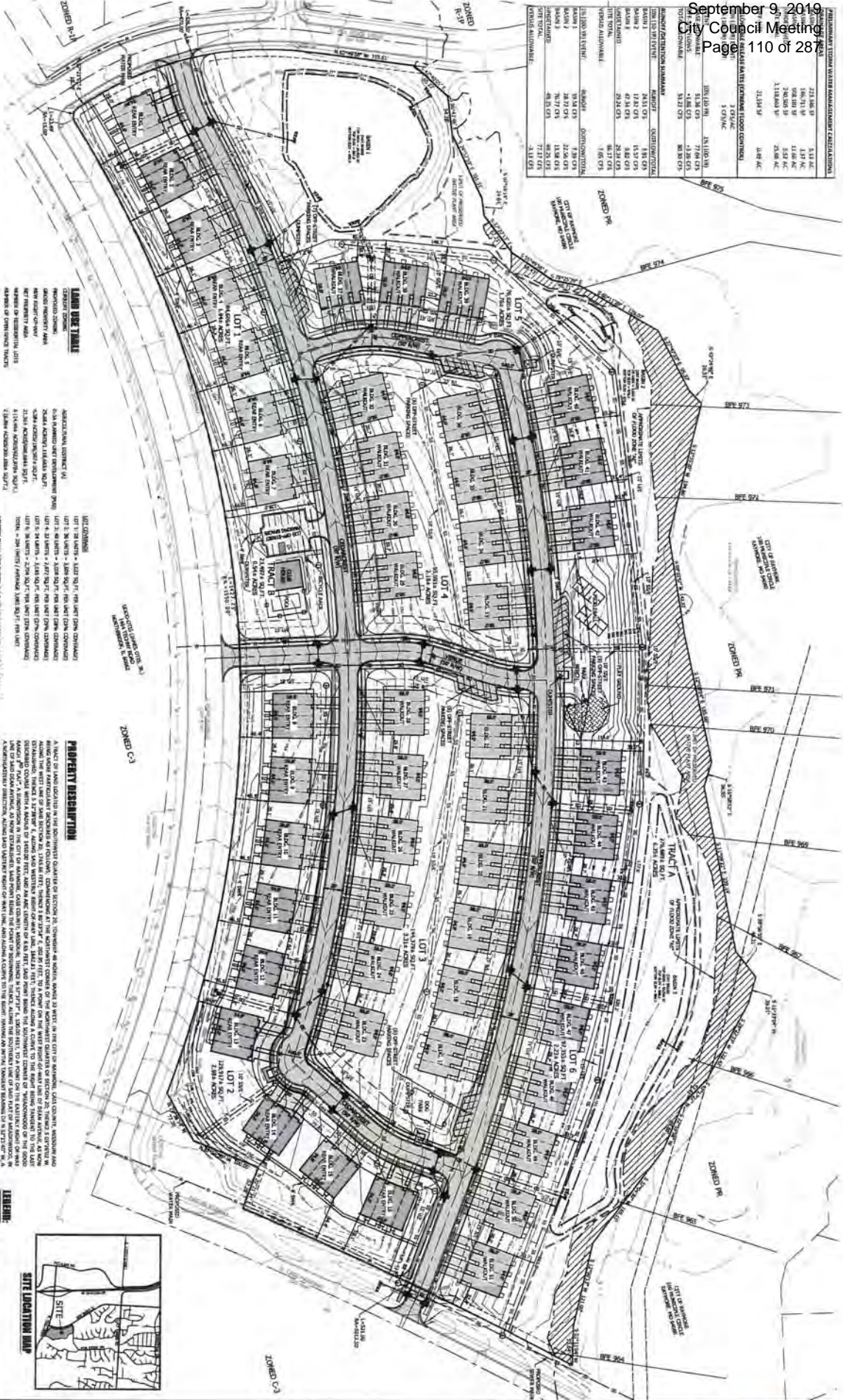
Stamp:

Notary Public: _____ My Commission Expires: _____

Exhibit A

Preliminary Development Plan

PLANNED UNIT DEVELOPMENT ESTIMATED COSTS	
CONSTRUCTION COSTS	273,336,000
LAND ACQUISITION COSTS	146,111,000
LAND DEVELOPMENT COSTS	15,565,000
LAND ACQUISITION COSTS	1,138,000
LAND DEVELOPMENT COSTS	2,266,000
LAND ACQUISITION COSTS	21,334,000
LAND DEVELOPMENT COSTS	1,494,000
TOTAL	462,110,000
LAND ACQUISITION COSTS	15,565,000
LAND DEVELOPMENT COSTS	1,138,000
LAND ACQUISITION COSTS	2,266,000
LAND DEVELOPMENT COSTS	21,334,000
LAND ACQUISITION COSTS	1,494,000
TOTAL	462,110,000



PLANNED UNIT DEVELOPMENT
 A PLANNED UNIT DEVELOPMENT (PUD) IS A DEVELOPMENT OF ONE OR MORE UNITS OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OR RECREATIONAL USE, WHICH ARE GROUPED TOGETHER AND DEVELOPED AS A SINGLE PROJECT. THE PUD IS DEVELOPED AS A SINGLE PROJECT AND IS SUBJECT TO THE CITY OF RAYMORE'S PLANNED UNIT DEVELOPMENT ORDINANCE. THE PUD IS DEVELOPED AS A SINGLE PROJECT AND IS SUBJECT TO THE CITY OF RAYMORE'S PLANNED UNIT DEVELOPMENT ORDINANCE. THE PUD IS DEVELOPED AS A SINGLE PROJECT AND IS SUBJECT TO THE CITY OF RAYMORE'S PLANNED UNIT DEVELOPMENT ORDINANCE.

LAND USE TABLE
 ZONING DISTRICT: ZONED C-3
 PERMITTED USES: COMMERCIAL, OFFICE, PROFESSIONAL, RETAIL, SERVICE, AND OTHER USES PERMITTED BY THE CITY OF RAYMORE'S PLANNED UNIT DEVELOPMENT ORDINANCE.
 PROHIBITED USES: RESIDENTIAL, INDUSTRIAL, AND OTHER USES NOT PERMITTED BY THE CITY OF RAYMORE'S PLANNED UNIT DEVELOPMENT ORDINANCE.

PROPERTY DESCRIPTION
 THE PROPERTY IS LOCATED IN THE CITY OF RAYMORE, MISSOURI, AND IS BOUND BY [STREET NAMES]. THE PROPERTY IS APPROXIMATELY [ACRES] IN SIZE AND IS ZONED [ZONING DISTRICT]. THE PROPERTY IS CURRENTLY UNDEVELOPED AND IS BEING OFFERED FOR DEVELOPMENT AS A PLANNED UNIT DEVELOPMENT. THE PROPERTY IS BOUND BY [STREET NAMES] TO THE NORTH, SOUTH, EAST, AND WEST.



NO.	DATE / DESCRIPTION
1	PRELIMINARY DEVELOPMENT PLAN
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

**PRELIMINARY DEVELOPMENT PLAN
 THE VENUE OF THE GOOD RANCH
 A PLANNED UNIT DEVELOPMENT DISTRICT
 RAYMORE, CASS COUNTY, MO**

PREPARED FOR:
 PROPERTY GROUP
 LESS BLANKET AND BOND
 (816) 358-1800

DESIGNED BY:
 POWELL CWM
 ARCHITECTURE/ENGINEERING/SURVEYING
 1001 S. MAIN STREET, 2ND FLOOR, RAYMORE, MO 64083
 (816) 357-6800 | powellcwm.com

POWELL CWM
 ARCHITECTURE/ENGINEERING/SURVEYING
 1001 S. MAIN STREET, 2ND FLOOR, RAYMORE, MO 64083
 (816) 357-6800 | powellcwm.com

Exhibit B

Proposed Building Elevations









Re: August 20th Planning Commission materials

1 message

Mel Armstrong <marmst2005@yahoo.com>

Wed, Aug 21, 2019 at 12:11 PM

To: Jim Cadoret <jcadoret@raymore.com>

Cc: Matthew Wiggins <m.e.wiggins@gmail.com>, Kelly <kdfizer@aol.com>, David Gress <dgress@raymore.com>, Eric Bowie <bowie.eric@gmail.com>, Jerry Faulkner <faulkne5@swbell.net>, Jim Petermann <jimpetermann@gmail.com>, Kristofer Turnbow <KTurnbow@raymore.com>, "ceacklin@gmail.com" <ceacklin@gmail.com>, m_urquilla@hotmail.com

Dear Jim, David and Team;

Given public concern about school capacity I did speak with Dr Monsees and he indicated The elementary and middle school; Stonegate elementary, is at 75 to 80 percent capacity; so still has availability. The high school is more limited; at 85 to 90 percent capacity.. but they are undergoing a capacity evaluation and planning process and will have more definitive outlook and plans in 9 months. He also finds large month to month variance in capacity due to student movement in and out of districts and they schools have found strong community support if bond issues are needed to expand capacity so they don't tend to raise concerns for planned development. I found the information helpful so am passing on to all.

David... FYI. Having trouble getting your email to go through?

Happy Wednesday

Melodie

Sent from my iPhone

PETITION OF PROTEST AGAINST REZONING APPLICATION

To: Honorable Members of the Raymore City Council

Subject: Rezoning Case before the Raymore City Council

Property Location: The Venue of the Good Ranch in the southwest quarter of
section 20 township 46 North, Range 32 West in Raymore, Cass County, Missouri
on the east side of Dean Ave between N Cass Plwy and Fox Ridge Dr.

Rezoning Request: From: A District To: PUD District

We, the undersigned, and each of us, as deeded owners of property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, do hereby legally protest, pursuant to the provisions of Missouri Law, especially RSMo 89.060, said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application for the following reasons:

1. The proposed development, The Venue, is not compatible with the surrounding in aesthetic style, look, feel, or property value.
2. Rezoning to allow a high density townhomes will decrease the value of land, impact schools, emergency services, and disrupt the stability of the area.
3. Traffic, crime, and other concerns that accompany high density housing are of great concern.

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

Kristine Palmer Kristine Palmer

Address of Protesting Property Owner:

1719 S. Fox Ridge Dr. Raymore

STATE OF MISSOURI)

COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Kristine Palmer to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Teresa A Eberhart
Notary Public, State of Missouri


My Commission expires:

June 13, 2022



IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:


Kane LaBelle 

Address of Protesting Property Owner:

1716 Bobcat Ct Raymore, MO 64083

STATE OF MISSOURI)
)
COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Kane LaBelle to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.


Notary Public, State of Missouri

My Commission expires:

May 20th, 2018

JESSICA L. FEUERBORN
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires May 20, 2022
Commission # 14618214

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

Garry LaBelle Dary LaBelle

Address of Protesting Property Owner:

1716 Bobcat Ct. Raymore, Mo. 64083

STATE OF MISSOURI)
)
COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Garry LaBelle to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Jessica Feuerborn
Notary Public, State of Missouri

My Commission expires:

May 20th, 2022

JESSICA L. FEUERBORN
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires May 20, 2022
Commission # 14618214

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

Karen Bellah Karen Bellah
Karen Bellah

Address of Protesting Property Owner:

1715 Bobcat Ct. Raymore, Mo 64083

STATE OF MISSOURI)

COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Karen Bellah

to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Amber Rauscher
Notary Public, State of Missouri

My Commission expires:

09-23-22

AMBER RAUSCHER
Notary Public - Notary Seal
State of Missouri
Commissioned for Cass County
My Commission Expires: September 23, 2022
Commission Number: 14535629

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

Sharon S. Adams / Sharri G. Adams

Address of Protesting Property Owner:

1717 Bobcat Ct., Raymore, MO 64083

STATE OF MISSOURI)

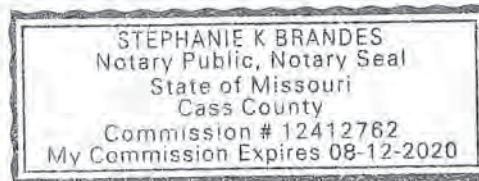
COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Sharri G. Adams to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Stephanie K Brandes
Notary Public, State of Missouri

My Commission expires:

Aug 12 2020



IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

JAMES BELLAH James Bellah
James W. Bellah

Address of Protesting Property Owner:

1715 BOBCAT CT

STATE OF MISSOURI)
)
COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared James Bellah to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Amber Rauscher
Notary Public, State of Missouri

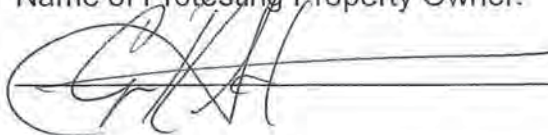
My Commission expires:

09-23-22

AMBER RAUSCHER
Notary Public - Notary Seal
State of Missouri
Commissioned for Cass County
My Commission Expires: September 23, 2022
Commission Number: 14535629

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

 Cooper Adams

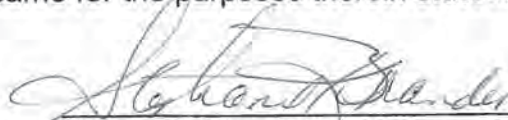
Address of Protesting Property Owner:

1717 Bobcat Ct., Raymore, MO 64083

STATE OF MISSOURI)

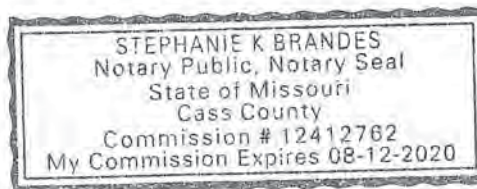
COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Cooper Adams to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.


Notary Public, State of Missouri

My Commission expires:

Aug 12 2020



IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

21717 Bohcat Ct. RAYMORE. MO 64083

Address of Protesting Property Owner:

Rickey D Ak

STATE OF MISSOURI)

COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Rickey Dean Adams to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Janelle Harris
Notary Public, State of Missouri

My Commission expires:

April 6, 2023

JANELLE HARRIS
Notary Public-Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires: April 6, 2023
ID #15418032

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

Amanda Edmonds / Amanda J. Edmonds

Address of Protesting Property Owner:

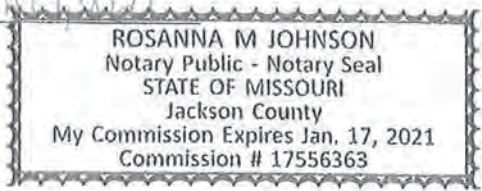
1717 S. Fox Ridge Dr. Raymore, MO 64083

STATE OF MISSOURI)
)
COUNTY OF CASS)

On this 23rd day of August, 2019, before me personally appeared Amanda Edmonds to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Rosanna M Johnson
Notary Public, State of Missouri
Jan 17, 2021

My Commission expires:
Jan 17, 2021



IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

Sheneda Mirador

Address of Protesting Property Owner:

1008 OLD MILL RD. Raymore, MO. 64083

STATE OF MISSOURI)

COUNTY OF CASS)

On this 23 day of August, 2019 before me personally appeared _____

to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Courtney C. Roberts
Notary Public, State of Missouri

My Commission expires:

8-19-2022



COURTNEY C ROBERTS
My Commission Expires
August 19, 2022
Jackson County
Commission #16025208

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

Sheneda Mirador

Address of Protesting Property Owner:

1008 OLD MILL RD. Raymore, MO. 64083

STATE OF MISSOURI)
)
COUNTY OF CASS)

On this 23 day of August, 2019, before me personally appeared _____

to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.

Courtney C. Roberts
Notary Public, State of Missouri

My Commission expires:
8-19-2022



COURTNEY C ROBERTS
My Commission Expires
August 19, 2022
Jackson County
Commission #18025208

IN WITNESS WHEREOF, I, the undersigned, as a deeded owner of real property located within 185 feet distant from the boundaries of the above described property proposed to be rezoned, have duly signed my name to this Petition of Protest against the above described rezoning application; have shown my address; and my signature has been duly acknowledged before a notary public as set out hereunder.

Name of Protesting Property Owner:

ROBB PALMER 

Address of Protesting Property Owner:

1719 S FOX RIDGE DR, RAYMOND, MO 64083

STATE OF MISSOURI)
)
COUNTY OF CASS)

On this 26th day of August, 2019, before me personally appeared Robb Palmer to me known to be the person described in and who executed the within Petition of Protest against the rezoning and acknowledged to me that he/she executed the same for the purposes therein stated.


Notary Public, State of Missouri

My Commission expires:

May 20th, 2022

JESSICA L. FEUERBORN
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires May 20, 2022
Commission # 14618214

We, the undersigned residents of the City of Raymore, oppose the rezoning of land from single family to multi-family attached homes in the area bordered by Fox Ridge to the north, Dean to the west, and North Cass Parkway to the south.

We strongly request that the City leave this property zoned for single family homes only.

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>Louise Reed</i>	608 Meadowlark Place
2. <i>Scott Shelton</i>	1926 MEADOWLARK DR.
3. <i>Jacqueline A. Cole</i>	603 Meadowlark Place
4. <i>Robin Baum</i>	506 Blue Grass Dr.
5. <i>Kurt</i>	136 N Highland Dr
6. <i>Marlene Reed</i>	608 Meadowlark Place
7. <i>Laura Lombardi</i>	623 Meadowlark Dr. Raymore
8. <i>Jim Meyer</i>	621 Meadowlark Circle
9. <i>Scott Meyer</i>	621 Meadowlark Circle
10. <i>Rekallan</i>	612 Meadowlark Place

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Albert Benz</i>	<i>1930 Meadowlark Dr</i>
2. <i>Dorothy Benz</i>	<i>1930 Meadowlark Dr.</i>
3. <i>Smith Mansott</i>	<i>1931 Meadowlark Dr</i>
4. <i>Barbara Littleton</i>	<i>1927 Meadowlark Dr.</i>
5. <i>Mary Beth West</i>	<i>614 Meadowlark Circle</i>
6. <i>Jan Vest</i>	<i>614 Meadowlark Cir,</i>
7. <i>Janice Shelton</i>	<i>601 Meadowlark Pl.</i>
8. <i>James Shult</i>	<i>601 MEADOWLARK PL</i>
9. <i>Bob Crawford</i>	<i>1917 meadowlark Dr</i>
10. <i>Sue Crawford</i>	<i>1917 Meadowlark Dr.</i>

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. Betty go Vento	1921 Meadowlark Rd.
2. Joe Vento	1921 Meadowlark Rd.
3. Patricia A. Cobleigh	616 Meadowlark DR.
4. Carol M Hager	1929 Meadowlark Dr
5. Judith L. Ruff	1928 Meadowlark Dr.
6. Candice C. Druwood	1911 Meadowlark Dr.
7. Marilyn A. Ramey	620 Meadowlark Circle
8. Pr R. P.	620 Meadowlark Circle
9. Marilyn Lopato	1901 Meadowlark Dr.
10. Ken Adams	1805 Meadowlark Ct

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. Renee Dohill	1716 Red Barn Rd.
2. Peggy McKenzie	315 N. High Dr.
3. Julie Still	1715 Rolling Rock
4. Sarah Jibbett	822 S Foxridge Dr.
5. Anita Sanders	727 Carlisle Dr.
6. Gabriel L. Dunham	938 Old Mill Rd.
7. Roger R. Dunham	938 Old Mill Rd.
8. Rebecca Dawn Dunham	613 Willow Brook Drive
9. Randolph C. Burnison	200 S. LAKE SHORE DR
10. Kathy C. Burnison	200 S Lakeshore Dr

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on
the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning
and respectfully request that the City Council of the City of Raymore,
Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Harry C. Wilson</i>	610 Meadowlark Place
2. <i>Sonja Wilson</i>	610 Meadowlark Place
3. <i>CHARLES REBENBAUGH</i>	804 RAVEN
4. <i>Alison Hucker</i>	1511 Blueskye Ln
5. <i>Jean Struffell</i>	1505 Haystack Rd
6. <i>Jean Struffell</i>	1506 W
7. <i>Mark Smith (Kaden)</i>	922 Old Mill Rd.
8. <i>Frank M</i>	1535 Horseshoe
9. <i>Lucas Wees</i>	906 Old Mill Rd.
10. <i>Kim Hauer</i>	920 Old Mill Rd

PETITION OF PROTEST AGAINST REZONING APPLICATION

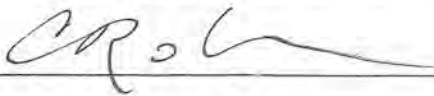

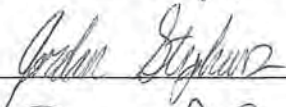
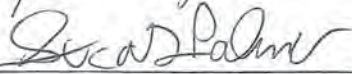

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	708 Shoreview Dr.
2. 	400 Belmont Dr
3. 	1008 Oak Drive
4. 	445 Lasley Branch Ct
5. 	922 Old Mill Rd
6. Linda Dimsdale	610 Loran Ln
7. Pam Dimsdale	610 Loran Lane
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10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION

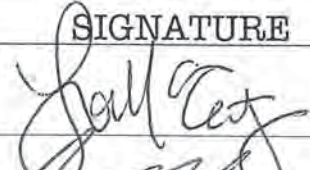
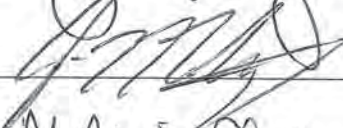
TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

	<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1.		550 Arundale Ln Raymore MO 64083
2.		550 Arundale Ln Raymore mo 64083
3.	Melanie Phlips	623 N. Crest Dr. Raymore Mo 64083
4.	Melissa Kelly	123 E Foxwood Dr Raymore MO 64083
5.	Sawyer watt	608 E. walnut st Raymore 64083
6.		
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10.		

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Sarah Founger</i>	<i>802 Silver Lake Cir</i>
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. Stacey Kassanovich	502 S. Pelham Path
2. J	502 S. Pelham Path
3. Carl Mueco	513 S. Huntsmans Blvd.
4. J. Bamhart	506 S. PELHAM PATH
5. Embrey Leslie Embrey	917 S Pelham Path
6. Lisa	419 S Pelham Path
7. M M	501 S Pelham Path
8. Richard L Brown	505 S PELHAM PATH
9. Avis Bruns	505 S Pelham Path
10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>Don Berdon</i>	<i>1023 Carlisle Dr</i>
2. <i>Thelma Flakes</i>	<i>1107 Country Ln</i>
3. <i>Sandy Rix</i>	<i>1021 Country Lane</i>
4. <i>Kathy Smart-Martin</i>	<i>1116 Country Lane</i>
5. <i>David Schup</i>	<i>705 Cornington Dr.</i>
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PETITION OF PROTEST AGAINST REZONING APPLICATION

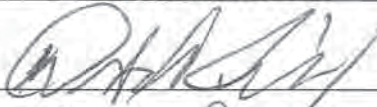




TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	227 W Cottonwood 64083
2. 	300 N High Dr.
3. 	801 Raven
4. 	801 Raven
5. 	702 So. Fox Ridge
6.	
7.	
8.	
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10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Rock D Adams</i>	1717 Bobcat Ct.
2. <i>Shawn S. Adams</i>	1717 Bobcat Ct.
3. <i>[Signature]</i>	1717 Bobcat Ct.
4.	
5.	
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10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE

ADDRESS IN RAYMORE

- | SIGNATURE | ADDRESS IN RAYMORE |
|-----------------------------------|--|
| 1. <u>Elwita Sanders</u> | <u>204 W. Calico Dr. Raymore</u> |
| 2. <u>Jinda Baldrige</u> | <u>307 Eagle Glen Dr. Raymore</u> |
| 3. <u>Donna Scholfer</u> | <u>609 Duncan Circle, Raymore</u> |
| 4. <u>Patricia A. Schrey</u> | <u>607 Mandeville Dr. Raymore</u> |
| 5. <u>Mary A. Willis</u> | <u>1005 Silverlake Dr., Raymore, Mo.</u> |
| 6. <u>Snea Twente</u> | <u>1102 Wilshire Blvd Raymore mo</u> |
| 7. <u>Wanda Laskun</u> | <u>1111 Tudor Dr Raymae Mo</u> |
| 8. <u>Melvin E Rothman</u> | <u>1111 tudor dr. Raymore, mo</u> |
| 9. <u>Seth Pilley</u> | <u>1102 Tudor Drv Raymore, mo</u> |
| 10. <u>Sonya Pilley</u> | <u>1102 Tudor Drv Raymore mo</u> |
| 11. <u>Neil Jones</u> | <u>1017 Tudor Dr Raymore, mo</u> |
| 12. <u>Rebekah Jones</u> | <u>1017 Tudor Dr RAYMORE, MO</u> |
| 13. <u>Tulle Brown/Jane Brown</u> | <u>1101 Tudor Dr Raymore, Mo.</u> |

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

	<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1.	Judy Copeland	205 S. Silvertop Ln. Raymore, Mo
2.	John Dye	732 Bristol Dr. Raymore Mo
3.	Debbie Lafford	802 Clancy Ct Raymore Mo
4.	Donna Reynolds	708 S. Adams St. - Raymore Mo
5.	Karen Merrick	612 W. Walnut, Raymore, Mo.
6.	Suzanne J Campbell	1311 Cross Creek Dr. Raymore, MO 64083
7.	Larry Campbell	1311 Cross Creek Dr. Raymore, MO 64083
8.	Patty Winter	1111 Bristol Raymore MO 64083
9.	Beverly Wynick	1100 Wittaker Blvd Ray
10.	Dennis Rapp	402 S LAKE SHORE DR
11.	Ruby Rapp	402 S LAKE SHORE DR Raymore 64083
12.	Doug Dign...	2126 Kettering Ln Rayman, Mo 64083
13.	Kenn...	1310 Heanne Circle Raymore Mo 64083
14.	Brail Post	1116 N. Madison, Raymore, Mo

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Sharon Muddy</i>	612 Cedar Ridge Dr
2. <i>Jane M...</i>	612 Cedar Ridge Dr
3. <i>Dalton County</i>	612 Cedar Ridge Dr
4. <i>Peaton Cassidy</i>	612 Cedar Ridge Dr
5. <i>Kelly J...</i>	614 Cedar Ridge Dr
6. <i>[Signature]</i>	614 Cedar Ridge Dr
7. <i>Charlie Fu</i>	11509 E 209th St. Peculiar, MO
8. <i>Mindy Lane</i>	11509 E 209th St. Peculiar, MO
9.	
10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1.	922 Old Mill Rd
2.	922 Old Mill Rd.
3.	1520 Bridlewood Ln
4.	1520 Bridlewood Ln.
5.	1511 Haystack Road
6.	1511 Haystack Rd
7.	914 Old Mill Rd
8.	828 Cedar Ridge Dr.
9.	1518 Deer Path
10.	1518 Deer Path

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE

ADDRESS IN RAYMORE

1. Lee Cunningham 1814 Buffalo Grass Dr Raymore Mo 64083
2. Crystal Decker 802 Cedar Ridge Dr Raymore Mo 64083
3. Shirley Egger 704 S. Fox Ridge Dr Raymore, Mo 64083
4. William Hardie 915 Trailway Raymore, Mo 64083
5. Ryze 1525 Horseshoe Dr. Raymore 64083
6. Elsa Cox 1510 Blueskye Ln Raymore 64083
7. Ernest A. Dain 816 S. Fox Ridge Dr., Raymore 64083
8. Matt McConville 1513 Fox Run Lane, Raymore Mo 64083
9. Eric Johnson 1529 Horseshoe Dr Raymore Mo 64083
10. Carolyn L. Foster 1804 MEADOWLARK Ct. Raymore Mo 64083

PETITION OF PROTEST AGAINST REZONING APPLICATION


TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Jennifer S. Valentine</i>	1802 Meadowlark Ct.
2. <i>Jeanne Angell</i>	611 Meadowlark Dr
3. <i>Sam Finella</i>	944 Selby Ct.
4. <i>Renee Minter</i>	1524 Wildwood Cir Raymore, MO 64083
5. CRAIG STEUMAKER	702 S. FOX RIDGE DR. RAYMORE MO
6. <i>Donny St</i>	942 Old Mill Rd, Raymore, MO 64083
7. 	1515 Saddlebrook Rd, Raymore MO 64083
8. <i>Judie Canine</i>	1521 HORSESHOE Drive Raymore MO
9. <i>Audrey Kay Kendall</i>	1506 Stonegate Ter Raymore MO
10. <i>Fanny Kay Kendall</i>	1506 Stonegate Ter, Raymore MO

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>Christina McCreary</i>	616 S. Fox Ridge Dr, Raymore, MO
2. <i>David Huff</i>	1706 Overbrook Ln Raymore
3. <i>Tom M. Bar</i>	1706 Overbrook Ln Raymore MO
4. <i>Jane Thomas</i>	722 Moss Creek Dr Raymore, MO
5. <i>Jeff</i>	918 OLD MILL RD RAYMORE
6. <i>Michelle Leepdale</i>	918 Old mill Rd, Raymore
7. <i>JOSEPH CAHILL</i>	1521 HORSESHOE DR. RAYMORE, MO
8. <i>Jacob Cahill</i>	1521 Horseshoe Dr. Raymore, MO
9. <i>PATRICIA BARRON</i>	1521 HORSESHOE DR. RAYMORE, MO.
10. <i>CHRISTINE A SANSFIELD</i>	609 LAKEVIEW Dr Raymore MO

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Linda Moore</i>	<i>1405 Stone Blvd.</i>
2. <i>Laura Richardson</i>	<i>605 W. Maple St.</i>
3. <i>Doug Richardson</i>	<i>605 W. Maple St</i>
4. <i>Linda Waugh</i>	<i>511 Winslow Dr.</i>
5. <i>Rebecca L Klein</i>	<i>610 Avondale Ln</i>
6.	
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PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Sam Lee</i>	809 Old Paint Rd
2. <i>Paula Ya</i>	809 Old Paint Rd
3. <i>Lawrence Helander</i>	809 old Paint Rd.
4. <i>Cathy Lynn</i>	1701 Overbrook Ln
5. <i>Esther Lin</i>	809 Old Paint Rd.
6. <i>Melba Lee</i>	809 old Paint Rd.
7.	
8.	
9.	
10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <u>Donna Stovine</u>	<u>801 Gaines Raymore</u>
2. <u>Grandpa J. Wornach</u>	<u>914 Old Mill Road</u>
3. <u>Bradley W. Kishy</u>	<u>1000 Old Mill Road</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

	<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1.	<i>Ed [Signature]</i>	<i>928 HEDGE APPLE PL RAYMORE MO.</i>
2.	<i>Capla Thomas</i>	<i>912 TRAILWAY DR. RAYMORE MO. 64083</i>
3.		
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PETITION OF PROTEST AGAINST REZONING APPLICATION

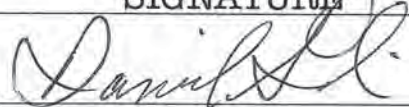

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on
the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning
and respectfully request that the City Council of the City of Raymore,
Missouri deny said rezoning application.

	SIGNATURE	ADDRESS IN RAYMORE
1.		1521 Deer Path
2.		1208 Cedar Ridge
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Michael Dean</i>	1527 Wildwood Cir
2. <i>Lisa McDean</i>	402 W Lucy Webb
3. <i>Susan Sloan</i>	515 E. Ash St.
4. <i>Stanley McShelton</i>	515 E. Ash St
5. <i>Troy Youngster</i>	234 Huntsman Blvd
6.	
7.	
8.	
9.	
10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION



TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	239 Jenny Ln
2. 	239 Jenny Ln
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>Michael Scholtz</i>	<i>609 DUNCAN CIRCLE 64083</i>
2. <i>[Signature]</i>	<i>1330 TENKINS 64083</i>
3. <i>David Evans</i>	<i>710 Furlong Dr 64083</i>
4. <i>Rev. E. Schoof</i>	<i>266 MEADOWLARK DR, 64083</i>
5. <i>[Signature]</i>	<i>518 BROOKWOOD LN RAYMORE 64083</i>
6. <i>[Signature]</i>	<i>307 Eagle Glen Drive 64083</i>
7. <i>Jessa Henry</i>	<i>518 Brookwood Lane, Raymore, MO 64083</i>
8. <i>Mark Eichmann</i>	<i>402 Shoreview Dr Raymore</i>
9. <i>Paula Evans</i>	<i>710 Furlong Dr Raymore, MO 64083</i>
10. <i>[Signature]</i>	<i>1526 VENTNOR LN RAYMORE 64083</i>

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>[Signature]</i>	1525 WILLOWOOD CR Raymore, MO
2. <i>[Signature]</i>	1008 OLD MILL
3. <i>[Signature]</i>	1527 Deer Ridge Ct.
4. <i>[Signature]</i>	1527 Willowood Circle Raymore
5. <i>[Signature]</i>	1002 Old Mill Rd.
6. <i>[Signature]</i>	1500 WRANGLER WAY, RAYMORE, MO
7. <i>[Signature]</i>	1606 Tyler Dr. Raymore, mo
8. <i>[Signature]</i>	1240 Granada Dr Raymore, Mo
9. <i>[Signature]</i>	905 N madison St. Raymore
10. <i>[Signature]</i>	928 Hedy Apple Dr. Raymore, MO

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. Patricia A. Doak	621 Meadowlark Drive
2. Dupe Baker	1807 Meadowlark Court
3. Sigetha Jernussen	1806 Meadowlark Ct.
4. [Signature]	1717 Black Bear Ct
5. April Schoening	1122 W. Heboack Hill Rd.
6. Melissa Fosdick	1016 Parkside Ct
7. Sam & Jeff Ryd	1512 Wrangler Way
8. [Signature]	940 Old Mill Road
9. May & Krakenbuhl	940 Old Mill Rd
10. [Signature]	926 Hedge Apple

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>Allie Schram</i>	1232 Wiltshire Blvd
2. <i>Roger Jacobs</i>	1524 Horseshoe Dr
3. <i>Dennis Lindell</i>	1503 Stonegate Terr
4. <i>Sean Danson</i>	929 Old Mill Ct
5. <i>Lessa Danson</i>	729 Old Mill Ct
6. <i>M. Walden</i>	938 Elder Ct
7. <i>Steve V. Stone</i>	1406 Haystack Rd
8. <i>Patty Dunsen</i>	1516 Spur Ridge Circle
9. <i>[Signature]</i>	1516 Spur Ridge Circle
10. <i>Deborah Allen</i>	1300 Haystack Rd

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Chelsea Kelch</i>	611 Oak Drive
2. <i>Angie LaSalle</i>	211 Alch Dr
3. <i>Jennifer Dwyer</i>	507 S. Lakeshore Dr
4. <i>Keissi Patterson</i>	701 S Franklin St.
5. <i>Valerie Collier</i>	109 S Eastglen Dr.
6. <i>Jennifer Miller</i>	2001 Shagbark Dr.
7. <i>[Signature]</i>	806 Raven St.
8. <i>Mark Noy</i>	806 Raven St.
9. <i>Julia Jones</i>	1004 Old Mill Rd
10. <i>Jamie Kelley</i>	1000 Old Mill Rd

PETITION OF PROTEST AGAINST REZONING APPLICATION

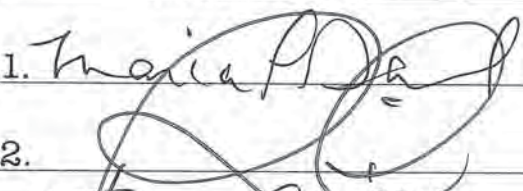



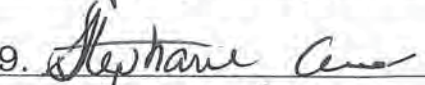
TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	1522 Dase Ridge.
2. 	1522 Dase Ridge
3. Tresa Smith	1518 Spur Ridge Cir
4. David Smith	1518 Spur Ridge Cir
5. 	1500 Wrangler Way
6. 	1500 Wrangler Way
7. Jennifer Thompson	1529 Horseshoe Dr
8. Sophia Tibbels	822 S Fox Ridge Dr.
9. 	1520 Blaskye Ln.
10. Amy Grubbe	1504 Stonegate Terr.

PETITION OF PROTEST AGAINST REZONING APPLICATION


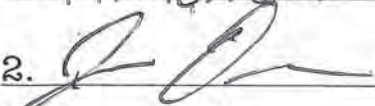


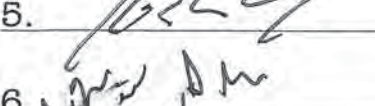

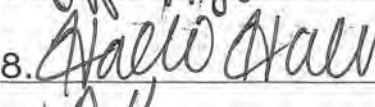
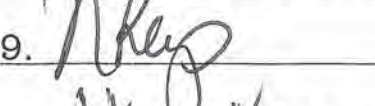
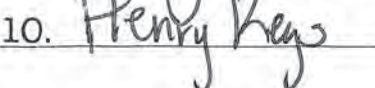

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	1544 Brampton Ln.
2. 	1503 HOOKS LANE
3. 	1503 Hedges Lane
4. 	821 CREEKMOOR Pond Ln
5. 	821 creekmoor Pond Ln
6. 	611 Willowbrook Dr.
7. 	710 W Magnolia St
8. 	727 GARNESS ST
9. 	1718 Longhorn Lane
10. 	1718 Longhorn Lane

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Lane Anderson</i>	1203 Sagemore Dr
2. <i>Samuel Gauen</i>	1110 Creekside Ct
3. <i>Andy Be...</i>	800 Garnes St
4. <i>Shawn Din</i>	1508 Bridgewood Lane
5. <i>Karl Blunkius</i>	804 S Park Dr.
6. <i>Jay...</i>	813 Old Paint Rd.
7. <i>Gerrard J...</i>	813 Old Paint Rd
8. <i>GHERYL FINCH</i>	1108W HUBBARD HILL RD
9. <i>Nyan Moody</i>	1010 Yorkley Dr
10. <i>Tanner Moody</i>	1010 Yorkley Dr

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. Harold Dorsey	607 Finch St.
2. [Signature]	504 Jefferson
3. [Signature]	405 S. Huntsman Blvd
4. John M. Burt	500 Sunny Lane
5. Douglas Kirk Vandegrift	1502 Haystack Rd.
6. Jennifer Vandegrift	1502 Haystack Rd.
7. George [Signature]	806 S FoxRidge Dr.
8. [Signature]	806 S FoxRidge Dr
9. Janna Rushing	1708 Rolling Rock Rd.
10. Edmund [Signature]	1709 Rolling Rock Rd

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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	SIGNATURE	ADDRESS IN RAYMORE
1.	<i>Kenneth Hobbs</i>	<i>706 S Fox Ridge Rd</i>
2.	<i>Mike Stegner</i>	<i>1521 Saddlebrook Rd</i>
3.	<i>Theresa Stegner</i>	<i>" " "</i>
4.	<i>Rebbyn Ogner-Bleda</i>	<i>1527 Horseshoe Drive</i>
5.	<i>Rebecca Fowler</i>	<i>909 S Sunset</i>
6.	<i>Captain S. Sheppard</i>	<i>1515 Wrangler</i>
7.	<i>J. H. Cross</i>	<i>733 Bristol Dr</i>
8.	<i>[Signature]</i>	<i>610 Franke Dr</i>
9.	<i>Morgan Myers</i>	<i>931 Old Mill Ct</i>
10.	<i>Dustin Pikes</i>	<i>12202 White Oak St</i>

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Mary Smith</i>	1905 Meadowlark
2. <i>Diane Smith</i>	" " "
3. <i>Cheryl</i>	1008 Old Mill Rd
4. <i>Kathy O'Sullivan</i>	1909 Meadowlark Dr
5. <i>J. M. Kelly</i>	1016 S. Foxridge Dr
6. <i>Cheryl Phillips</i>	1519 Horseshoe Dr
7. <i>[Signature]</i>	901 Terrace Dr
8. <i>Amber Jensen</i>	1515 Spur Ridge Cir
9. <i>Chris M. Day + Sheldon</i>	730 Chelsea Ct.
10. <i>[Signature]</i>	1011 Wellington Ct.

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. Josephine Davis	604 Meadowlark Dr
2. Jack Davis	604 " " "
3. Sherry Elkins	411 Secretariat St
4. Jack Davis	411 Secretariat St
5. Carolyn Elkins	411 Secretariat St
6. Shara Payne	600 Martin St
7. Jim Payne	600 Martin St
8. Don Brosechant	612 Meadowlark
9. Paul West	1711 BLACK BEAR CT.
10. Rita West	1711 Black Bear Ct
Karen Cable	1715 Black Bear Ct

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <u>Al M. Longhenry</u>	<u>1330 W. Jewett, Raymore, Mo.</u>
2. <u>Sandra Koenke</u>	<u>1315 Hearne, Raymore, MO</u> 1203 Wilt Cir
3. <u>Gene D. Wilson</u>	<u>1504 HAYSTACK RD RAYMO MO 64083</u>
4. <u>Mary Marie Wilburn</u>	<u>1504 Haystack Rd. Raymore, MO. 64083</u>
5. <u>Carla Parker</u>	<u>715 S Sunset Lane Raymore MO 64083</u>
6. <u>Sharon Dye</u>	<u>732 Bristol Dr Raymore mo</u>
7. <u>[Signature]</u>	<u>1516 Cross Creek Dr. Raymore, mo</u>
8. <u>[Signature]</u>	<u>1517 Cross Creek Dr. Raymore, Mo.</u>
9. <u>Krista Dancy</u>	<u>1101 Wiltshire Blvd. Raymore, MO</u>
10. <u>Jeff Wrench</u>	<u>1100 WILTSHIRE BLVD Raymore MO</u>

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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SIGNATURE	ADDRESS IN RAYMORE
1. Brad Ryberg	1532 Horseshoe Dr
2. Melanie Reboez	1532 Horseshoe Dr.
3. James J. Wabry	1404 Meadowlark Dr.
4. Richard Cornell	707 Meadowlark Dr
5. Deborah Cornell	707 Meadowlark Drive
6. Shirley Broschart	612 Meadowlark Dr.
7. The Werts	1413 cross creek cr.
8. Steve Haskitt	1802 Spring Valley Rd
9. Steve Haskitt	804 Canter St.
10. Myh Pless	807 Canter St

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. Jean M Cotten	1361 Brampton Lane
2. Neil Salter	1361 Brampton Lane
3. Karen Balcock	702 Saturn
4. Stephen A	1506 DRURY
5. William Martin	403 Meadow Ln Raymore, MO 64083
6. Carol F Nolan	1905 Prairie Grass Dr
7. Barbara Nolan	1905 Prairie Grass Dr 64083
8. Judy Kea	Raymore
9. Penny Martin	403 Meadow Lane 64083
10. Rosalyn Skull	Raymore 406 W. Foxwood

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>Chuck Coffman</i>	<i>1604 W. Long Blvd, Raymore</i>
2. <i>Carol Crenshaw</i>	<i>500 1/2 N. Kell Dr. Apt 312A "</i>
3. <i>Shanda Sossell</i>	<i>500 N. Kell Dr. Apt 303B - Raymore</i>
4. <i>Dorothy Clark</i>	<i>523 Neptune Dr, Raymore</i>
5. <i>[Signature]</i>	<i>623 Johnston Parkway Raymore</i>
6. <i>[Signature]</i>	<i>406 Arabian Dr., Raymore.</i>
7. <i>Jerry Matij</i>	<i>1223 Kettering Raymore</i>
8. <i>Teri Martini</i>	<i>1223 KETTERING Raymore</i>
9. <i>Kathleen Fries</i>	<i>1508 Cross Creek Raymore</i>
10. <i>John Cuet</i>	<i>1509 Cross Creek Raymore</i>

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. Emily Spidle	1518 Deer Path
2. Brandon Spidle	1518 Deer Path
3. Kenny Shumaker	702 S. Adams St
4. Debra Shumaker	702 S. Adams St.
5. Kevin Cunningham	702 S Adams St
6. Melissa Craker	1509 Bridlewood Lane
7. Patricia Law	1509 BRIDLEWOOD LANE
8. Todd King	1512 SPUR RIDGE CIRCLE
9. Sarah M King	1512 Spur Ridge Circle
10. Shenna Jermann	1517 Spur Ridge Circle

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

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SIGNATURE	ADDRESS IN RAYMORE
1. <i>Meresa Hume</i>	1400 Haystack Rd
2. <i>Linda Swinon</i>	405 S. Park
3. <i>John D. Williams</i>	1502 Wrangler Way
4. <i>Benjamin Garing</i>	816 S. Fox Ridge Dr
5. <i>Kathy Horn</i>	1923 Meadowlark Dr.
6. <i>Ronald Cutright</i>	608 MEADOWLARK DR.
7. <i>Nina M. Cutright</i>	608 Meadowlark Drive
8. <i>Cy Stephens</i>	1718 Black Bear Ct.
9. <i>Paul Swanson</i>	1718 BLACK BEAR CT
10. <i>Donald Williams</i>	1711 Overbrook Ln, Raymore

PETITION OF PROTEST AGAINST REZONING APPLICATION

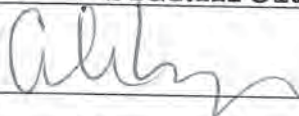

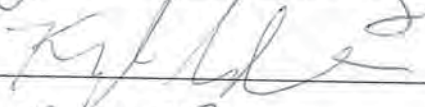


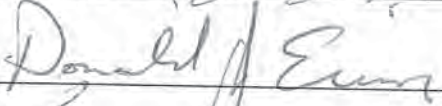
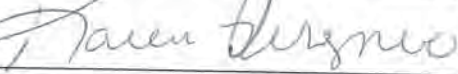
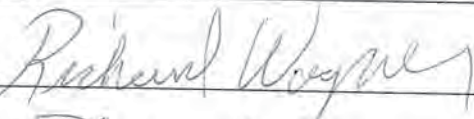


TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	710 W 71 Cottonwood Pk
2. 	1515 Haystack Dr
3. 	1515 Haystack Dr
4. 	1513 Haystack Rd
5. 	936 Old Mill Rd
6. 	936 Old Mill Rd
7. 	935 Elder Ct
8. 	935 Elder Ct
9. 	601 Meadowlark Dr
10. 	702 Meadowlark Dr.

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <u>Carmita Dilson</u>	<u>1525 Wildwood Circle</u>
2. <u>Richard Schumker</u>	<u>600 MEADOWLARK PL</u>
3. <u>Kathleen Schell</u>	<u>600 Meadowlark Pl.</u>
4. <u>Ashia Campbell</u>	<u>1100 Country Ln</u>
5. <u>Ruth Stewby</u>	<u>613 Meadowlark Dr</u>
6. <u>Frances Moore</u>	<u>614 Meadowlark Dr.</u>
7. <u>Jeannette Bruder</u>	<u>1933 Meadowlark Dr</u>
8. <u>Troy Bruder</u>	<u>1933 Meadowlark Dr</u>
9. <u>Frank J. Oeder</u>	<u>612 Meadowlark Cir.</u>
10. <u>Carol Decker</u>	<u>612 Meadowlark Circle</u>

PETITION OF PROTEST AGAINST REZONING APPLICATION

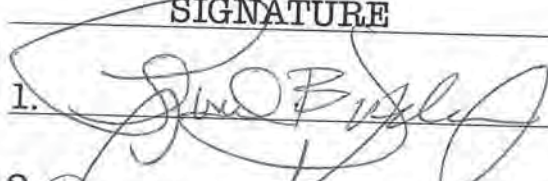
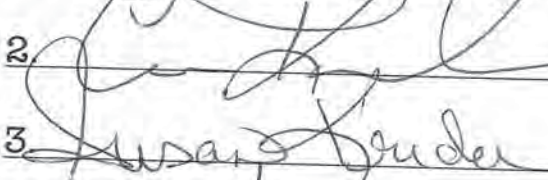

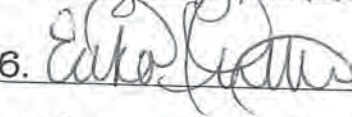

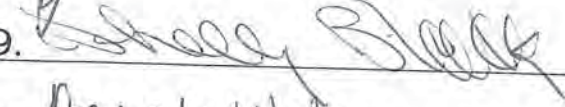
TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	1513 BLUESKYE
2. 	1530 Wildwood Circle
3. Susan Bender	1530 Wildwood Cir
4. 	1523 Wildwood Cir.
5. Angela Sherman	1523 Wildwood Circle
6. 	1522 Wildwood Cr.
7. James Langston	1528 Wildwood Circle
8. 	1528 Wildwood Circle
9. 	9700 Beckman Dr.
10. Brenda Wilson	1309 Sugamore Dr.

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <i>Walter J. Miller</i>	105 CORAN LN
2. <i>Jill Suetty</i>	1003 Wiltshire Blvd
3. <i>Jane Napfe</i>	1504 Saddlebrook Rd
4. <i>Chuck McClain</i>	829 TRAILWAY DR
5. <i>Stephanne M. McClain</i>	829 Trailway Dr.
6. <i>J. J.</i>	910 Trailway Dr
7. <i>J. J.</i>	912 TRAILWAY DR.
8. <i>Chuck Spous</i>	910 TRAILWAY DR.
9. <i>Lee Martin</i>	1514 Deer Path
10. <i>Albi Martin</i>	1514 Deer Path

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. <u>Alfred Baune</u>	<u>824 Trailway Dr.</u>
2. <u>Lee R Drost</u>	<u>1714 Black Bear Ct.</u>
3. <u>Gloria Allen</u>	<u>1716 Black Bear Ct.</u>
4. <u>Vernon Raymer</u>	<u>1915 MEADOWLARK DR</u>
5. <u>Margaret Raymer</u>	<u>1915 Meadowlark Dr.</u>
6. <u>Ruth Finich</u>	<u>1712 Black Bear Ct</u>
7. <u>Joseph M Magee</u>	<u>1932 Meadowlark Dr</u>
8. <u>Loretta Magee</u>	<u>1932 Meadowlark Dr</u>
9. <u>Frank Roberts</u>	<u>934 Elder Ct</u>
10. <u>[Signature]</u>	<u>1502 WRANGLER WAY</u>

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. Calliope Martin	1514 Deer Path
2. Mick Hartzen	1509 DEER PATH
3. James Mourning	818 TRAILWAY DR.
4. Kirby Linger	1518 Horseshoe Dr.
5. Rob Phillips	1518 Horseshoe Dr
6. Duon Safford	908 OLD MILL RD.
7. Leslie Safford	908 OLD MILL RD.
8. D.A. Be	1520 Saddlebrook Rd
9. G E Harten	709 Magilona ST
10. Lee Hanzik	1002 Old Mill Rd

PETITION OF PROTEST AGAINST REZONING APPLICATION




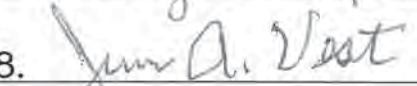

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. 	1711 OVERBROOK LN RAYMORE, MO 64083
2. 	418 Granite Dr. Raymore, MO 64083
3. Alan K Cobblegh	616 MEADOWLARK DR. RAYMORE MO. 64083
4. Roger D. Schoening	1122 W. Hubach Rd. Raymore Mo 64083
5. 	1116 W. HUBACH HILL RAYMORE MO 64083
6. Mary Cornelia	618 Meadowlark Dr Raymore, MO. 64083
7. Kathy S. Maple	803 W Hubach
8. 	614 Meadowlark Cir
9. Mary Beth West	614 Meadowlark Circle
10. 	614 Meadowlark Circle

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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SIGNATURE	ADDRESS IN RAYMORE
1. <i>Matt Fante</i>	807 Cooke St.
2. <i>Melody Ingerson</i>	805 Canter St
3. <i>Shelby Ingerson</i>	805 Canter St.
4. <i>Cynthia Stock</i>	716 S. Sunset Ln
5. <i>[Signature]</i>	904 Raymore, Trailway Dr
6. <i>[Signature]</i>	725 Moss Creek Dr.
7. <i>[Signature]</i>	938 Elder CT
8. <i>[Signature]</i>	1819 Buffalo Grass Drive
9. <i>Linda K. Benson</i>	1043 S. Sunset Ln, Raymore
10. <i>Robert Mather</i>	813 Cindy Lane, Raymore

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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SIGNATURE	ADDRESS IN RAYMORE
1. <i>Dait...</i>	1522 Wildwood Cir
2. <i>Harold Z...</i>	423 Pinnacle Dr.
3. <i>[Signature]</i>	202 Toucan St
4. <i>[Signature]</i>	1210 Sagamore Dr.
5. <i>[Signature]</i>	1110 Tudor Dr.
6. <i>[Signature]</i>	621 Seaton Blvd.
7. <i>Richard Knell</i>	715 Indian Grass Way
8. <i>[Signature]</i>	709 Derby Raymore MO 64085
9. <i>Dean...</i>	1702 Ovsabawik Raymore 64083
10. <i>[Signature]</i>	1714 Red Barn Rd, Raymore 64083

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

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SIGNATURE	ADDRESS IN RAYMORE
1. <i>[Signature]</i>	803 Cypress Ct
2. <i>[Signature]</i>	404 Shoreview Dr.
3. <i>[Signature]</i>	104 N. Huntsman Blvd
4. <i>[Signature]</i>	310 S. Jefferson
5. <i>[Signature]</i>	404 N. Madison St.
6. <i>[Signature]</i>	404 N. Madison St.
7. <i>[Signature]</i>	607 Bradford Ct.
8. <i>[Signature]</i>	15717 Meadowbrook Ct.
9. <i>[Signature]</i>	803 Cypress Ct.
10. <i>[Signature]</i>	714 Sunset Dr

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. Brian Flowers	833 Old Paint Rd
2. Sherri Flowers	833 Old Paint Rd
3. Karen Reeves	831 Old Paint Rd
4. James Reeves	305 N Park Dr
5. Jeffery Rees	305 N Park Dr
6. Terri Woods	309 N Park Dr
7. James D. Woods	309 N Park Dr.
8. Jeffery D. Reeves	831 Old Paint Rd.
9. James R. Sandage	822 Old Paint Rd
10. Linda Sandage	822 Old Paint Rd

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>Chick Min</i>	608 N Jackson St Raymore
2. <i>Steve Ford</i>	1512 N. Jerry Ave Raymore
3. <i>Car Wells</i>	1714 Red Barn Rd Raymore
4. <i>C. Johnson</i>	1514 SADDLEBROOK RD Raymore
5. <i>SKR</i>	1514 Saddle Brook Rd Raymore Mo
6. <i>Adriana Becker</i>	1514 Saddlebrook Rd Raymore Mo
7. <i>Diane Ejaidali</i>	818 Coventry Lane 64083
8. <i>Michael Bergman</i>	1424 Kenton lane 64083
9. <i>David Glass</i>	1426 Kenton Lane 64083
10. <i>Antonio Maenza</i>	511 Mandourakis Dr. 64083

September 9, 2019
City Council Meeting
Page 187 of 287
Stoneygate pool
Fri + Sat
5-7pm

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. Kay Palmer	1719 S. Fox Ridge Dr.
2. [Signature]	1719 S Foxridge Dr
3. [Signature]	1717 S. Fox Ridge Dr.
4. Amenele L. Edmonds	1717 S. Fox Ridge Dr.
5. [Signature]	234 Old Paint Rd.
6. [Signature]	1705 Willow Cir
7. [Signature]	1715 S Fox Ridge Dr.
8. [Signature]	403 Eagle Glen Dr
9. [Signature]	1719 S Fox Ridge Drive
10. Susan Hanzelberg	1565 Brompton Ln

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

We, the undersigned, do hereby legally protest said proposed rezoning and respectfully request that the City Council of the City of Raymore, Missouri deny said rezoning application.

SIGNATURE	ADDRESS IN RAYMORE
1. Ron Hazelrigg	1561 Brompton Lane
2. Michael Meyer	614 Courtyard Lane
3. Shelly Bedell	209 W Heritage Dr
4. Ryan Dillon	209 W. Heritage Dr.
5. Missy Branick	811 Old Paint Rd
6. Iris Standridge	1534 HORSESHOE DR
7. Andy Standridge	1534 Horseshoe Dr.
8. Richard Hudson	1315 Cross Creek Dr
9. Ken Pounds	1400 CROSS CREEK DR
10. Allen De	421 Meadowlark Dr Raymore MO 64083

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

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Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

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<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1. <i>[Signature]</i>	1716 Bobcat Ct.
2. <i>[Signature]</i>	1716 Bobcat Ct.
3. <i>[Signature]</i>	1714 Bobcat Ct.
4. <i>[Signature]</i>	1714 Bobcat Ct.
5. <i>[Signature]</i>	1507 Deer Path
6. <i>[Signature]</i>	1507 Deer Path
7. <i>[Signature]</i>	914 - W Hubbard Hill road
8. <i>[Signature]</i>	614 Cameron Dr
9. <i>[Signature]</i>	614 Laurus Dr.
10. <i>[Signature]</i>	412 N Jackson St.

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION: _____

Vacant ground bordered by North Cass Parkway on
the south, Dean on the west, and Foxridge on the north

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and respectfully request that the City Council of the City of Raymore,
Missouri deny said rezoning application.

	<u>SIGNATURE</u>	<u>ADDRESS IN RAYMORE</u>
1.	<i>J. Black</i>	1803 Meadowlark Ct
2.	<i>Helma Jensen</i>	1800 Meadowlark Ct
3.	<i>Margo Dickels</i>	601 Meadowlark Drive
4.	<i>Wanda G. G.</i>	600 Meadowlark Drive
5.	<i>Faye Rank</i>	703 Meadowlark Drive
6.	<i>Tera E. Shell</i>	709 Meadowlark Dr
7.	<i>Gary Swell</i>	709 Meadowlark Dr
8.	<i>Evelyn Baker</i>	606 Meadowlark Pl.
9.	<i>Mike Brooks</i>	1807 Meadowlark Ct.
10.	<i>W. G. H.</i>	1806 Meadowlark PCT

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

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SIGNATURE	ADDRESS IN RAYMORE
1. Lpi Van	1524 Deer Ridge Ct.
2. [Signature]	1524 Deards Ct
3. Gulu Peria	1700 W. Pelham Path
4. Jim Sumner	1525 Deer Ridge Ct
5. [Signature]	1527 Deer Ridge Ct
6. Mary Selbe	511 Birchwood Ct.
7. Bobbi [Signature]	724 S. Washington St.
8. Cheryl [Signature]	302 W Maple
9. AARNEKLUND	3029 GRAND BLVD UNIT 111
10. Bianca Combs	926 Hedge Apple Pl

PETITION OF PROTEST AGAINST REZONING APPLICATION

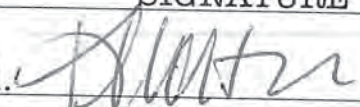


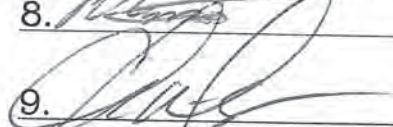

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

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SIGNATURE	ADDRESS IN RAYMORE
1. 	1530 Horseshoe Dr.
2. Kristina Jacobs	1524 Horseshoe Dr.
3. Judy Zudeg	1500 Horseshoe Dr.
4. E.C.	1813 Wink Way
5. Dan M. Pickett	1516 Wrangler Way
6. 	1516 WRANGLER WAY
7. Melody Spohn	1525 Horseshoe Dr.
8. 	1530 Horseshoe Dr.
9. 	1308 SAGAMORE DR
10. 	10006 OLD MILL RD

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

Vacant ground bordered by North Cass Parkway on the south, Dean on the west, and Foxridge on the north

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SIGNATURE	ADDRESS IN RAYMORE
1. Kelly Gebauer	1006 Old Mill Road
2. Denise White	1529 Wildwood Drive
3. Brian Kiehl	1503 Stonegate Terr
4. Sharon Gebauer	910 W. Linda Ln.
5. [Signature]	1517 Bridlewood Ln.
6. [Signature]	1517 Bridlewood Ln
7. Marilyn Stach	613 Lakeview Dr.
8. Robert E Stach	613 Lakeview Dr.
9. [Signature]	712 S Fox Ridge Dr
10. Karl Goulding	1515 Saddlebrook Rd.

PETITION OF PROTEST AGAINST REZONING APPLICATION



TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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SIGNATURE	ADDRESS IN RAYMORE
1. 	100 W Pine Street
2. 	1507 Cross Creek Dr.
3. Dawn Shillin	710 W. Buena Vista Dr
4. Deborah Holman	819 Trailway Dr.
5. Tim Holman	819 Trailway Dr.
6. JERRY NATION	1520 DEER PATH
7. Cain Nation	1520 Deer Path
8. Sheryl Hazen	1521 Deer Path
9. Robert E. Hazen	1521 Deer Path, Raymore, Mo.
10. Harideh Nagara	1519 Deer Path Raymore, MO

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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SIGNATURE	ADDRESS IN RAYMORE
1. Jeffery Stearns	1519 HAYSTACK ROAD
2. Amanda Sewell	1519 Haystack Rd.
3. John Wooldridge	1518 Haystack rd Raymore mo
4. Roger E. Wooldridge	1518 Haystack Rd Raymore, MO
5. Kenneth J. Hunt	932 Old Mill Rd Raymore mo
6. Teresa Quest	932 old mill Rd. Raymore mo.
7. Cynthia L. Wilson	1517 Haystack Rd
8. Keith R. Mutt	1517 HAYSTACK RD
9. Roger Kerlig	1812 Buffalo Grass Drive Raymore, MO
10. Shari D. Kerlig	1812 Buffalo Grass Dr. Raymore, mo

PETITION OF PROTEST AGAINST REZONING APPLICATION

TO: Honorable Members of the Raymore City Council

SUBJECT: Rezoning Case before the Raymore City Council

PROPERTY LOCATION:

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	SIGNATURE	ADDRESS IN RAYMORE
1.	Joe Samsfield	609 LAKEVIEW DR
2.	Keith Kunk	927 Old Mill CT
3.	E. S. ^(ETHEL SMITH)	942 OLD MILL RD
4.	Hank Bull	1531 Horseshoe Dr
5.	Emily Dale	1113 W. Pleasant Dr
6.	Bill	1531 Horseshoe Dr.
7.	Mike	1113 W Pleasant Dr.
8.	Allen	1517 Cott Circle
9.	Jennifer Gougeon	1500 Haystack Rd
10.	Jim	1500 Haystack Rd

We, the undersigned, call on the City Council of Raymore to vote NO on rezoning 25 acres along the east side of Dean Avenue between Fox Ridge Drive and North Cass Parkway.

The proposed rezoning is in opposition to the recommendations of the Original Town Neighborhood Plan (OTNP) that Raymore Planning and Zoning Commission adopted into the city's Growth Management Plan on May 5, 2009.

Recommendations from the OTNP aim to encourage development that is compatible with the existing neighborhood, preserves and enhances the neighborhood's housing stock and infrastructure, builds a shared sense of community among residents, and increases the safety and stability of the neighborhood.

An apartment complex set into a surrounding community of detached, single family homes is not keeping with our neighborhood sense cultivated from ownership. Renters will not care to the same degree about the expectations of our surrounding area, or its presentation to the rest of the city.

Rezoning to allow a high density apartment complex will raise the supply of housing in our neighborhood, decreasing the value of land. It will impact schools, emergency services, and pave the way for similar complexes. We care about the stability of our neighborhood and enhancing its worth, and so should the city of Raymore.

NAME

ADDRESS

- | | |
|-----------------------------|------------------------|
| 1. <i>Millie Wenzel</i> | 724 Indian Grass Way |
| 2. <i>ROBERT P. COOK</i> | 1127 Indian Grass Way |
| 3. <i>Alison Cook</i> | 727 Indian Grass Way |
| 4. <i>Spencer Bailey</i> | 1815 Prairie Grass Dr. |
| 5. <i>Sherri Noh</i> | 1901 Prairie Grass Dr. |
| 6. <i>Blondal L. Parker</i> | 1817 Prairie Grass Dr. |
| 7. <i>Sandra Giles</i> | 1821 Prairie Grass Dr. |
| 8. <i>W. Ruf</i> | 1921 Prairie Grass Dr. |
| 9. <i>Glenda Russell</i> | 1921 Prairie Grass Dr. |

10. *Amanda Jessler* 724 Indian Grass Way

We, the undersigned, call on the Planning and Zoning Commission of Raymore to vote NO on rezoning 25 acres along the east side of Dean Avenue between Fox Ridge Drive and North Cass Parkway.

NAME	ADDRESS
11. <i>Martha Healy</i>	704 Bluemont Ct.
12. <i>Deborah L. VanHoecke</i>	728 Indian Grass Way
13. <i>George R. VanHoecke</i>	728 Indian Grass Way
14. <i>Huskia Woodcock</i>	715 Gramma Grass Pl
15. <i>J & Renfro</i>	1903 PRAIRIE GRASS DR.
16. <i>Mary J Renfro</i>	1903 PRAIRIE GRASS DR
17. <i>Vince Como</i>	725 INDIAN GRASS WAY
18. <i>Marc Rosenthal</i>	722 Indian Grass Way
19. <i>Sharon Rosenthal</i>	722 Indian Grass Way
20. <i>Ann K. Raymond</i>	723 Indian Grass Way
21. <i>Helen L. Raymond</i>	723 Indian Grass Way
22. <i>Jeffrey M Boyce</i>	2011 Prairie Grass DR.
23. <i>Linda R Boyce</i>	2011 PRAIRIE GRASS DR
24. <i>Hann J Olsen</i>	1811 PRAIRIE GRASS DR
25. <i>Hann J Olsen</i>	1811 Prairie Grass Dr.
26. <i>Daniel Schwartz</i>	718 Fox Tail Ct
27. <i>Lisa Schwartz</i>	718 Fox Tail Ct

- 28. Earlene Brown
- 29. Kellianne Hurd 1803 Prairie Grass Dr

We, the undersigned, call on the Planning and Zoning Commission of Raymore to vote NO on rezoning 25 acres along the east side of Dean Avenue between Fox Ridge Drive and North Cass Parkway.

NAME	ADDRESS
30. Bruce Herald	1803 Prairie Grass Dr
31. James Jeffers	620 Meadowlark Dr
32. Becky Leffler	620 meadowlark DR
33. Dorothy Soupe	1913 Prairie Grass Dr.
34. Martha Hurst	708 Bluestem Ct.
35. Ronald J. Poelke	2001 Prairie Grass Drive
36. Sharon K Poelke	2001 Prairie Grass Drive
37. Dannie Moore	1805 Prairie Grass Dr.
38. David R Helton	1805 Prairie Grass Dr.
39. Michael Sparks	712 Indian Grass Way
40. Mary Sparks	712 Indian Grass Way
41. Doug Sack	1911 PRAIRIE GRASS DR
42. Vickie Sackman	1911 Prairie Grass Dr.
43. Ryan E R-ell	714 Foxtail Ct.
44. Vicki L Purvis	705 BLUESTEM COURT

- 45. *Steve Morosini* 872 Blue GRAMA CT
- 46. *Michael P. Nailly* 718 Gamma Grass Place
- 47. *Antionette Verner* 716 Gamma Grass Place
- 48. *Janet Mattingly* 714 Redtop Ln

We, the undersigned, call on the Planning and Zoning Commission of Raymore to vote NO on rezoning 25 acres along the east side of Dean Avenue between Fox Ridge Drive and North Cass Parkway.

NAME	ADDRESS
49. <i>Lynda Verner</i>	872 Blue Grama Ct
50. <i>Ralph Ventura</i>	714 Gamma GRASS Rd
51. <i>Edna Z Ventura</i>	714 Gamma Grass Pl.
52. <i>Virginia Morton</i>	717 Gamma Grass
53. <i>Don Morton</i>	717 Gamma Grass Pl
54. <i>Patricia Cunningham</i>	1819 Prairie Grass Dr.
55. <i>Ronald Z Cunningham</i>	1819 PRAIRIE GRASS DR
56. <i>Donna Brown</i>	720 Indian Grass Way
57. <i>Man May</i>	717 INDIAN GRASS Way
58. <i>Sandra May</i>	717 INDIAN GRASS WAY
59. <i>John Suga</i>	505 1807 Prairie GRASS DR.
60. <i>Faywood Suga</i>	1809 Prairie Grass
61. <i>Bonnie Kubi</i>	717 Foxtail court
62. <i>Jerry Mattingly</i>	714 Redtop Lane

We, the undersigned, call on the City Council of Raymore to vote NO on rezoning 25 acres along the east side of Dean Avenue between Fox Ridge Drive and North Cass Parkway.

NAME

ADDRESS

- | | | |
|-----|-----------------|------------------------|
| 63. | Paul Gnan | 719 Fox Tail |
| 64. | Nacee [unclear] | 719 Fox Tail Ct |
| 65. | April R Vaughan | 715 Redtop Lane |
| 66. | Usula Rosh | 717 Redtop Ln |
| 67. | Aff [unclear] | 717 Redtop Ln 2nd |
| 68. | Doran Susan | 1807 Prairie Grass |
| 69. | Brenda Barton | 726 Indian Grass Way |
| 70. | Jeff Barton | 726 Indian Grass Way |
| 71. | [unclear] | 717 Fox Tail Court |
| 72. | [unclear] | 729 INDIAN GRASS WAY |
| 73. | Connie Sanders | 1801 prairie Grass |
| 74. | Richard Sanders | 1801 prairie Grass |
| 75. | Liz York | 1907 Prairie Grass Dr. |
| 76. | Sharilyn Hoff | 1917 Prairie Grass Dr. |
| 77. | Kay Hudson | 1923 Prairie Grass Dr |
| 78. | Lori Jones | 706 Bluestem Ct |
| 79. | Stephy Jones | 711 Bluestem Ct. |
| 80. | Mary Jones | 711 Bluestem Ct. |
| 81. | Alana Garcia | 707 Bluestem Ct. |

We, the undersigned, call on the City Council of Raymore to vote NO on rezoning 25 acres along the east side of Dean Avenue between Fox Ridge Drive and North Cass Parkway.

NAME	ADDRESS
82. Lauren S. Jones	707 Bluestem Ct
83. Millie Anne	725 GAMMA GRASS
84. Terry GRAVES	725 GAMMA GRAVES
85. Amede Olowu	725 Indian Grass Way
86.	
87.	
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100.	



David Gress <dgress@raymore.com>

Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan

Joe MAGERL <joemag3552@comcast.net>
Reply-To: Joe MAGERL <joemag3552@comcast.net>
To: dgress@raymore.com

Mon, Aug 19, 2019 at 7:17 PM

Mr. Gress: I am the President of The Meadows of the Good Ranch Home Owners Association. I am sending this to inform you that the homeowners of The Meadows of the Good Ranch vehemently oppose the rezoning of the parcel of land proposed as a site for 204 rental units. We feel the change of zoning classification to a "PUD" classification is contrary to the surrounding development and would greatly detract from the desirability of potential future single family homesites. There is nothing in this proposed project that is consistent with the existing surrounding area development. To have these rental units abutt homesites in the \$300,000. to \$400,000. price range is ill-conceivable.

There are homesites still being developed in the Meadowood area. Have those homebuilders been advised of the City's proposal? At the Good Neighbor meeting on August 7th, a lady attending the meeting said they had recently bought one of the new homes in Meadowood. She said that if she had known what was proposed to be built just to the south of them, they would not have purchased in the area. I wonder what effect changing this rezoning classification to "PUD" would have on the potential sale of the remaining properties in Meadowood.

I hope serious consideration is given this rezoning and I hope much thought is given to how it would affect existing homeowners. This project is not good for the people of Raymore, it is not good for the City of Raymore.

Thank you.

Joe Magerl, President

Meadows of the Good Ranch

The Venue of the Good Ranch
Raymore Zoning Commission

August 19, 2019

I vigorously oppose the planned rezoning of this property from Agriculture to PUD as proposed by The Griffin Riley property group and presented at a public meeting held August 07, 2019.

According to the plans made public there will be 204 Units on 25 acres of land. They will be four-plex units. It will also include a club house, pickleball courts and a dog park. Based on my calculations of at least 2 members in each unit that brings us to 408 individuals. It was announced these units will be marketed to individuals with an income around 40k per year just slightly above minimum wage or low income.

With 2 individuals in each unit (408) they will most likely have two cars since both will need to work(that comes to 816 cars on 25 acres). With that comes a huge traffic flow, police presence and the need for increased emergency services.

This is not what Raymore residents want or need. Why not hold a public forum, work with groups and the owners The Good Family to come up with a better use of this prime land. Meadowood 2nd phase is developing and properties are selling in the \$300/350 range as fast as they are completed. The Good family developed Meadowood also.

Al & Betty Benz
Meadows of the Good Ranch

Proposal for builder to rezone and place 4plex units

1 message

Jo Ann Portell <jo_ann_portell@hotmail.com>
To: "jcadoret@raymore.com" <jcadoret@raymore.com>

Sat, Aug 17, 2019 at 2:42 AM

Hello Jim,

My name is Jo Ann Portell and my husband, Kent Portell, and I live at [811 Clancy Court](#) in the Brookside housing development.

I am writing to let you know of my concerns about a builder who would like to rezone the land off of Dean Avenue between Cass Parkway and Foxridge Drive and build 204 4-plex units.

I am adamantly opposed to this proposal and I am hoping that you and the rest of the City Council will vote a resounding "No"!

Brookside Builders are the ones who built the housing development that I live in now. Last year, they tried to obtain approval for rental duplexes on the adjacent lot to our development. Fortunately, we were able to turn our neighbors out in force and let our voices be heard that we did not want rental property adjacent to our homes.

My experience has been that when there is a large rental complex, nearby homes usually go down in value, not up. And, let's be honest, people do not take care of rental homes and properties like home owners do. I should know, my husband and I have had that experience in the past and it wasn't a good one.

I want Raymore to continue to be a nice place for families to BUY homes and live here; not rent and move on. I will be attending the meeting next Tuesday and I hope you and my city council representatives will be there to back up your constituents with a vote of "No".

Thank you,

Jo Ann Portell

[811 Clancy Ct.](#)

[Raymore, MO 64083](#)

Sent from [Mail](#) for Windows 10

Venue Zoning Change

1 message

City of Raymore <webmaster@raymore.com>
Reply-To: Craig Sheumaker <craigclint@aol.com>
To: "Cadoret, Jim" <jcadoret@raymore.com>

Sat, Aug 17, 2019 at 11:38 AM

Message submitted from the <City of Raymore, MO> website.

Site Visitor Name: Craig Sheumaker
Site Visitor Email: craigclint@aol.com

My wife and I attended the good neighbor meeting regarding The Venue at the Good Ranch recently, and in some respects our opinion differs from the majority of those in attendance. While we don't want the project to be developed as planned, we understand that something will be built there, and we want it to be in keeping with the look and feel of the Meadowood and Stonegate neighborhoods (we live in Stonegate).

We also understand the challenges in developing single-family homes as Mr. Good explained. So, our preference is that something similar to the duplexes that are just now being built at Oak Ridge Farms be considered for this site. Ideally, these would be condos, not rentals. It seems to us that more rentals aren't needed if the complex of 395 apartments that has been approved on Foxwood Drive north of the Eagle Glen school is to be built soon. And, the development plan of 1994 shows that a large area of high-density apartments are planned along the extension of Dean south of N. Cass Parkway. We would hope that those two areas will provide sufficient apartment capacity for the foreseeable future.

Thank you for your consideration and the work you do on our behalf. We hope that you listen carefully to the sentiments expressed by all residents who have substantial investments in our fair city and want it to continue to have the relaxed, welcoming ambiance that we now enjoy.

Craig Sheumaker
Stonegate

Concerns with new multi-family development @ Dean & North Cass

1 message

Chelsea Hunziker <chelseahunziker@gmail.com>

Mon, Aug 12, 2019 at 10:48 AM

To: jcadoret@raymore.com

Hi Jim,

I know the Planning & Zoning commission will be voting on a new proposal 8/20 and I would like to share my thoughts with all members. I don't see individual contact info on the city website - was hoping you could forward this or let me know how to reach out to them. Thx

I attended the meeting last Wed. regarding the proposed new development at North Cass & Dean. I am a 10 year Stonegate resident, have 4 young children, a husband who teaches here in Raymore and have major concerns about the proposal.

1. I have serious concerns about the impact to Stonegate Elementary. The school is not equipped to handle the volume of new students this property may entail and even if it were I believe the large influx of rental properties/more transitory families will negatively impact both parent involvement at the school and, longer-term, test scores and school ratings/rankings.
2. My home backs up to the walking trail behind these proposed new units and flooding is already a huge unaddressed issue. With large rains we often have 4-5 feet of rushing water dangerously close to our property lines. I fear removing the soil/crops and adding parking lots, etc. will add to the runoff and cause even bigger flooding issues.
3. I fear an increase in crime in our neighborhood. There are lots of stats out there backing up higher crime rates tied to rental/lower income properties... there were some compelling numbers thrown out at the meeting.
4. Last but certainly not least I am highly concerned with the value of my home and those around me. Having "apartments" (Note: I found it ironic this was the term used by the developer during the meeting - I think it's accurate but not matching the publicized term circulating of luxury single family attached units or something of the sort) right next to a nice-upscale neighborhood will do nothing but lower our values and negatively impact the neighborhood. These units will bring noise, traffic, dumpsters, etc. A number of homes have gone up for sale in the last week... no doubt in response to this news. I know, personally, of at least 5 families planning to move if this development is approved and I'm sure there are many others.

I work in market research for a living and do a ton of work with and about Millennial and Gen Z consumers. I think the developer's suggestion that young singles will move to Raymore and rent these units is highly doubtful. We don't have what younger professionals are looking for: night life, housing within walking distance of entertainment, trendy, non-chain restaurants & shops, etc. Mr. Good himself admitted that he tried to appeal to that demographic before and it didn't work. That's okay...Raymore isn't a place you live as a young single or married couple, it's where you go to raise a family and/or retire. To that point, I also don't believe these units are going to appeal to older Boomers who are downsizing - the look is too modern, they are multi-level vs. ranch and they don't give off a quiet, peaceful vibe. So...who is going to rent these units??? Lower income families who can't afford to buy...but the price is pretty high for that consumer target. I fear supply will outpace demand and they will end up having to lower the rent... and we will end up with not so luxury, lower income rental units ruining the surrounding neighborhoods.

I know Raymore is looking to grow and I think that's great, but I don't believe this is the kind of growth the city really wants, is it? This development is going to push out higher income, loyal families who are involved in city programs (have kids playing rec sports, attend the 4th of July celebration, Mud Run, Fishing Derby, etc.), care about the schools, and work hard to protect the value of their largest investment. We will end up leaving and be replaced by lower income families who stay for a few years and then leave.

We love our home; love Raymore but will be putting our house up for sale later this fall if the proposal goes though.. likely headed to Lees Summit, Overland Park.. not sure but somewhere we feel confident our home value will continue to grow. I ask you to please stop this proposal, stop the building of these units and not rezone this land for multi-family dwellings. I have not heard of 1 person who is "for" this proposal, except of course Mr. Good & family...while I appreciate that this land may be more expensive to build on and he may not make as much money for it; I think he'll be okay...and I also doubt if he would want this unit in his backyard if push came to shove.

Thanks for listening and I will see you on Aug. 20th!!
Chelsea Hunziker



David Gress <dgress@raymore.com>

Good ranch development concern

Kelsey Finger <kelsf06@gmail.com>
To: dgress@raymore.com

Sun, Jul 28, 2019 at 8:24 PM

Hello,

I am writing to voice my concerns (which seem to be shared by all or the vast majority of other residents) about the proposal for the Good Ranch development change. Having townhomes so close to our single family homes promotes a transient population and higher crime rates. I fear it will also make the value of my home drop and, frankly, I don't want to have to look at these ugly structures. We moved here like many other people because of the thoughtful and prosperous development Raymore has been using to grow the community. I don't see any real benefit (other than the developers making more money) from changing from the original plan for single family homes.

Thank you for taking the time to consider my concerns and those of all the residents you will be hearing from at the upcoming meetings.

Kelsey Finger (concerned voter)

Liberman.meredith@gmail.com

1 message

City of Raymore <webmaster@raymore.com>
Reply-To: MEREDITH L LIBERMAN <Liberman.meredith@gmail.com>
To: "Cadoret, Jim" <jcadoret@raymore.com>

Thu, Aug 8, 2019 at 4:41 PM

Message submitted from the <City of Raymore, MO> website.

Site Visitor Name: MEREDITH L LIBERMAN
Site Visitor Email: Liberman.meredith@gmail.com

I am not sure if this should go to your inbox or to someone else. If it does not go to you, please forward to the applicable party.

I was unable to attend the meeting last night on the proposed rezoning for Dean between North Cass and Foxridge. However I wanted to voice my and my husband's dissent to these buildings.

While we understand that these were zoned many years ago (from the meeting we attendee on the industrial building rezoning on North Cass and 49), most of us weren't alive/old enough to give input then and are offering it now.

We chose to move to this area from Creekmoor almost 3 years ago. Part of the reason we chose this neighborhood as opposed to Eagle Glen was for the safety of raising a young family and not wanting them in close proximity to the apartment buildings in that area.

We moved back here from Houston where we were robbed three times in as many weeks and Raymore has allowed us to trust in the goodness of people again. But not enough to embrace the idea of raising our family so close to such a densely populated construction.

Our daughter has special needs and moving right now is out of the question but when (out hope is once our children are out of school) we move again we don't want to lose value on our home because of the new constructions made.

We weren't even notified that this meeting was happening and if I wasn't part of the FB community and the Nextdoor Neighbor website I wouldn't have known what was happening. As the first culdesac off of N Cass and Haystack and our next door neighbors essentially backing into the trail access to our home would be incredibly easy.

While we are sympathetic to the need to entice businesses to commercial properties I am uncomfortable with more than double family occupancies on this lot area, though I would be happiest with single families.

I want Raymore to grow but I want that growth to respect the desires of its constituents.



David Gress <dgress@raymore.com>

Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan

Joe MAGERL <joemag3552@comcast.net>
Reply-To: Joe MAGERL <joemag3552@comcast.net>
To: dgress@raymore.com

Mon, Aug 19, 2019 at 7:17 PM

Mr. Gress: I am the President of The Meadows of the Good Ranch Home Owners Association. I am sending this to inform you that the homeowners of The Meadows of the Good Ranch vehemently oppose the rezoning of the parcel of land proposed as a site for 204 rental units. We feel the change of zoning classification to a "PUD" classification is contrary to the surrounding development and would greatly detract from the desirability of potential future single family homesites. There is nothing in this proposed project that is consistent with the existing surrounding area development. To have these rental units abutt homesites in the \$300,000. to \$400,000. price range is ill-conceivable.

There are homesites still being developed in the Meadowood area. Have those homebuilders been advised of the City's proposal? At the Good Neighbor meeting on August 7th, a lady attending the meeting said they had recently bought one of the new homes in Meadowood. She said that if she had known what was proposed to be built just to the south of them, they would not have purchased in the area. I wonder what effect changing this rezoning classification to "PUD" would have on the potential sale of the remaining properties in Meadowood.

I hope serious consideration is given this rezoning and I hope much thought is given to how it would affect existing homeowners. This project is not good for the people of Raymore, it is not good for the City of Raymore.

Thank you.

Joe Magerl, President

Meadows of the Good Ranch

The venue at Cass Parkway and Dean

1 message

Kris Dillon <kristine725@icloud.com>

Thu, Aug 8, 2019 at 9:48 AM

Good morning,

I wanted to contact you and voice my opinion on all the negative affects if you allow The Venue to be built with 204 four-plex units between the corners of Fox Ridge Drive, Dean, and Cass Parkway. Not only are the units proposed hideous, we do not need all that traffic, we do not need rental properties next to a nice neighborhood with \$200,000 and \$300,000 homes and we do NOT need the crime that comes with rentals like that. I have no doubt you see what goes on in the duplexes by Freedom Stop. They are in disrepair and an eyesore which will surely happen with these rentals also in a few years. The design does not it all fit in with our community.

I did attend the meeting last night and I do plan to attend the meeting on the 20th. I know that there are many more people that would've attended if the city had effectively communicated it to the entire city.

We do not want this in our community. I suggested that instead they continue with the 55 and over community. People from the newly developed 55 and over community at Fox Ridge and Dean were very upset that they have just purchased beautiful new retirement homes just to find out that piles of four-plexes are might be dumped on the opposite corner. I did my due diligence last year before moving into my home and called the city and they told me it was going to be 55 and over down the street.

If I had any indication that they were going to pile ugly four-plexes and rental properties in my backyard I never would have purchased that home.

My house actually is next to the pond and backs up to their terrible proposal. Again, I urge you strongly to vote no. Your residents of Raymore do not want this in our neighborhood. It will create more traffic problems that already exist and add to the overcrowding in our schools.

Thank you
Robb and Kris Palmer
1719 S Fox Ridge Dr

The venue at Cass Parkway and Dean

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Thank you
Robb and Kris Palmer
1719 S Fox Ridge Dr



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Aug. 26, 2019

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3485: Universal Design in Residential Home Construction Pilot Project

STRATEGIC PLAN GOAL/STRATEGY

1.3.2: Implement strategies established by the Communities for All Ages Master Plan

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Contract

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

The adopted Communities for All Ages Master Plan included a goal to encourage builders and developers to utilize Universal Design solutions in new home construction.

At the Nov. 5, 2018 Council work session staff presented a proposal for the City to partner with a home builder to construct a new single-family home that incorporated Universal Design principles. To attract a builder to open up the home for public education opportunities during and after the construction process, the City offers to waive all building permit fees, estimated at \$7,500. The City would also complete photography and videography during the home construction process and hold open house events to showcase the Universal Design features of the home. Staff is hopeful this pilot project will encourage more home builders to incorporate Universal Design features into future homes.

One builder, Pinnacle Homes of Kansas City, submitted a response to the request for proposals. Pinnacle Homes, represented by Wade Beck, is a local builder who has constructed numerous homes in the City. The proposed home will be constructed in the Knoll Creek Subdivision.

BILL 3485

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PINNACLE HOMES OF KANSAS CITY FOR THE UNIVERSAL DESIGN IN RESIDENTIAL HOME CONSTRUCTION PILOT PROJECT."

WHEREAS, the City issued a Request for Qualifications seeking proposals from qualified builders interested in designing and constructing a single-family home that incorporates Universal Design principles; and

WHEREAS, the City desires to partner with Pinnacle Homes of Kansas City to design and construct a single-family home in Raymore that will incorporate Universal Design principles that can be showcased to other builders and residents interested in learning more about Universal Design; and

WHEREAS, the City will waive all building permit fees associated with the construction of the home in return for being allowed to complete photography and videography services during construction and having access to the home for one month after completion to showcase the home and design features to the public.

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

Section 1. The City Manager is directed to enter into a contract with Pinnacle Homes of Kansas City for the Universal Design in Residential Home Construction Pilot Project.

Section 2. The City Manager and City Clerk are authorized to execute the contract attached as Exhibit A.

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

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

DULY READ THE FIRST TIME THIS 26TH DAY OF AUGUST, 2019.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR PROFESSIONAL SERVICES

AGREEMENT FOR PROVISION OF THE FOLLOWING SERVICES

Agreement made this 9th day of September, 2019 between Pinnacle Homes of Kansas City, an entity organized and existing under the laws of the State of Missouri, with its principal office located at 11305 E. 195th Street, Raymore, Missouri, 64083, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto.

In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of September 9, 2019 and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all deliverables as specified in and according to the Request for Qualifications/Quote RFQu #19-008 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within RFQu #19-008 including

insurance and termination clauses as needed or required. The work as specified in Appendix A, may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

The work shall begin upon Council approval and City Manager's signature. The date of substantial completion shall be that date when the project or portions of the project are officially accepted by the Owner through formal action of the City Council for utilization of the project for its intended purpose. The City shall be the sole determiner as to the fulfillment of the work as described.

ARTICLE III WAIVABLE FEES

The City shall waive, upon issuance of the approved building permit, all costs associated with the review, approval, and issuance of the New Residential Building Permit application, including, but not limited to excise tax fees, plan review fees, building inspection fees, water connection fees, and sewer connection fees.

In the event of the Contractor's failure to perform any of his duties as specified in this contract and addendums, or to correct an error within the time stipulation agreed upon by both parties, the City shall have the right to collect any and all amounts associated with the New Residential Building Permit application and other waived fees.

ARTICLE IV INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE V RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate a representative to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of

this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all services necessary to perform and complete the contract as specified. Contractor further agrees to keep and not change Project Manager and Project Team without notification and consent of the City.

Contractor will supervise and direct the work performed, and shall be responsible for his employees. Contractor will also supervise and direct the work performed by sub-Contractors and their employees and be responsible for the work performed by sub-Contractors hired by the Contractor.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any sub-Contractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure sub-Contractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

ARTICLE VI TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or email.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below. In the event this agreement is terminated, the City may hold as a retainer the amount needed to complete the work in accordance with Appendix B specifications.

ARTICLE VII ARBITRATION

In case of a dispute, the Contractor and the City shall each appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE VIII WARRANTY

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with Appendix A specifications.

Contractor warrants that the goods shall be delivered free of the rightful claim of any third person by way of non-payment on the part of the Contractor for any tools and equipment in use or materials used and consumed on City property in completion of this agreement, and if City receives notice of any claim of such infringement, it shall, within ten [10] days, notify Contractor of such claim. If City fails to forward such notice to Contractor, it shall be deemed to have released Contractor from this warranty as to such claim.

ARTICLE IX AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the Contractor must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XI
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Contractor agrees that it has not relied upon any representations of Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

SEAL)

THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Jean Woerner, City Clerk

SEAL)

PINNACLE HOMES OF KANSAS CITY

By: _____

Title: _____

Attest: _____

Appendix A

Scope of Services

Pinnacle Homes of Kansas City shall furnish the City of Raymore with all documents necessary to the design, documentation, engineering and construction of a Single Family Residential home that incorporates universal design principles. Such materials are subject to the review and approval by the City's Building Official.

By participating in the Universal Design in Residential Home Construction Pilot Project, Pinnacle Homes of Kansas City agree to work directly with City staff in the following capacities:

- Review and approval of all buildings plans and documents
- Periodic photo and video documentation of the construction process
- Outreach and education opportunities relative to Universal Design
- Offer open houses for one month to showcase Universal Design components of the home

The City offers the following incentives to Pinnacle Homes of Kansas City as part of this pilot project:

- Waiver of all building permit fees, excise tax and utility connection fees for the house
- Expedited permitting and review procedures
- Extensive promotion and support of the project and associated homebuilder through print services and social media
- Photography and videography services of the installation and operation of universal design features in the home
- Promotion of the features of the home on the City's website and other social media outlets

Pinnacle Homes of Kansas City shall incorporate the following features into the design and construction of the pilot project home:

- At least one zero-step building entrance
- An accessible path connecting to the zero-step building entrance
- An accessible interior route with hallways of at least 36 inches of clearance connecting at least one bedroom and one bathroom (full or half)
- An accessible interior route with hallways of at least 36 inches of clearance connecting at least one bedroom with a kitchen, living room, or other common living space
- Doors with at least 32" (36" preferred) of clear width with lever-style door handles, and flush thresholds

- Accessible light switches (rocker style), electrical outlets, and controls throughout all accessible routes
- Lever-style water controls on all plumbing fixtures
- Additional blocking or other support structures throughout accessible routes or spaces to accommodate the installation of grab bars

Following the completion of the construction process and the issuance of a Certificate of Occupancy, Pinnacle Homes of Kansas City shall agree to leave the home in an unoccupied state for **30** (thirty) days. During this timeframe, the completed home shall remain accessible by City staff for outreach and education opportunities, including open houses to showcase the home to the public. Following the completion of this time frame, the home may be made available for occupancy.

Appendix B General Terms and Conditions

A. *Procedures*

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Development Services Director in consultation with the Building Official or their authorized representative (s). The Contractor shall not comply with requests and/or orders issued by any other person. The Development Services Director will designate his/her authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. *Contract Period*

Award of this contract is anticipated prior to the end of September, 2019, with final design and construction completed within six (6) months.

C. *Insurance*

As required per the Business License for the City of Raymore.

D. *Hold Harmless Clause*

The Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Contractor. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

F. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Raymore shall reduce their decision to write and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or his designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

G. *Severability*

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

H. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

I. *Inspection*

At the conclusion of each job order, the Contractor shall demonstrate to the Building Official or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Contractor at the Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

J. *Permits*

The successful Contractor shall be responsible for obtaining all permits prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Business License" required of all vendors doing business within the City limits of Raymore (unless otherwise directed by the City Clerk). This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083.

K. *Release of Information*

Pursuant to 610.021 RSMo, all documents within a request for proposal will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

L. *Rejection of Qualifications*

The City reserves the right to reject any and all qualifications, to waive technical defects in the response packet, and to select the response deemed most advantageous to the City.

M. *Affidavit of Work Authorization and Documentation:*

Pursuant to 285.530 RSMo, the Contractor must affirm its enrollment and participation in a federal work authorization program with respect to the

employees proposed to work in connection with the services requested herein
by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.



To: City of Raymore

Fr: Wade Beck - Pinnacle Homes of Kansas City 

Re: RFQ 19-008

Date: 08/12/2019

Thank you for the opportunity to be considered for the Universal Design Home Construction Pilot Project.

Company Background

As a single-family residential builder who focuses on designing and building homes for the Raymore community, Pinnacle Homes is uniquely qualified for this project. Finished projects in Raymore are located in the Eagle Glen, Stonegate, Estates of Knoll Creek, and Chateau Place subdivisions. Success with these projects has permitted me to develop a productive relationship with city staff that has been mutually beneficial as I continually modify processes to accommodate trends in design and construction techniques.

The following are some of the advantages my customers enjoy with Pinnacle Homes as their builder:

Designing and drawing for all of Pinnacle Homes' projects are done by myself, ensuring that my customers' specific needs are reflected in the final product. This process requires several drafts and meetings with customers, and frequently includes final editing in the customers' living room as they view the plan on their television. As most customers have difficulty envisioning a 2-D plan, 3-D renderings and virtual walkthroughs are a regular part of the Pinnacle Homes planning and design process.

While most builders in our community have a project manager that supervises 10-20 builds at a time, the number of projects is restricted to only four in various stages of completion. Any issues are identified early and addressed prior to becoming larger challenges. Limiting the scale of projects permits me to be heavily involved in every detail. Managing all projects personally also reduces overhead and contributes to a better product.

Being the primary contact for my customers allows for quick and efficient response to any modifications. There are no layers of corporate structure to navigate in order to design and price change orders. Customers appreciate being able to contact me on evenings and weekends. As my in-home office is within 15 minutes of all project sites, customers also appreciate off-hours and spontaneous site visits.

Many Pinnacle Homes customers are past retirement age and as a result, Universal Design features are frequently included in many of our builds. These have included: wider hallways and

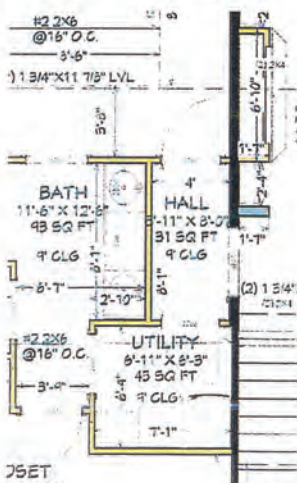
cased openings, stair minimizing, wall mount sinks, low threshold showers with grab bars, utilizing drawers in base cabinets, and Decora style electrical switches.

Universal Design Proposal

An important critical challenge in universal design is a zero step/low threshold entrance. To ease the design, a level lot or one with a slight negative grade is preferred. This grade eases not only the transition to a zero-step front entrance but also permits the ease of entrance to a rear patio outdoor living area that doesn't require a deck. Ideally, occupants can walk from the driveway through the front door, throughout the main floor, and onto a rear outdoor living area without encountering any obstacles. Many assisted living communities use a notched foundation/lowered floor system that permits floor joists to be set inside the foundation and provides for a floor elevation to be set at the top of the foundation rather than a floor with joists that sit above the foundation. I propose establishing a solid engineering plan for a notched foundation on a lot with a slight negative grade and establishing elevations to make this critical part of the universal design application successful.



Interior design and layout that creates wide door openings, cased openings, and hallways make interior spaces feel open and accessible to people of all abilities. As a company standard, Pinnacle Homes' hallways are 48" and cased openings are always a minimum 42".



Exterior doors still require a threshold to remain weathertight. While the standard door threshold is adjustable from 1" to 1-1/2", many doors have a low threshold option minimizing trip hazards and easing wheelchair navigation.



As a standard on all Pinnacle Homes projects, Decora rocker style switches are both attractive and practical.



During framing, additional supports to facilitate solid mounting of grab bars or aid in other mounting issues is a regular request. These framing supports are normally installed in anticipation of future needs even when no immediate need of a grab bar is required. Each project is thoroughly photographed to document the location of these supports for future reference.



While I've addressed many of the specific items mentioned in the RFQ, there are many others not mentioned that should be discussed such as cabinetry, flooring types, technology, maintenance, and landscaping.

Included with this RFQ response is a specific floorplan and lot description that I propose to build for the pilot project. The plan is a 1-1/2 reverse layout that has a master suite and additional bedroom on the main floor and 2 additional bedrooms on the lower level. This plan reflects the accumulation of specific requests I've received from customers concerned with current or future mobility. By maintaining a modest footprint and utilizing a lot that permits a patio off the main floor, the build will maintain affordability while offering popular features and providing many universal design advantages.



THE JILLIAN

REVERSE 1 1/2 STORY, 4 BEDROOM, 3 BATHROOMS, 3 CAR GARAGE

PINNACLE HOMES OF KANSAS CITY



Pinpoint Accuracy
Quality Construction
Pinnacle Homes of Kansas City
1234 Main Street
Kansas City, MO 64108
816.555.1234
www.pinnaclehomeskc.com



THE JILLIAN

REVERSE 1-1/2 STORY, 4 BEDROOM, 3 BATHROOMS, 3-CAR GARAGE
 PINNACLE HOMES OF KANSAS CITY



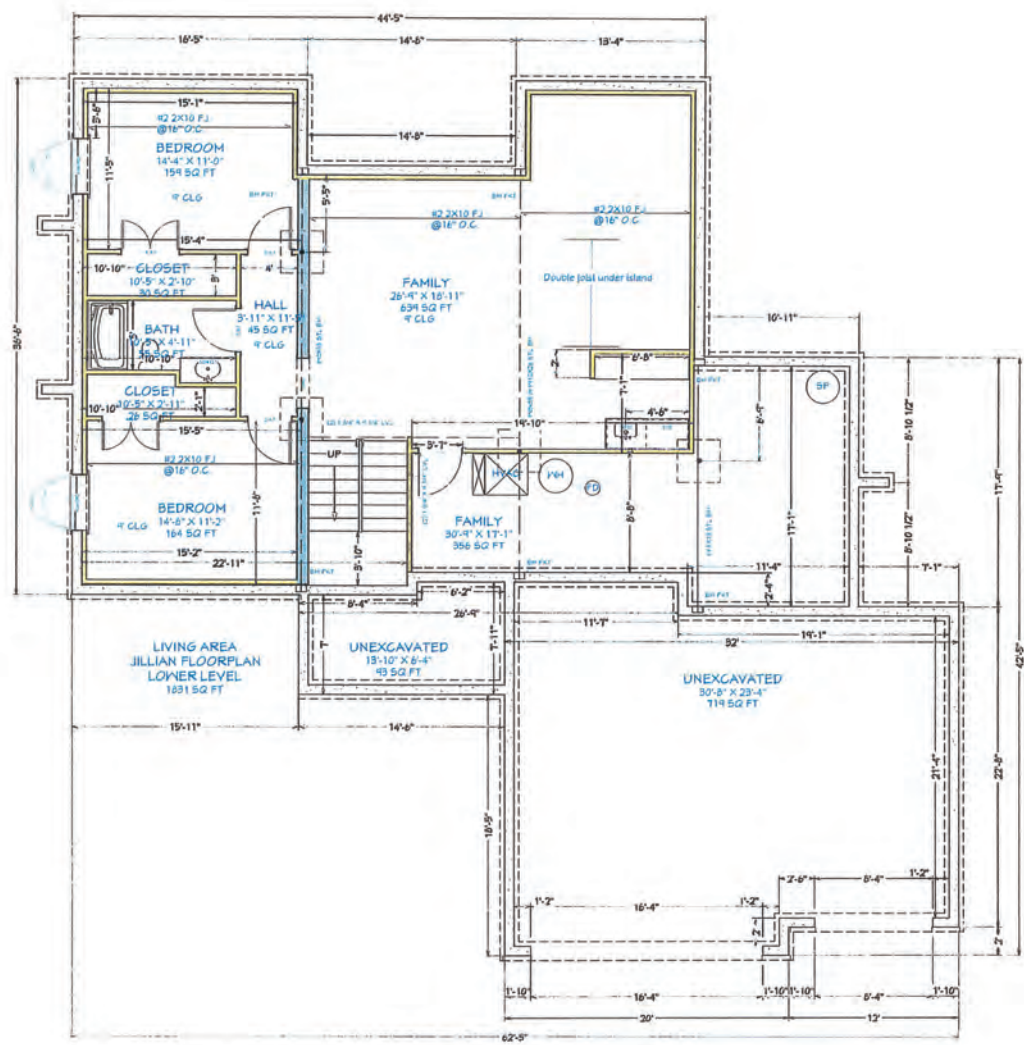
MAIN LEVEL	1,621 SF
LOWER LEVEL (FINISHED)	1,308 SF
LOWER LEVEL (UNFINISHED)	449 SF
COVERED PATIO	366 SF
FRONT PORCH	107 SF
GARAGE	752 SF

REVISION TABLE
NUMBER DATE REVISION DESCRIPTION

Jillian Plan
 428 Lalsey Branch Ct
 Raymore, MO 64083

Wade Beck, LLC
 Raymore, MO
 816-730-1773
 Pinnaclehomeskc.com





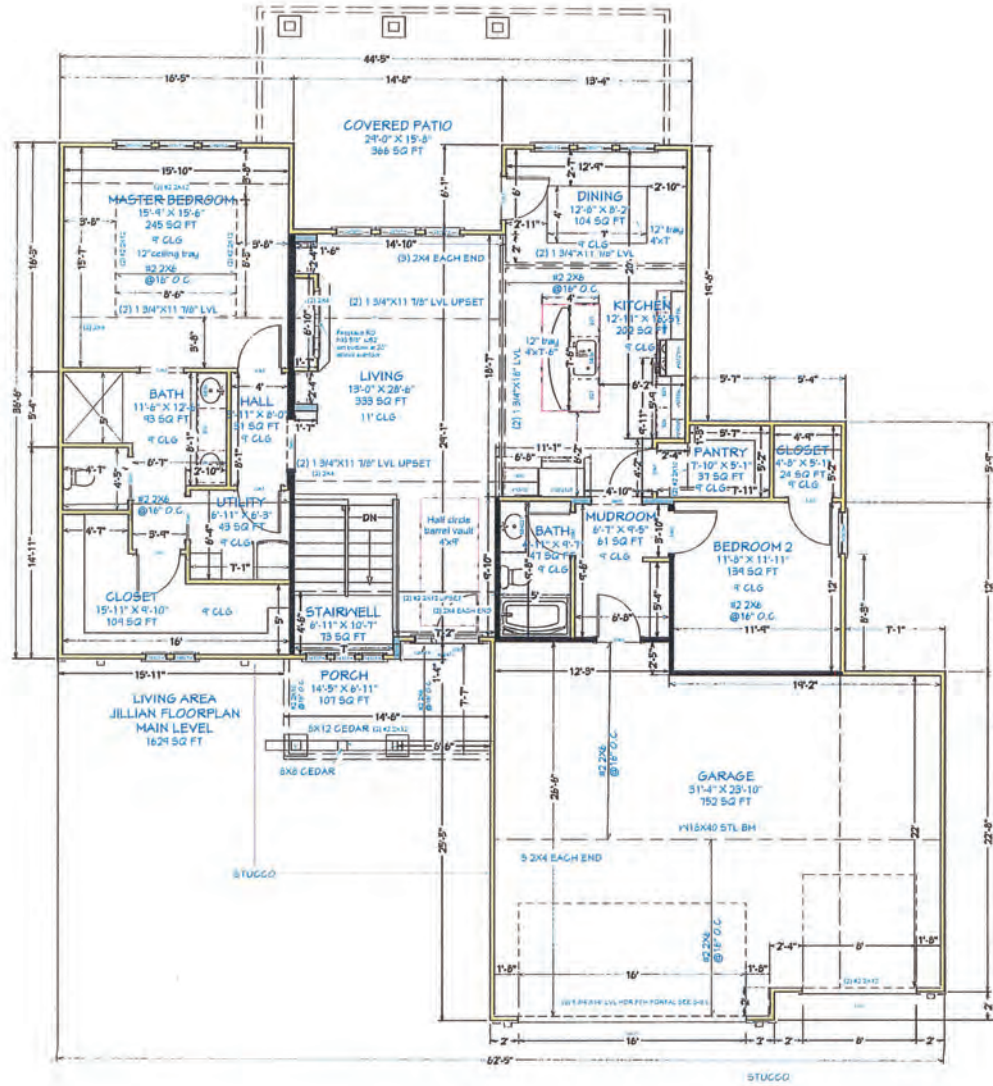
Foundation

REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION

Jillian Plan
 428 Lalsey Branch Ct
 Raymore, MO 64085

Wade Beck, LLC
 Raymore, MO
 816-730-1773
 Pinnaclehomeskc.com





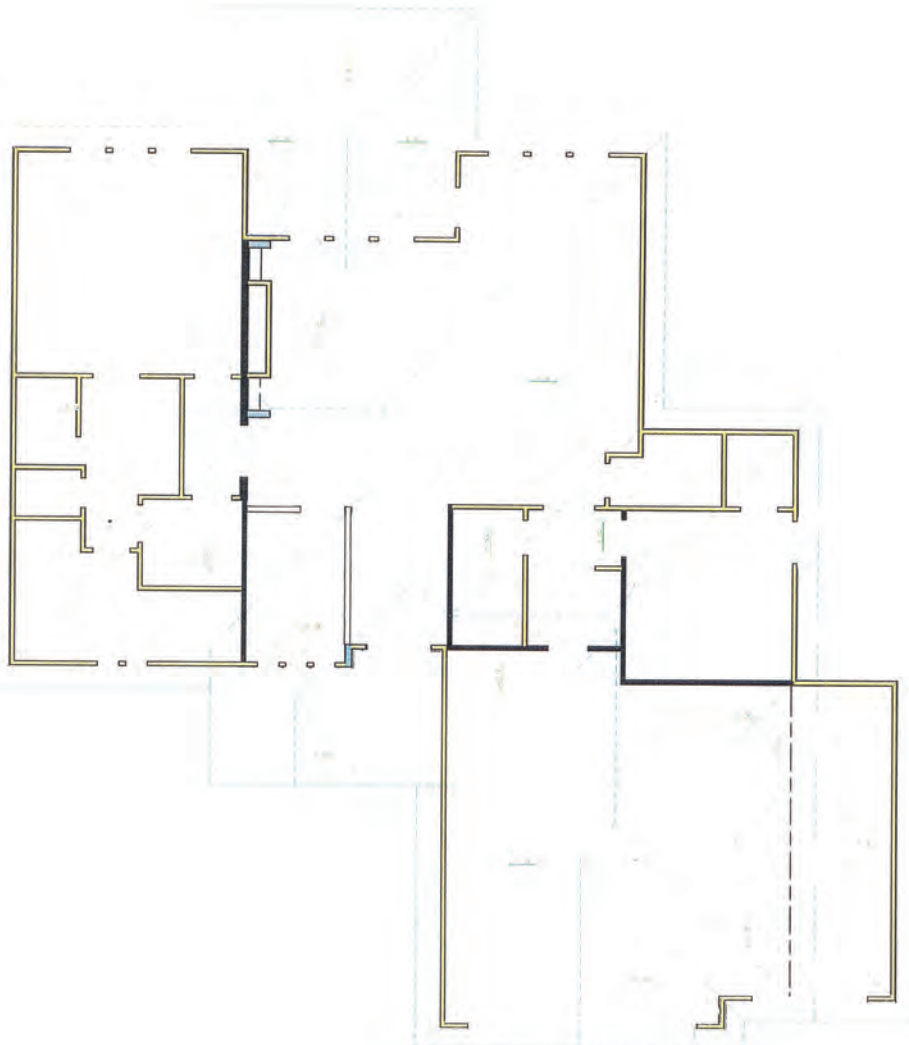
1st Floor

REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION

Jillian Plan
 428 Lalsey Branch Ct
 Raymore, MO 64083

Wade Beck, LLC
 Raymore, MO
 816-730-1773
 Finnaclehomeskc.com





ROOF PLAN

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Jillian Plan
428 Laisey Branch Ct
Raymore, MO 64083

Wade Beck, LLC
Raymore, MO
816-730-1773
Pinnaclehomeskc.com





1/4"=1'

Exterior Elevation Front



1/4"=1'

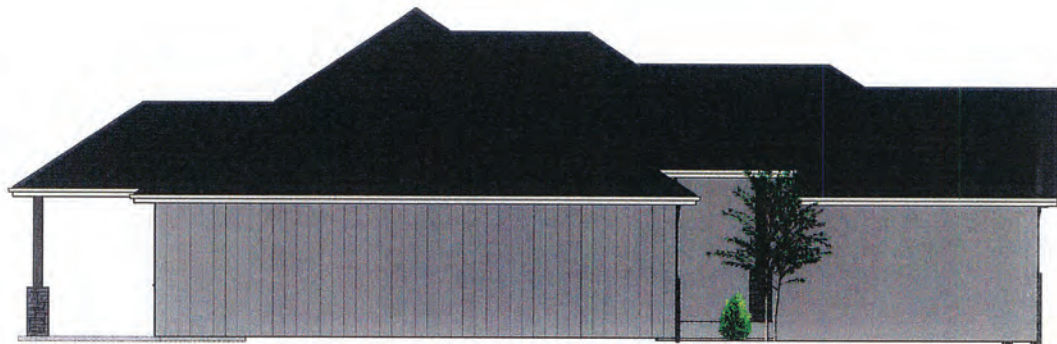
Exterior Elevation Back

REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION

Jillian Plan
428 Lalsey Branch Ct
Raymore, MO 64083

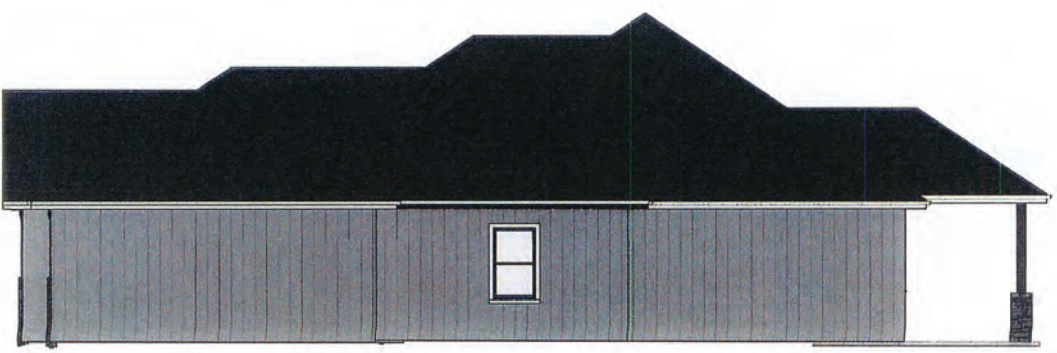
Wade Beck, LLC
Raymore, MO
816-730-1773
Pinnaclehomestkc.com





1/4"=1'

Exterior Elevation Left



1/4"=1'

Exterior Elevation Right

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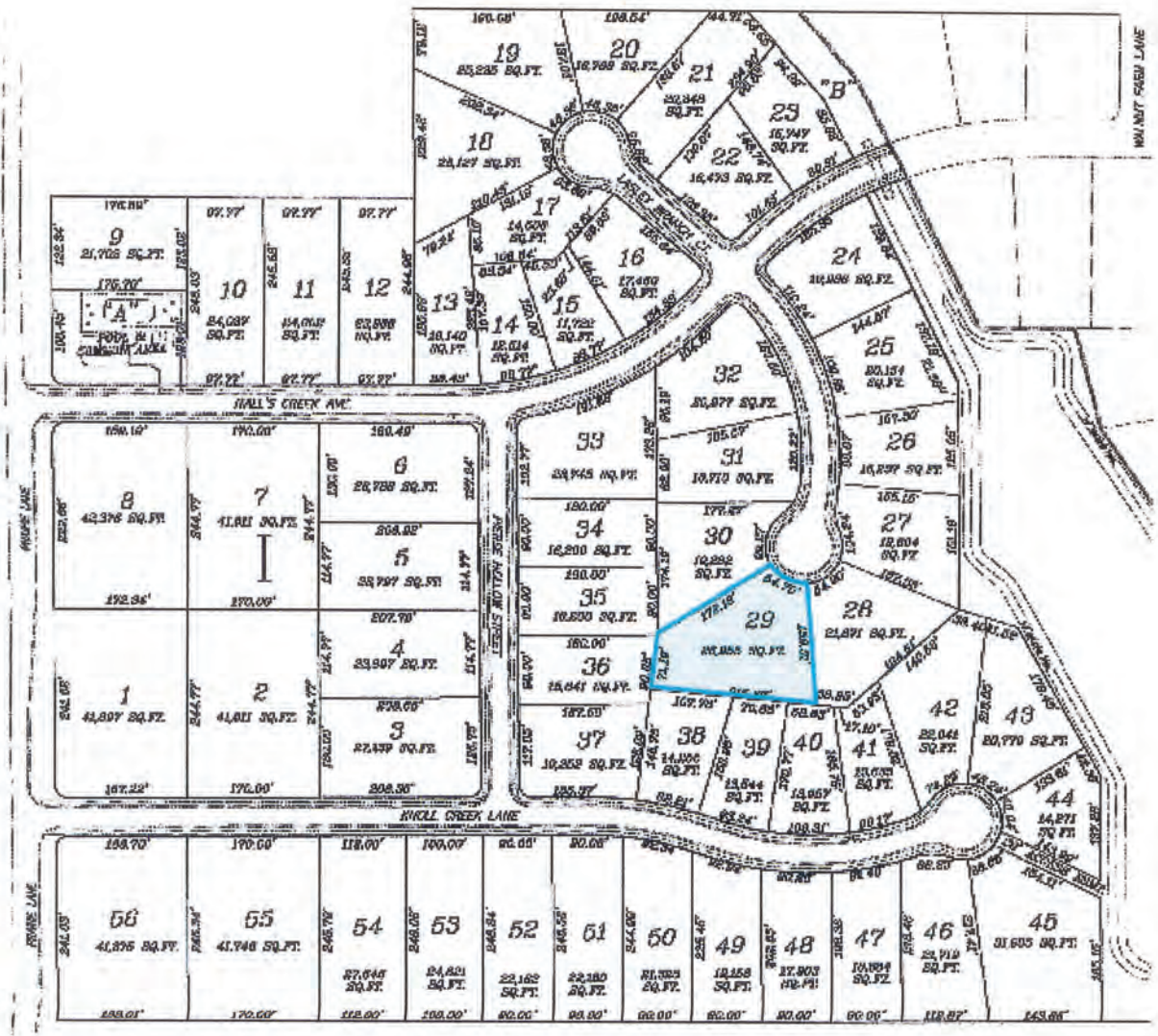
REVISION TABLE			
NUMBER	DATE	REVISIONS BY	DESCRIPTION

--

Jillian Plan
428 Lalsey Branch Ct
Raymore, MO 64083

Wade Beck, LLC
Raymore, MO
816-730-1773
Pinnaclehomeskc.com





QUALIFICATION FORM A

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Wade Beck having authority to act on behalf of (Company name) Pinnacle Homes of Kansas City do hereby acknowledge that (Company name) Pinnacle Homes of Kansas City will be bound by all terms, costs, and conditions of this proposal for a period of 90 days from the date of submission; and commit to sign the Agreements.

FIRM NAME: Pinnacle Homes of Kansas City

ADDRESS: 11305 E 195th St
Street

ADDRESS: Raymore MO 64083
City State Zip

PHONE: 816-730-1773

E-MAIL: WadeB@PinnacleHomeskc.com

DATE: 08/12/2019
(Month-Day-Year)  **Signature of Officer/Title**

DATE: _____
(Month-Day-Year) **Signature of Officer/Title**

Indicate Minority Ownership Status of Bidder (for statistical purposes only):

Check One:

MBE (Minority Owned Enterprise)

WBE (Women Owned Enterprise)

Small Business

QUALIFICATION FORM B

DISCLOSURES

The Contractor submitting this RFQu shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Contractor shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Contractor been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise? Yes ___ No X
 2. Has the Contractor been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise? Yes ___ No X
 3. Has the Contractor defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded? Yes ___ No X
 4. Has the Contractor been assessed or required to pay liquidated damages in connection with work performed on any project? Yes ___ No X
 5. Has the Contractor had any business or professional license, registration, certificate or certification suspended or revoked? Yes ___ No X
 6. Have any liens been filed against the Contractor as a result of its failure to pay subcontractors, suppliers, or workers? Yes ___ No X
 7. Has the Contractor been denied bonding or insurance coverage, or been discontinued by a surety or insurance company? Yes ___ No X
 8. Has the Contractor been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws? Yes ___ No X
- *With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*
9. Has the Contractor or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Contractor's business? Yes ___ No X

10. Has the Contractor been the subject to any bankruptcy proceeding?
Yes ___ No X

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Contractor in the past 48 months?

___ Yes X No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Contractor currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

___ Yes X No If yes, provide details in an attachment.

Required Representations

In submitting this RFQu, the Contractor makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

1. The Contractor will possess all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Contractor satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Contractor and all subcontractors that are employed or that may be employed in the execution of the Contract Work shall be in full compliance with the City of Raymore requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Contractor represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Contractor represents that it has no conflicts of interest with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Contractor represents the prices offered and other information submitted in connection with its proposal for the Contract Work were arrived at independently without consultation, communication, or agreement with any other offeror or competitor.

7. The Contractor will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

QUALIFICATION FORM C
 RFQu 19-008

EXPERIENCE / REFERENCES

To be eligible to respond to this RFQu, the proposing Contractor must be in business for a minimum of 3 years. *Please list any Municipalities that you have done work for.

Provide a minimum of five references within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person/Email
- Telephone Number
- Project Name, Nature and Date completed

COMPANY NAME	Keller Williams Southland Partners
ADDRESS	1006 W Foxwood Dr Raymore, MO
CONTACT PERSON	Lonnie Branson
CONTACT EMAIL	Lonnie@LonnieBranson.com
TELEPHONE NUMBER	816-331-2323
PROJECT NATURE AND DATE COMPLETED	As the real estate listing agent for all of my projects, Lonnie has been integral in all of my projects from contracting through the final closings from 2015 to date.

COMPANY NAME	Steve and Francesca Martin
ADDRESS	2039 Chateau Pl Raymore, MO
CONTACT PERSON	
CONTACT EMAIL	StMartin@hntb.com
TELEPHONE NUMBER	816-519-4248
PROJECT NATURE AND DATE COMPLETED	Single family residential build project. Estimated completion date, 11/2019.

COMPANY NAME	Pat and Angie Winchell
ADDRESS	1802 Halls Creek Ave Raymore, MO
CONTACT PERSON	
CONTACT EMAIL	Patwinchel@gmail.com
TELEPHONE NUMBER	816-718-4939
PROJECT NATURE AND DATE COMPLETED	Single family residential build project. Completed, 06/2019.

COMPANY NAME	Steve and Krystina Erichsen
ADDRESS	1800 Knoll Creek Ave Raymore MO
CONTACT PERSON	
CONTACT EMAIL	Krystina.Erichsen@gmail.com
TELEPHONE NUMBER	816-621-8999
PROJECT NATURE AND DATE COMPLETED	Single family residential build project. Completed, 03/2019.

COMPANY NAME	Chris and Jessica Jones
ADDRESS	2034 Chateau Pl Raymore, MO
CONTACT PERSON	
CONTACT EMAIL	CJ81bu@att.net
TELEPHONE NUMBER	816-215-9914
PROJECT NATURE AND DATE COMPLETED	Single family residential build project. Completed, 12/2018.

State the number of Years in Business: 5 years
 State the current number of personnel on staff: 3

New Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Sept. 9, 2019

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Sidewalk on Undeveloped Lots Public Hearings

STRATEGIC PLAN GOAL/STRATEGY

2.2.2: Create and maintain a well-connected transportation network

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION

Authorize Sidewalk Installations

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff reports
Maps
History of Requirement

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

In January 2019 staff identified 18 undeveloped lots that met the threshold requirement under the Unified Development Code to have sidewalk installed. Each lot owner was given until Aug. 1 to have sidewalk installed, or to secure a building permit for a home on the lot. Of the lot owners, 14 complied with the request and the remaining 4 were provided notice on non-compliance with code. Each was advised that a public hearing would be held on Sept. 9 to determine if the City is to install the sidewalk and levy a special assessment against the lot for the costs to install the sidewalk. A staff report has been prepared for each lot identifying specific information for that property.

Upon completion of each public hearing staff requests Council to determine if the City is to install sidewalk upon the lot. A resolution confirming the decision made on each lot will then be presented to the Council on Sept. 23.

If the City is to install sidewalk upon a lot, no work would commence before Sept. 1 of 2020. If sidewalk is installed upon the lot by the property owner or a building permit issued for the lot prior to Sept. 1, 2020, no work will be completed by the City.

History of Requirement to install Sidewalk on Undeveloped Lots

TO: Mayor and Council

FROM: City Staff

DATE: September 9, 2019

History of the Code Provision:

During preparation of the initial draft of the Unified Development Code (UDC) in 2008 there were discussions regarding the problem of non-connectivity of sidewalks in developing subdivisions. While builders were constructing sidewalk when new homes were being constructed there was no provision for requiring sidewalks on undeveloped lots, thus leaving gaps between existing homes. There was interest among homeowners and the Planning and Zoning Commission to have sidewalks constructed on undeveloped lots so there are no gaps in the sidewalk network.

The initial proposal from staff was to have the subdivision developer install the sidewalk as part of the public infrastructure for any new subdivision phase. If any portion of the sidewalk became damaged during home construction the builder would be responsible for the repairs.

During the public hearing process for adoption of the UDC in the fall of 2008 the development community expressed concerns with installing sidewalks with the infrastructure and offered a compromise that became code when the UDC was adopted on December 8, 2008. The compromise was that sidewalks would be installed on undeveloped lots when 50% 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 since the effective date of the UDC. The code provision was to become effective on January 1, 2012.

In 2012 City Council approved two changes to the UDC regarding the applicability of the requirement and timing of the effective date of the requirement. The threshold for when a sidewalk is required on an undeveloped lot was increased to 66% and the effective date of the code provision was delayed for two additional years to January 1, 2014.

At its October 7, 2013 work session Council held a public hearing to obtain input regarding the pending implementation of the code provision. Since there was no consensus to deviate from the current code provision staff indicated it would proceed to enforce the code provision beginning on January 1, 2014. By adoption of Resolution 14-03 on January 13, 2014, City Council confirmed the requirement and the effective date of January 1, 2014.

In 2015 City Council approved an amendment to the UDC regarding sidewalk on an undeveloped corner lot. If one of the street frontages on a corner lot is determined to meet the threshold requirement then a sidewalk is required on all street frontages of the corner lot.

Current Code Provision:

The current code requirement for installation of sidewalk on an undeveloped lot reads:

Section 445.030K2a5:

The owner of any undeveloped lot within the subdivision or subdivision phase shall be required to construct a sidewalk on that lot when and:

- a. 66% or more of the lots on the same side of the street in the same block already have a sidewalk constructed; and
- b. it has been 3 years from the date the first Certificate of Occupancy was issued in the subdivision or subdivision phase that contains the undeveloped lot.

Section 445.030K2a6:

If any portion of a corner lot has frontage along a street that meets the threshold of subsection 5 above then sidewalk is required to be installed on all street frontages of the corner lot.

2014 Sidewalk Program:

On January 15, 2014 staff sent notification to the property owner for each of the 89 undeveloped lots that met the threshold wherein sidewalk is required to be installed. Forty different property owners were notified.

A total of 70 public hearings were held on September 13, 2014. Council authorized City staff to have sidewalk installed on 63 of the lots. Council granted a one-year extension for seven of the lots.

Sidewalk was installed by the property owner on 18 of the 63 lots. The City contractor installed sidewalk on the remaining 45 lots. A total of 20 special assessments had to be filed. To date payment has been made by the property owner for all 45 lots.

2015 Sidewalk Program:

On January 12, 2015 staff sent notification to the property owner for each of the 23 undeveloped lots that met the threshold requirement wherein sidewalk is required to be installed. There were a total of 14 different property owners notified.

A total of 16 public hearings were held on September 14, 2015. Council authorized City staff to have sidewalk installed on 14 of the lots. Sidewalk was installed by the property owner on 9 of the lots. The City contractor installed sidewalk on the remaining 5 lots.

The City has been reimbursed by the property owners for all costs. No special assessments had to be filed.

2016 Sidewalk Program:

On January 19, 2016 staff sent notification to the property owner for each of the 14 undeveloped lots that met the threshold requirement wherein sidewalk is required to be installed. There were a total of 13 different property owners notified.

A total of 10 public hearings were held on September 26, 2016. Council authorized City staff to have sidewalk installed on all 10 lots. Sidewalk has been installed by the property owners on 5 of the lots. The City contractor installed sidewalk on the remaining 5 lots in October of 2017. Payment has been made by the property owner on 3 of the lots. A special assessment has been filed on the remaining 2 lots.

2017 Sidewalk Program:

On January 13, 2017 staff sent notification to the property owner for each of the 6 undeveloped lots that met the threshold requirement wherein sidewalk is required to be installed. There were a total of 5 different property owners notified.

A total of 4 public hearings were held on Sept. 25, 2017. Sidewalk has been installed by the property owner on 2 of the lots. The City Contractor installed sidewalk on the 2 remaining lots in Sept. of 2018. A special assessment has been filed on the 2 lots, with payment made on 1 of the lots.

2018 Sidewalk Program:

On January 31, 2018 staff sent notification to the property owner for each of the 9 undeveloped lots that met the threshold requirement wherein sidewalk is required to be installed. There were a total of 3 different property owners notified.

A total of 2 public hearings were held on Sept. 10, 2018. A permit has been obtained on 1 of the lots. The City Contractor is scheduled to install sidewalk on the remaining 1 lot in September of 2019.

2019 Sidewalk Program

On February 7, 2019 staff sent notification to the property owner for each of the 18 undeveloped lots that met the threshold requirement wherein sidewalk is required to be installed. There were a total of 8 different property owners notified.

The property owner has installed sidewalk, or secured a building permit to construct a home, on 14 of the lots. A public hearing is scheduled for September 9, 2019 on the remaining 4 lots to determine if the City is to install sidewalk upon the lot and levy a special assessment for the costs.

Sidewalk Required on Undeveloped Lot

Property Location: 1503 Lewis Circle
Legal Description: Westbrook of Creekmoor 7th Plat Lot 168
Property Owner: Jese & Jennifer Hockaday



STAFF COMMENTS:

1. On 2/7//2019 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. The property owner is actively seeking to sell the lot.
3. This is the only property without sidewalk on Lewis Circle.

STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**
Yes, this segment would create a continuous sidewalk to the Creekmoor Elementary school.
2. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a sidewalk or trail on an arterial street.**
Yes, this sidewalk would provide a continuous sidewalk to the trail along Foxridge Drive.
3. **Whether installation of the sidewalk segment eliminates a safety concern.**
Yes, the sidewalk segment eliminates the need to walk in the street.
4. **The percentage of the developed lots (degree of completion) in the subdivision or subdivision phase is high enough to warrant the installation of the sidewalk segment.**
Westbrook at Creekmoor 7th plat is 92% completed..
5. **The likelihood that the lot would be developed within the next year.**
The property owner is actively seeking to sell the lot. This is a desirable lot in an area where there are few lots remaining.
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenity such as a pool.**
This segment would provide connectivity to the pool, common areas and walking trails.
7. **Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.**
Yes, this segment does provide direct connectivity with Remington subdivision.
8. **Whether the sidewalk was required under a previously adopted City Code provision.**
Yes, sidewalk was required under a previous City Code provision.



City of Raymore, Missouri

Westbrook at Creekmoor
7th Plat Lot 168

★ Identified lot requiring sidewalk

Date: 8/30/2019



Sidewalk Required on Undeveloped Lot

Property Location: 918 Creekmoor Drive
Legal Description: Westbrook of Creekmoor 9th Plat Lot 278
Property Owner: C & M Builders Inc.

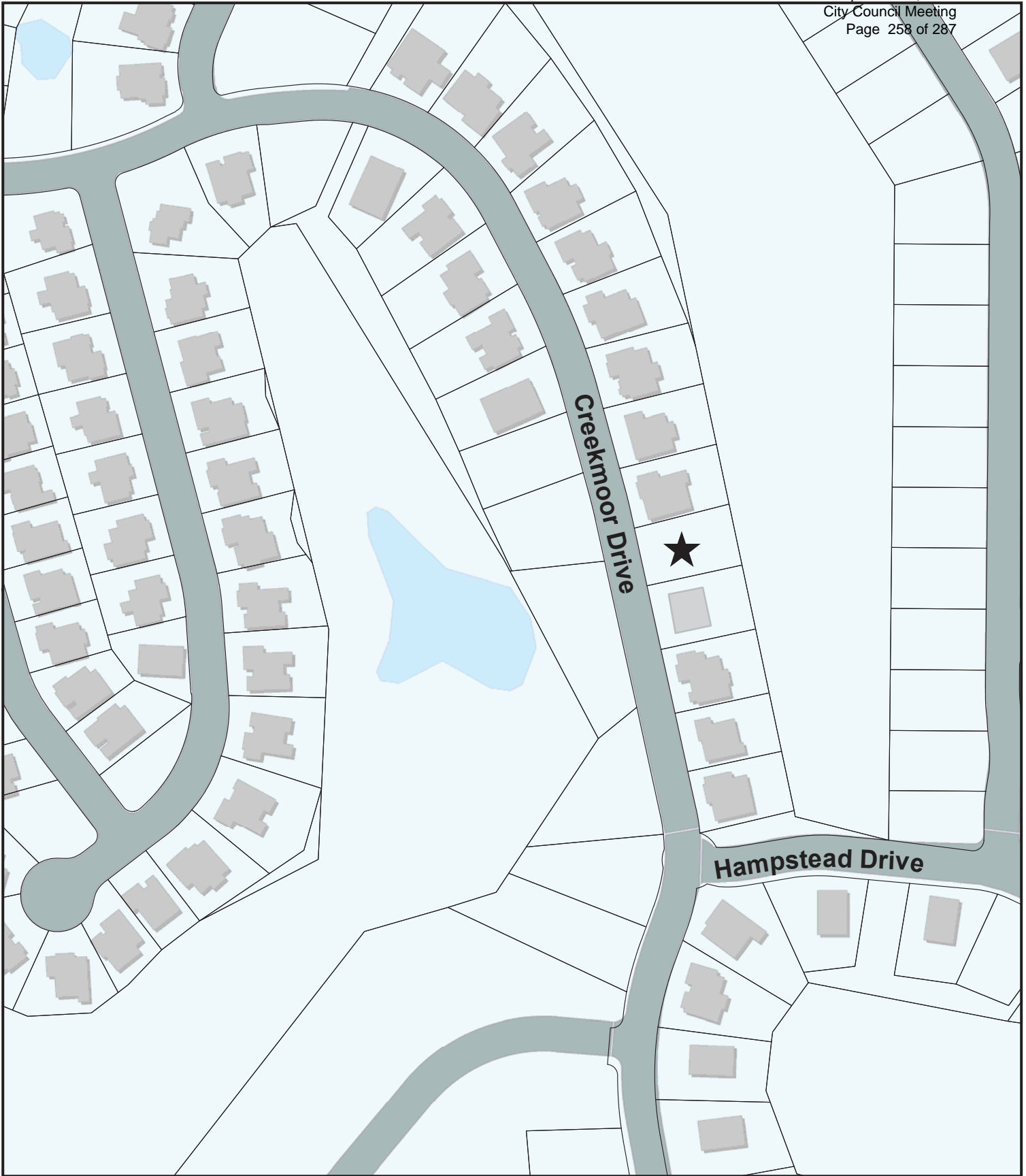


STAFF COMMENTS:

1. On 2/7//2019 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. The property owner is planning to build a home on the lot.
3. This is the only lot on the side of the street in the block that does not have a sidewalk.

STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**
Yes, this segment would create a continuous sidewalk to the Creekmoor Elementary school.
2. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a sidewalk or trail on an arterial street.**
Yes, this sidewalk would provide a continuous sidewalk to the trail along Foxridge Drive.
3. **Whether installation of the sidewalk segment eliminates a safety concern.**
Yes, the sidewalk segment eliminates the need to walk in the street.
4. **The percentage of the developed lots (degree of completion) in the subdivision or subdivision phase is high enough to warrant the installation of the sidewalk segment.**
Westbrook at Creekmoor 9th plat is 70% completed..
5. **The likelihood that the lot would be developed within the next year.**
The property owner is planning to construct a home on the lot in 2019.
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenities such as a pool.**
This segment would provide connectivity to the pool, common areas and walking trails.
7. **Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.**
Yes, this segment does provide direct connectivity with Remington subdivision.
8. **Whether the sidewalk was required under a previously adopted City Code provision.**
Yes, sidewalk was required under a previous City Code provision.



City of Raymore, Missouri

Westbrook at Creekmoor

9th Plat Lot 278

Date: 8/12/2019

★ Identified lot requiring sidewalk



Sidewalk Required on Undeveloped Lot

Property Location: 713 Redtop Lane
Legal Description: Meadowood of The Good Ranch 1st Plat Lot 16
Property Owner: Good-Otis LLC.



STAFF COMMENTS:

1. On 2/7//2019 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. The property owner is actively seeking a builder to construct a home upon the lot.
3. The property owner has indicated they plan to install sidewalk upon the lot if no building permit is issued.
4. This is the only property without sidewalk on Redtop Lane.

STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**
Yes, this segment would create a continuous sidewalk to the Stonegate Elementary school.
2. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a sidewalk or trail on an arterial street.**
Yes, this sidewalk would provide a continuous sidewalk to the trail along Dean Avenue.
3. **Whether installation of the sidewalk segment eliminates a safety concern.**
Yes, the sidewalk segment eliminates the need to walk in the street.
4. **The percentage of the developed lots (degree of completion) in the subdivision or subdivision phase is high enough to warrant the installation of the sidewalk segment.**
Meadowood of the Good Ranch 1st plat is 94% completed..
5. **The likelihood that the lot would be developed within the next year.**
The property owner is actively seeking a builder to construct a home on the lot. This is a desirable lot in an area where there are few lots remaining.
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenity such as a pool.**
This segment would provide connectivity to the common areas and walking trails.
7. **Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.**
Yes, this segment does provide direct connectivity with The Meadows of The Good Ranch, an adjacent subdivision.
8. **Whether the sidewalk was required under a previously adopted City Code provision.**
Yes, sidewalk was required under a previous City Code provision.

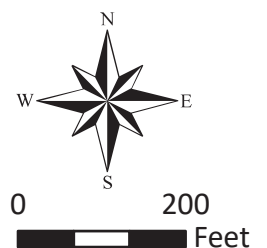


City of Raymore, Missouri
Meadowood of The Good Ranch

Date: 8/12/2019

1st Plat Lot 16
2nd Plat Lot 80

★ Identified lot requiring sidewalk



Sidewalk Required on Undeveloped Lot

Property Location: 720 Gamma Grass Place
Legal Description: Meadowood of The Good Ranch 2nd Plat Lot 80
Property Owner: Good-Otis LLC.



STAFF COMMENTS:

1. On 2/7//2019 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. The property owner is actively seeking a builder to construct a home upon the lot.
3. The property owner has indicated they plan to install sidewalk upon the lot if no building permit is issued.
4. This is the only property without sidewalk on Gamma Grass Place.

STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**
Yes, this segment would create a continuous sidewalk to the Stonegate Elementary school.
2. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a sidewalk or trail on an arterial street.**
Yes, this sidewalk would provide a continuous sidewalk to the trail along Dean Avenue.
3. **Whether installation of the sidewalk segment eliminates a safety concern.**
Yes, the sidewalk segment eliminates the need to walk in the street.
4. **The percentage of the developed lots (degree of completion) in the subdivision or subdivision phase is high enough to warrant the installation of the sidewalk segment.**
Meadowood of the Good Ranch 2nd plat is 98% completed..
5. **The likelihood that the lot would be developed within the next year.**
The property owner is actively seeking a builder to construct a home on the lot. This is a desirable lot in an area where there are few lots remaining.
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenity such as a pool.**
This segment would provide connectivity to the common areas and walking trails.
7. **Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.**
Yes, this segment does provide direct connectivity with The Meadows of The Good Ranch, an adjacent subdivision.
8. **Whether the sidewalk was required under a previously adopted City Code provision.**
Yes, sidewalk was required under a previous City Code provision.

Miscellaneous

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 20, 2019**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, MELODIE ARMSTRONG, ERIC BOWIE, CALVIN ACKLIN AND MAYOR KRIS TURNBOW. ABSENT WERE JIM PETERMANN, MARIO URQUILLA, AND MATTHEW WIGGINS. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**

a. **Approval of the minutes of the July 2, 2019 meeting**

Motion by Mayor Turnbow, Seconded by Commissioner Bowie, to approve the consent agenda, including the July 2, 2019 minutes.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Abstain
Commissioner Fizer	Aye
Commissioner Petermann	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 5-0-1.

6. **Unfinished Business - None**
7. **New Business -**

A. Election of Secretary

Chairman Faulkner asked if it was legitimate to nominate a Commission member that was not present.

City Attorney Jonathan Zerr asked if the Commissioner had been spoken with about the nomination.

Chairman Faulkner stated yes they had spoken about it and he reminded the Commission members the Secretary needed to be available during the day to sign documents on behalf of the Commission.

Chairman Faulkner nominated Commissioner Petermann to be Secretary. Nomination seconded by Mayor Turnbow.

Vote on Nomination:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 6-0-0.

B. Case #19016 - Remington Estates Right-of-Way Vacation (public hearing)

Associate Planner David Gress presented the staff report. The request is to vacate two remnant pieces of right-of-way that exist on the north and south side of Hampton Drive, just west of Laurus Drive in the Remington Subdivision.

Mr. Gress entered into the record the mailed notices to the adjacent property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the Staff Report.

Mr. Gress indicated the two remnant pieces of right-of-way were platted as part of the Remington Subdivision and were intended to be part of a future north/south roadway. When the Creekmoor Preliminary Plan was approved, Foxridge Drive was proposed as the north/south collector road west of the Remington Subdivision and Hampton Drive was then platted to connect into Creekmoor. The right-of-way dedicated as part of the Remington Subdivision was no longer needed.

Mr. Gress indicated he spoke with the two adjoining landowners in Remington and they are both willing to accept the vacated land and assume maintenance responsibility.

Mr. Gress indicated staff recommends the Commission accept the staff proposed findings of fact and forward the request to the City Council with a recommendation for approval.

Chairman Faulkner opened the public hearing at 7:09 p.m.

Samuel Jackson, 614 Laurus Drive, spoke in support of the vacation of right-of-way. Mr. Jackson indicated he is one of the adjoining landowners and will accept maintenance responsibility of the right-of-way.

Chairman Faulkner closed the public hearing at 7:11 p.m.

Chairman Faulkner asked Mr. Gress about the notices sent to adjoining property owners and if the notice met the requirement of notifying all property owners within 185 feet of the subject property.

Mr. Gress clarified that for right-of-way vacations the requirement for notice is only to adjoining property owners.

Motion by Commissioner Fizer, Seconded by Commissioner Armstrong, to accept the staff proposed findings of fact and recommend approval of case #19016, Remington Estates Right-of-Way Vacation.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 6-0-0.

C. Case #19019 - Venue of The Good Ranch PUD Rezoning and Preliminary Plan (public hearing)

Bill Moore, attorney with Rouse Frets White Goss Gentile Rhodes, P.C., representing the applicant Jake Loveless with Griffin Riley, presented the request to the Commission. Mr. Moore also introduced Jeremy Powell, representing the project engineer team.

Mr. Moore provided a slide presentation with an overview of the project. He indicated this is a luxury townhome development that incorporates modern, contemporary architecture. The units have 2 or 3 bedrooms, 1 or 2 car garages, and about half of the units will have walk-out basements. There is off-street parking provided and amenities such as a pool with a clubhouse, playground, pickleball play courts, dog park, and three stormwater detention facilities.

Mr. Moore indicated there is a demand in the Raymore community for the type of housing being proposed. Occupancy rate in Raymore is 96% and there is clearly not enough supply for the demand.

Mr. Moore described the Good Ranch Master Plan and the Memorandum of Understanding (MOU) that was approved in 1994. He indicated the plan designated the subject property for attached single-family units, which is what is being approved.

Mr. Moore provided an overview of the preliminary plan and indicated there are 51 buildings proposed with a total of 204 units.

Mr. Moore provided an exhibit of property value research that had been completed by the applicant. He stated that property values near multi-family developments have increased by 9 to 11% between 2015 and 2018.

Associate Planner David Gress provided an overview of the staff report. He indicated the request is to reclassify the zoning of the property from A (Agricultural District) to PUD (Planned Unit Development District), including the preliminary plan for the project.

Mr. Gress entered into the record the mailed notices to adjoining property owners; notice of publication in The Journal; Unified Development Code; application; Growth Management Plan; Good Ranch Land Use Plan; staff report; proposed development plan; comments from adjoining property owners; Good Neighbor Informational meeting summary; and the draft MOU. Mr. Gress commented that additional petition forms that were received after the packet was mailed have been placed at Commission member desks for consideration.

Mr. Gress provided a detailed overview of the staff comments included in the staff report.

Mr. Gress indicated that staff has presented proposed Findings of Fact for the Commission to consider.

Mr. Gress provided a detailed explanation of the staff recommendation and indicated staff recommends the Commission forward the request to the City Council with a recommendation for approval.

Mayor Turnbow asked Mr. Gress about the reference in the protest petition to the Original Town Neighborhood Plan.

Mr. Gress indicated the Original Town Plan is a neighborhood plan that applies only to that neighborhood, the original plat of Raymore. He indicated the plan that applies to this property is the Good Ranch Master Plan.

Mayor Turnbow commented about on-street parking and whether the applicant is amenable to prohibiting on-street parking. His concern with higher density developments is that emergency vehicles sometimes have difficulty getting through the neighborhood.

Bill Moore commented that the proposal does include a lot of off-street parking and the applicant would want to look further into the concern and work with staff to come up with a plan.

Jake Loveless, representing applicant Griffin Riley, indicated 47 off-street parking spaces have been added but if additional spaces are needed, or restrictions on where on-street parking can occur need to be addressed, he would be willing to look at options.

City Attorney Jonathan Zerr commented that the streets are intended to be public and the City could place restrictions on parking if necessary.

Chairman Faulkner opened the public hearing at 7:59 p.m.

Craig Sheumaker, 702 S. Fox Ridge Drive, indicated that Sky Vue Drive is 37 feet wide and allows plenty of space for on-street parking. In the proposed development, there is not enough space for on-street parking. Mr. Sheumaker expressed concerns on the Dean Avenue units facade and location of outside furniture, grills, etc. and on the architectural design of the buildings. Mr. Sheumaker commented that R-2 zoning would be more appropriate for the property and expressed concerns for the traffic from the proposed access road onto Fox Ridge Drive.

Sheneda Mirador, 1008 Old Mill Road, expressed concerns on the impact of the development on the values of the homes in Stonegate. She also expressed concerns on rising crime rate when Eagle Glen apartments were constructed.

Daniel Tuttle, 1522 Wildwood Circle, expressed concerns on the impact of the development on property values.

Brian Sarsfield, 908 Old Mill Road, expressed concerns on property values and that the 1994 plan and what it shows is not the direction neighbors want development to go. He expressed concern on the impact of the development on the school system.

Keith Nutt, 1517 Haystack Road, indicated that 99% of the people in the Council Chambers are over 30. He stated Raymore is a bedroom community and nobody is asking for this development. He expressed concerns on the creek that is flooding and stated there has been an increase in crime near the new townhome units near Creekmoor.

Adam Nerham, 421 Meadowlark Drive, stated Raymore is defined by single family homes. He stated he does not want to see any more apartments or townhomes in Raymore.

Kim Hanner, 920 Old Mill Road, expressed concerns on runoff from the proposed development and the changes that she has seen regarding the floodplain limits in Raymore and the impact on her property. Ms. Hanner also expressed concern on impacts the development will have on infrastructure and the schools.

Joe Sarsfield, 609 Lakeview Drive, indicated this is a country area and we should focus on maximums, not minimums. He supports less density.

Steve Morrison, 822 Blue Gramma Court, indicated he is against rental properties and is concerned on what happens if the property is sold. He indicated the stormwater runoff is awful.

Kris Palmer, 1719 Fox Ridge Drive, indicated she was told by City staff that the subject property was to be a 55+ single-family community. She indicated the proposed development will affect her property value and felt the buffer between her home and the subject property was not adequate.

Steve Copenhaver, 712 S. Fox Ridge Drive, stated renters utilize more services than owner-occupied units. He expressed concerns on the impact on the school. He wants this area left as single family.

Linda Benson, 1043 S. Sunset Lane, indicated concern on the lack of an acceptable buffer between the property and homes in Stonegate and on stormwater runoff.

Katie Norton, 1530 Horseshoe Drive, stated Raymore is a safe community and she wants to keep it that way. She expressed concern on the impacts on the school system.

Branden Richeson, 212 N. Darrowby Drive, was concerned on where the parking would be for the units that face Dean Avenue.

Martha Hurst, 708 Bluestem Court, expressed concerns with the units being rentals and security issues.

Kelly Gebauer, 1006 Old Mill Road, expressed concerns that the City does not maintain Good Parkway.

Sandy Files, 1821 Prairie Grass Drive, wanted to know how this proposed development is going to benefit Raymore.

Chelsea Hunziker, 1002 Old Mill Road, commented that she found it hard to believe millennials will come to Raymore. She asked what would happen if the units cannot be rented as indicated. She expressed concern on noise and traffic from the units.

Lyle Gibson, 1525 Wildwood Circle, indicated he liked seeing the country around his home and asked the Commission to listen to the voice of the people.

Janice Thomas, 722 Moss Creek Drive, expressed concern with adding 800+ cars to 71 Highway.

Kathy Eaton, 2214 Alexander Creek Drive, expressed concern on the impacts of the development on home values.

Kay Hudson, 1923 Prairie Grass Drive, expressed her opposition to the development.

Shari Keilig, 1812 Buffalo Grass Drive, expressed concerns on crime issues that have appeared near the townhomes in Remington would occur here as well.

Chairman Faulkner closed the public hearing at 9:01 p.m.

Jake Loveless provided responses to several of the questions and concerns that were raised by residents:

- the units facing forward on Dean Avenue will have garage access and parking in the rear of the unit
- staff requested the units along Dean Avenue face Dean Avenue
- there will be common amenities for everyone in the development
- there will be on-site management and full-time maintenance
- the entire development will be under one common ownership group
- there will be trash enclosures throughout the site instead of each unit have 2 trash cans

Bill Moore indicated that is important to remember that this type of development was contemplated in 1994. The landowner at the time annexed 1,700 acres into the City, and part of that negotiation process was to develop an MOU that included significant exactions for school land and park land. The Master Plan that was approved is of record and is an agreement on how the land is to be utilized in the future.

Mr. Moore commented the development is good for the City of Raymore. The development provides another opportunity for housing for the City. The City needs diversity of housing and this proposal helps meet that need. He stated the school district is familiar with the master plans of the City and they plan for future growth in the City.

David Gress showed the Commission members the floodplain map for the Good Parkway area to assist with the discussion on a response to the flooding concerns.

Assistant Public Works Director Greg Rokos commented on the floodplain map and the purpose of the proposed stormwater detention facilities. He indicated the flooding concerns mentioned are happening within the designated floodplain. He commented that The Meadows, Meadowood, Wood Creek, and Stonegate do not provide any stormwater detention areas. The design of those subdivisions was to use the floodplain as the detention area. He indicated the trail is in the floodplain.

Mr. Rokos indicated the difference with the proposed development is that it does include stormwater detention facilities. The water will be released off the property at the same rate that it leaves the property today.

Jeremy Powell, project engineer, detailed the specific design of the stormwater facilities for the property.

Commissioner Fizer asked about the tree line that is illustrated on the preliminary plan.

Mr. Powell stated the trees in the floodplain area will remain. There is a need to install an outlet for the detention facilities, but that is the extent of tree removal within the existing buffer area.

Commissioner Armstrong asked for confirmation that the rate of release of stormwater off the property will not change with the development.

Mr. Powell indicated that is correct, that there will be no increase in peak flow.

Mr. Gress commented that the issues on parking and dumpster placement are handled within the MOU. The future sale of buildings or units would have to be approved by the City Council through a replat.

Mr. Gress also commented that the MOU does address when the amenities proposed in development will be constructed.

Mayor Turnbow asked how the proposed development compares to other units in the City and how they were developed.

Mr. Gress indicated that the Sky Vue subdivision was developed in the 1980's and at the time there were no property maintenance codes in place. The City has been playing catch-up in the neighborhood since the code was adopted in 2007.

Mr. Gress commented that that in Sky Vue several of the buildings and units are individually owned and there are different levels of maintenance being conducted.

Mayor Turnbow commented that the public is fearful of Section 8 or income-adjusted housing. He asked the applicant to address the possibility of rent adjustments in the future should units not be able to be rented.

Jake Loveless stated the proposed development is 100% market rate. He will own all of the units and will have control over the entire development. He indicated there are a number of government approvals to convert the development to Section 8, but he has never been involved in a Section 8 development. He stated he has no intentions of converting the development to Section 8.

David Gress provided a citywide perspective on Section 8. He indicated there is nothing that prevents a property owner from accepting a Section 8 voucher.

Commissioner Acklin asked about the traffic issues on 58 Highway.

Greg Rokos stated most residents that would live in the development would utilize the North Cass exit for Interstate 49 for going to and from work.

Mayor Turnbow asked for clarification on 800 cars at the development that was stated by a resident. He thought for 204 units there would be about 400 cars and he did not see a problem with traffic from the development.

Mr. Rokos commented that the number of access points for the development are sufficient to handle the traffic to and from the development.

Commissioner Bowie asked the applicant if they had a history of development besides the new development in Lee's Summit.

Jake Loveless said Griffin Riley branched off Summit Homes in 2017 and this development is the 4th project we have worked on.

Jonathan Zerr provided direction to the Commission to base their discussion on the findings of fact. It will take a vote of 5 commission members to make a recommendation to the City Council.

Commissioner Armstrong asked if there were any legal implications from when the property was annexed and the understanding the property would allow multi-family.

Mr. Zerr stated he could not speak as what the applicant would do. He stated the Commission is a recommending body but there were certain undertakings by both parties when the MOU was approved.

Chairman Faulkner stated that he believes the Commission is bound by the City Code and the minimum requirements of the Code. He asked the City Attorney if he agreed that the Unified Development Code provided additional requirements for PUD.

Mr. Zerr agreed.

Chairman Faulkner commented that he drove around the area and noticed there was considerable distance between existing homes and the proposed development, including a significant buffer, and asked the staff what teeth the City or the Commission has to ensure trees would not be removed.

Mr. Gress indicated the City Code does allow the Commission to identify areas of tree preservation and the MOU includes language that the floodplain area cannot be disturbed by the developer. There is a stream assessment in place that dictates actions that can occur within the floodplain area.

Mr. Gress commented that the closest detached single family home to any of the proposed units is about 250 feet, and in some cases as much as 800 feet of natural buffer separation.

Chairman Faulkner commented that he is not a proponent of placing higher density development in the middle of single family development where access in and out could be difficult. He stated this development has easy access to Dean and Fox Ridge Drive and didn't think any traffic, other than to and from the school, would go through the single-family areas. He thought this property was close to the interchange and commercial areas and thought this was a good location for the development being requested.

Commissioner Fizer commented that she was pleased to see the number of residents who have attended. She stated that there is no current place in Raymore for millennials to move to. She indicated that she lives close to Manor Homes apartments and has not seen any particular issues. She stated the apartments are well maintained and she hasn't seen a problem there.

Commissioner Fizer stated that she likes the fact that the proposed units do not look like everything else in town. She likes the diversity in the look of the townhomes. She commented that she was surprised by how much of a buffer existed between the site and the homes in Stonegate. She stated there is no such buffer in Eagle Glen between the apartments and the homes.

Commissioner Bowies indicated that the units do not look like luxury to him. He stated that there are 90 people in the room and that he represents Ward 1. He referenced that the 1994 plan was approved a long time ago.

Commissioner Bowie did not think the proposed finding of facts 6, 7 and 10 were satisfactorily answered. He was concerned on what the units would look like in 15 years.

Motion by Mayor Turnbow, Seconded by Commissioner Armstrong, to accept the staff proposed findings of fact and forward case #19019, Venue of The Good Ranch PUD Rezoning and Preliminary Development Plan, to the City Council with a recommendation for approval.

Mayor Turnbow commented that he felt the residents in the room are shortchanging what the developer is proposing. He thought this development is a good fit and provides a diverse opportunity for others to move in. He did not believe this development will negatively affect property values. He stated he represents the entire community, including the business community.

Chairman Faulkner thanked everyone for the input. He stated when looking at the property he didn't see any big concerns with the development. His concern is that he has not seen this many people against a project.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Armstrong	Aye
Commissioner Bowie	Nay
Commissioner Acklin	Aye

Commissioner Fizer	Aye
Commissioner Petermann	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 5-1-0.

8. City Council Report

Mr. Zerr provided a review of the July 8, 2019, July 22, 2019 and August 12, 2019 Council meetings.

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission. Mr. Rokos provided a report on Public Works activity.

10. Public Comment

Terry Woods, 309 N. Park Drive, expressed that the Commission needs to be realistic on how many multi-family units the community needs.

Catiara Campbell, 1100 Country Lane, expressed concerns on school capacity. She stated the needs of the community are for single family residences.

Richard Krahl, 715 Indian Grass Way, expressed concerns with tree clearing in the creek that is occurring near his home in Meadowood.

11. Commission Member Comment

Commissioner Fizer reminded the Commission members of the upcoming Summer Scene event on Saturday at Centerview.

Commissioner Armstrong thanked community members, staff and the applicant for the time spent on the request.

Commissioner Acklin thanked the residents and staff for the input on the request.

Commissioner Bowie thanked the residents for appearing tonight and staff for its work. He thought it is imperative to think about the people of the Ward we represent.

Mayor Turnbow commented that he spent a lot of time considering the request and talked with a lot of people about the request. He stated he looks to the future for the community and is aware of the changing housing market and the impact that will have on the community. He thought we had a very responsible developer on the case that was considered.

Chairman Faulkner thanked the developer, the public and staff for all of the input on the application considered.

12. Adjournment

Motion by Commissioner Bowie, Seconded by Commissioner Armstrong, to adjourn the August 20, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 6-0-0.

The August 20, 2019 meeting adjourned at 10:25 p.m.

Respectfully submitted,

Jim Cadoret

THE RAYMORE PARKS AND RECREATION BOARD MET IN REGULAR SESSION TUESDAY, JUNE 25, 2019, IN THE CITY HALL COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI.

MEMBERS PRESENT: Chairman Trautman; Members Bartow, Collier, Eastwood, Harris, Manson, Supple and Williamson. Member Houdyshell is absent, Member Bartow left the meeting at 7:16 pm.

STAFF PRESENT: Director Musteen, Superintendent McLain, Superintendent Rulo, Office Assistant Naab.

1. Call to Order: Chairman Trautman called the meeting to order at 7:00pm.

2. Roll Call

3. Pledge of Allegiance

4. Personal Appearances

5. Consent Agenda

The items on the Consent Agenda are approved by a single action of the Park Board. If any Board Member would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.

Park Board Minutes

May 28, 2019

Motion: Member Harris moved to accept the Park Board minutes of May 28, 2019. Member Supple seconded.

Discussion:

Vote:	3 Aye	Member Bartow	Abstain
	5 Abstain	Member Collier	Abstain
	1 Absent	Member Eastwood	Abstain
		Member Harris	Aye
		Member Houdyshell	Absent
		Member Manson	Abstain
		Member Supple	Aye
		Member Trautman	Aye
		Member Williamson	Abstain

6. Staff Reports

Recreation Superintendent McLain highlighted his written report. Spring is wrapping up and summer is beginning. Summer camp has begun with great responses. Summer school is over so we anticipate more attendance. Coordinator Brennon has been working with the Raymore United Soccer Club teams and coaches. He will be signing up teams this Friday at Heartland. We have one more team than last fall. Recreation baseball will be ending next Monday. This Saturday is the Spirit Of America festival with fireworks starting at 930, with an app that streams music. Food

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trucks, bounce house, and a dunk tank. Coordinator Vankeulen is working with the police department and Superintendent Rulo's staff.

Member Harris asked "The retractor upgrade, how has that been working out?" Superintendent McLain responded, "Working well, we have added computers to use retractor at all concession stands." "Do we take cards at the concessions? Has it helped?" "Yes and yes."

"Dude Solutions for facility management. Does retractor not do that?" "We use it for work orders and maintenance issues. It is City wide."

"Glad to see that soccer is up for United. Anyway we can let former Raymore players to let them know about the United club?" "We are continually putting out info via social media and word of mouth."

Parks Superintendent Rulo highlighted his written report. Drive by the pond at Recreation Park, the project is done and looks good. Staff met with MDC to talk about the water management at Hawk Ridge Park. Soccer concession stand has been power washed and is being prepped for painting. Staff is cutting up limbs from the storms that are on park property. Working to make Recreation Park look the best it can for the Spirit Of America.

Member Supple asked "park painting project at the soccer concession, what is the final plan/renderings?" Director Musteen responded "The artist did submit his final rendering to the art commission with some changes to the bathroom wall."

"Repairs to disc golf course where do we stand on that?" Superintendent Rulo responded "We are working on getting the baskets backup and will work on the tee pads when we have some spare time. The islands have fallen behind due to the recurring storms. We hope to get caught up with the baseball season ending freeing up other employees."

Parks & Recreation Director Musteen highlighted his written report. The ball field lights are completed and approved for final pay as well as the park house demo. Centerview audio/video has been approved and the project should start soon. The Station house was approved and should be starting soon. Limb drop off is at the soccer area at Hawk Ridge Park.

7. Old Business - None

8. New Business

A. TB Hanna Improvements - Ice Rink

Action Item

Staff is presented a contract with Custom Ice LLC. for the purchase and installation of a custom ice rink as part of the TB Hanna Station Improvement Projects.

Member Collier asked "Will there be skate rental and staff?" Director Musteen "No rentals, anyone can get regular skates for ice versus us being there to rent out skates." "So will it be open to the public?" "Yes it will be like the tennis courts and the skate park."

Member Supple asked, "What kind of care is planned?" Director Musteen responded, "Given the size it will not require a zamboni and will come with hand equipment, a hard broom like sweeper that works like a squeegee." "Minimal investment needed for maintaining?" "Yes just man hours."

Member Eastwood asked, "Do other cities have anything similar? How do they utilize their rinks?" Director Musteen responded, "We did compare to Gladstone for the synthetic and it did not work well for them. Lawrence had the same reaction."

Member Harris asked, "Thinking long term, is this equipment moveable?" Director Musteen responded, "Yes it is portable, but the refrigeration system is not. A new refrigeration would need to be purchased for a different area." "Is there an estimated operating cost?" "No" "How thick will it be?" "6-8 inches deep."

Motion: Member Harris moved to accept the recommendation to get a real ice rink.
Member Manson seconded.

Discussion:

Vote:	7 Aye	Member Bartow	Absent
	0 Nay	Member Collier	Aye
	2 Absent	Member Eastwood	Aye
		Member Harris	Aye
		Member Houdyshell	Absent
		Member Manson	Aye
		Member Supple	Aye
		Member Trautman	Aye
		Member Williamson	Aye

B. Budget Amendment

Action Item

Staff is requesting a budget amendment within Park Fund 47 to pay for additional work associated with trails at Hawk Ridge Park and Recreation Park.

Motion: Member Harris moved to accept transfer \$26,000.00 from Fund 47 for the Trail improvements
Member Manson econded.

Discussion:

Vote:	7 Aye	Member Bartow	Absent
	0 Nay	Member Cipolla	Aye
	2 Absent	Member Eastwood	Aye
		Member Harris	Aye
		Member Houdyshell	Absent
		Member Manson	Aye
		Member Supple	Aye
		Member Trautman	Aye
		Member Williamson	Aye

9. Board Elections

A. Call for Nominees-Board Chair

Motion: Member Manson motioned to table nominations one month to the meeting in July.

Purpose is to allow new members to go through member orientation prior to having to vote.

Member Harris seconded.

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Discussion:

Vote:	6 Aye	Member Bartow	Absent
	1 Nay	Member Cipolla	Aye
	2 Absent	Member Eastwood	Nay
		Member Harris	Aye
		Member Houdyshell	Absent
		Member Manson	Aye
		Member Supple	Aye
		Member Trautman	Aye
		Member Williamson	Aye

B. Motion for Board Chair

- i. Tabled until July 23

C. Call for Nominees-Board Vice-Chair

- i. Tabled until July 23

D. Motion for Board Vice Chair

- i. Tabled until July 23

10. Board Member Comment

Member Harris welcomes the new members. Thanks to the Mayor and Ward 4 Council members to appoint him again.

Member Supple welcomes the new members and thanked the Mayor for his own reappointment. Thanks to the staff for all they do. My daughter has been at the park a lot and the parks look great.

Member Eastwood welcomes the new members and is excited to hear your new ideas. Kudos to the company doing the recreation pond. Thanks to the staff for the great parks and they are hopping with people.

Member Manson is glad to be a Park Board member again. Good to work with the group on the board and looks forward to working with staff and serve the city.

Member Williamson thanks for being allowed to be part of the group.

Member Collier is honored to be here and parks are essential to any city.

Member Trautman when travelling outside the city he realizes what we have. Thank the Mayor, City Council, new members and old coming back and those reappointed.

Member Harris also thanks to the other staff members in the parks and recreation department.

11. Adjournment

Motion: Member Harris moved to adjourn the regular meeting.
Member Manson seconded.

Discussion: None

Vote: 7 Aye Member Bartow Absent

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0 Nay	Member Cipolla	Aye
2 Absent	Member Eastwood	Aye
	Member Harris	Aye
	Member Houdyshell	Absent
	Member Manson	Aye
	Member Supple	Aye
	Member Trautman	Aye
	Member Williamson	Aye

The regular meeting of the Raymore Park Board adjourned at 7:35 pm.

Respectfully submitted,
Greta Naab
Office Assistant

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THE RAYMORE PARKS AND RECREATION BOARD MET IN REGULAR SESSION TUESDAY, JUNE 25, 2019, IN THE CITY HALL COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI.

MEMBERS PRESENT: Chairman Trautman; Members Bartow, Collier, Eastwood, Harris, Manson, Supple. Member Houdyshell was absent during roll call, but arrived at 6:13 pm. Member Williamson is absent.

STAFF PRESENT: Director Musteen, Superintendent McLain, Superintendent Rulo, Office Assistant Naab.

1. Call to Order: Chairman Trautman called the meeting to order at 6:00pm.

2. Roll Call

3. Pledge of Allegiance

4. New Business

A. Budget Amendment

Action Item

Staff presented an amendment to the FY18 Capital Improvement Plan to remove the Recreation Park Picnic Pavilion at the old Park House location. Director Musteen gave a narrative of the two phase project. As staff began planning for the FY20 CIP, it was determined that our project expenses were more than the expected tax revenue. The pavilion was a good fit to remove and keep the remaining funds in fund 47. The pavilion project will be discussed as a future project in next year's planning process.

Member Supple asked if any other project would be delayed or removed to help with fund balance. Director Musteen indicated that this would be the only project to be removed.

Motion: Member Manson moved to approve the budget amendment
Member Supple seconded.

Discussion: Member Harris clarified the reasoning for the amendment and asked how much the projected negative balance would be without the amendment. Director Musteen stated that we were projecting a negative balance of \$63,000.

Vote:	7 Aye	Member Bartow	Aye
	0 Nay	Member Collier	Aye
	2 Absent	Member Eastwood	Aye
		Member Harris	Aye
		Member Houdyshell	Absent
		Member Manson	Aye
		Member Supple	Aye
		Member Trautman	Aye
		Member Williamson	Absent

B. Capital Improvement Plan - FY20

Action Item

Director Musteen reminded the Park Board that the proposed FY20 capital improvement plan was discussed and approved by the Board in March 2019. Project planning is usually given \$375,000 to \$400,000 per year for projects after a transfer for Fund 25 is

made for operations. Given the lower tax revenue projections for Fund 47, staff made a couple of changes to ensure the fund balance would not drop below \$0.

The Recreation Park Pond project came in under budget providing some fund balance and the budget amendment to remove the Recreation Park Picnic Pavilion provides additional fund balance as well. Staff proposed to address each project individually and adjust the budget associated with those projects to ensure that a positive fund balance remains and as we project the next five years.

These changes afforded the opportunity to add three smaller projects that were unfunded but justified by their safety implications and maintenance support.

Recreation Park Trail Gap
Arboretum Trail Light Replacement
Johnston Lake Fountain

Member Houdyshell arrives at 6:13pm.

Member Eastwood asked if funds from the Recreation Park Pond project would be used to address changes at the Disc Golf Course. Staff indicated that the disc golf course repairs and changes would be taken care of through the operations budget. Member Eastwood also discussed some redesign of the course that he had addressed with Staff, Superintendent Rulo addressed the Board that if a redesign is wanted by the board, it should be addressed in the CIP or discussed by the Board as to the direction staff should take. Discussion ensued regarding the costs of redesign and how to fund annual maintenance.

Member Manson asked if the fountain would interfere with the fishing at Johnston Lake. Staff indicated that it would not interfere with fishing.

Member Supple asked if a discussion or amendment was previously made regarding TB Hanna. Director Musteen indicated that we had made an amendment to transfer dollars to help with T.B. Hanna. Staff would follow up with the board of when the amendment was made.

Member Harris asked more questions about the Johnston Lake fountain. Superintendent Rulo gave further description of the fountain.

Motion: Member Harris moved to accept proposed changes to the FY20 CIP.
Member Supple seconded.

Discussion:

Vote:	8 Aye	Member Bartow	Aye
	0 Nay	Member Cipolla	Aye
	1 Absent	Member Eastwood	Aye
		Member Harris	Aye
		Member Houdyshell	Aye
		Member Manson	Aye
		Member Supple	Aye
		Member Trautman	Aye
		Member Williamson	Absent

C. FY20 - Proposed Budget

Action Item

Director Musteen provided the FY20 budget to the Park Board. Musteen gave a summary to the process of recommending a zero balanced budget. A transfer from sales tax was increased this year to help offset additional payroll and benefits for full time employees as well as several part-time employees associated with the RAC and Centerview.

Motion: Member Harris moved to accept the FY20 Budget as presented with authorization for the Director and City Manager to make changes if necessary. Member Supple seconded.

Discussion: Member Supple noted a typo in the staff report.

Vote:	8 Aye	Member Bartow	Aye
	0 Nay	Member Cipolla	Aye
	1 Absent	Member Eastwood	Aye
		Member Harris	Aye
		Member Houdyshell	Aye
		Member Manson	Aye
		Member Supple	Aye
		Member Trautman	Aye
		Member Williamson	Absent

Director Musteen added a couple of comments regarding the budget. Payroll is now attributed to the individual accounts and buildings from which they are accounted for.

Director Musteen announced to the Park Board that we are a recipient of the 2019 Playground Scrap Tire Surface Material Grants through the Missouri Department of Natural Resources for playground surfacing at Memorial Park.

Director Musteen announced that Hawk Ridge Park is now open and a ribbon cutting would be announced soon.

5. Public Comment

6. Board Member Comment -

Member Harris asked if the ribbon cutting not be a 4pm.
Member Harris asked if there is a special meeting in which action items are required, could the meetings be at 7:00pm and not 6:00pm.

7. Adjournment

Motion: Member Harris moved to adjourn the regular meeting. Member Houdyshell seconded.

Discussion: None

Vote:	7 Aye	Member Bartow	Aye
	0 Nay	Member Cipolla	Aye
	2 Absent	Member Eastwood	Aye
		Member Harris	Aye
		Member Houdyshell	Aye
		Member Manson	Aye
		Member Supple	Aye

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Member Trautman	Aye
Member Williamson	Absent

The special meeting of the Raymore Park Board adjourned at 6:32 pm.

Respectfully submitted,

Nathan Musteen
Director of Parks & Recreation

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PROCLAMATION

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2019, marks the two hundred thirty-second anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and the anniversary of its creation, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW THEREFORE, I, Kristofer P. Turnbow, Mayor of the City of Raymore, Missouri, do hereby proclaim the week of September 17 through 23, 2019, as

CONSTITUTION WEEK

in the City of Raymore, Missouri, and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Raymore to be affixed this 9th day of September, 2019.

Kristofer P. Turnbow
Kristofer P. Turnbow
Mayor of the City of Raymore

