



**6th Amendment to the  
Memorandum of Understanding  
for  
Creekmoor Subdivision**

Initially approved January 26, 2004  
1<sup>st</sup> Amendment approved June 26, 2006  
2<sup>nd</sup> Amendment approved July 24, 2006  
3<sup>rd</sup> Amendment approved July 23, 2007  
4th Amendment approved July July 27, 2015  
5th Amendment approved June 13, 2016

## MEMORANDUM OF UNDERSTANDING

THIS 6th AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF CREEKMOOR SUBDIVISION (“CREEKMOOR”) is made and entered into this 25th day of November, 2019, by and between Cooper Land Development, Inc., a Corporation organized and existing under the laws of the State of Arkansas, (“CLD”), and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“City”).

WHEREAS, CLD seeks to obtain approval from the City for an amendment to the Preliminary Plan and Memorandum of Understanding for Creekmoor to allow a new single-family residential subdivision design that includes smaller lots with reduced building setbacks; and,

WHEREAS, that CLD, herein defined, agrees to assume all subdivision development obligations of the City as described in this amendment, the 1st, 2nd, 3rd, 4th and 5th amendments, and the original MOU agreement; and,

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

NOW, THEREFORE, CLD and the City hereby agree that the Creekmoor Memorandum of Understanding, as approved on January 26, 2004, with the 1<sup>st</sup> amendment approved on June 26, 2006, the 2<sup>nd</sup> amendment approved on July 24, 2006, the 3rd amendment approved on July 23, 2007, the 4th amendment approved on July 27, 2015, and the 5th amendment approved on June 13, 2016 is hereby amended as follows:

1. Section 2B Preliminary Development Plan Proposed Land Use Summary is replaced with the following:

Category	Acres	%	Estimated Units	Maximum Units
Residential Single Family	327	33	883	1021
Residential Patio Homes	<del>71</del> 89	<del>7</del> 9	<del>278</del> 343	<del>278</del> 343
Residential Two Family	<del>37</del> 19	<del>4</del> 2	<del>166</del> 120	<del>266</del> 201
Common Areas	535.5	54		
School Site	20.5	2		
Totals	991		<del>1327</del> 1346	1565

- 1) Common Areas include the land area that comprises Creekmoor Lake, Creekmoor Golf Course, Creekmoor Clubhouse, and the common area tracts identified on each final plat approved by the City.
  
2. Exhibit B, Creekmoor Preliminary Development Plan, dated 06/02/06, is replaced by the new plan dated 11/25/19.
  
3. Exhibit H, Page 2 is added to provide the development standards for the Single-Family - Gallery Lots.

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

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

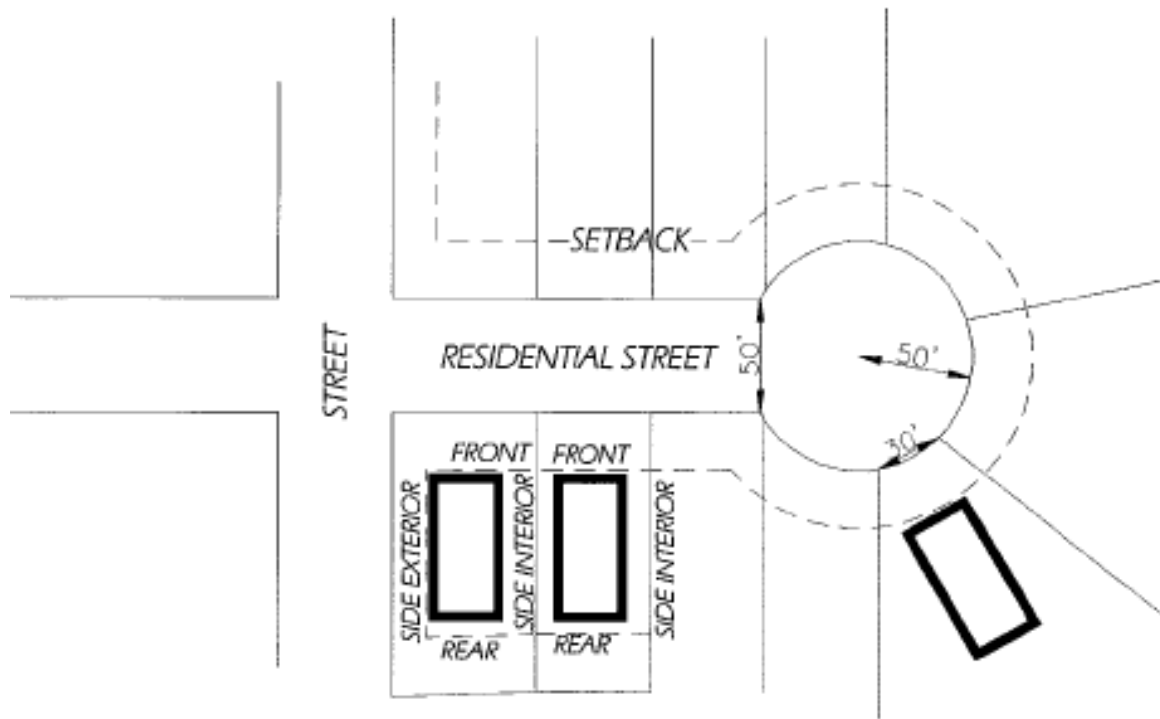
\_\_\_\_\_  
Cooper Land Development

ATTEST:

ATTEST:

\_\_\_\_\_  
Jean Woerner, City Clerk

# EXHIBIT H



## SINGLE FAMILY - GALLERY LOTS

	REGULAR	CORNER	CUL-DE-SAC
LOT AREA MINIMUM	4500 S.F.	5200 S.F.	4500 S.F.
LOT WIDTH MINIMUM AT FRONT	40 FT.	47 FT.	30 FT.
LOT DEPTH MINIMUM	110 FT.	110 FT.	100 FT.
FRONT SETBACK MINIMUM	25 FT.	25 FT.	25 FT.
REAR SETBACK MINIMUM	25 FT.	25 FT.	25 FT.
SIDE LOT MINIMUM (INTERIOR)	5 FT.	5 FT.	5 FT.
SIDE LOT MINIMUM (EXTERIOR)	N.A.	7 FT.	N.A.
BUILDING COVERAGE MAXIMUM	45%	45%	45%

\* WHERE THE PROPERTY IS MAINTAINED IN COMMON WITH OTHER LIVING UNITS THEN THE LOT LINES ARE SHOWN FOR REFERENCE