

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 18, 2020 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from August 4, 2020 meeting
 - b. Case #20016 - The Prairie of the Good Ranch - Final Plat
6. Unfinished Business - None
7. New Business - None
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Any person requiring special accommodation (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicant will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 4, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, ERIC BOWIE, CALVIN ACKLIN, JEREMY MANSUR AND MAYOR KRIS TURNBOW. ABSENT WAS MATTHEW WIGGINS. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, 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 7, 2020 meeting.**
 - b. **Case #20013 - Dean Avenue Extension ROW - Final Plat**

Motion by Mayor Turnbow, Seconded by Commissioner Petermann, to approve the consent agenda.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Bowie	Abstain
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 7-0-1.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20009 - Oak Ridge Farms - Rezoning (public hearing)**

Shawn Duke, from Snyder and Associates, representing property owner Sean Siebert, presented the request to the Commission, highlighting the plan as an expansion of the successful Heritage Hills subdivision to the West. There will be a planned walking trail around the detention pond to the south.

Mayor Turnbow asked the size of the duplex with regard to square footage and bedrooms. Mr. Snyder did not have the elevations with him, but spoke to the fact that they were 60 foot wide duplexes and were in the 1200 to 1500 square foot range. There is a slightly larger layout that is 1300-1400. The home is a new starter home that is slightly smaller to reach the affordability level. Mayor Turnbow stated that the intent seems to be the same as what was described as part of the Master Plan for Heritage Hills.

Chairman Faulkner opened the public hearing at 7:11 p.m.

No public comments were made.

Chairman Faulkner closed the public hearing at 7:11 p.m.

City Planner Katie Jardieu provided the staff report.

Ms. Jardieu stated the request is to reclassify the zoning of 23.8 acres located to the east of Heritage Hills from the current "R-1" Single-Family Residential zoning to "PUD" Planned Unit Development zoning to allow for single and two family housing.

Ms. Jardieu entered into the record the notices mailed to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application submitted; the Growth Management Plan; the staff report; the proposed development plan; and the comments submitted by residents.

Ms. Jardieu stated that this new development requires park land dedication or a potential fee-in-lieu payment. The developer is constructing and maintaining an 8 foot trail around the detention pond that exceeds the potential fee-in-lieu payment.

Commissioner Faulkner asked for clarification that the detention pond that the trail will go around is not currently built. Ms. Jardieu confirmed that the detention pond will be built as well.

Commissioner Urquilla asked how many additional residents would potentially be added to the city and if there is a traffic impact, specifically on Highway 58. Ms. Jardieu stated that using the park land dedication calculation of approximately 2.8 occupants per unit, it would be roughly 110 additional residents. In terms of traffic, the subdivisions will have 2 entrances/exits and that there were no current plans to make accommodations to Highway 58.

Motion by Mayor Turnbow, Seconded by Commissioner Urquilla, to accept the staff proposed findings of fact and forward Case #20009: Oak Ridge Farms Rezoning to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the following Council meetings:

July 13 - first reading of: Foxwood Springs, Original Town Alley Vacation, Eastbrook at Creekmoor, Brookside Replat of Tracts X & Y

July 27 - no Planning Commission items were presented

9. Staff Report

Mr. Cadoret detailed upcoming items including” the Capital Improvement Projects Review, UDC Amendment and Small Cell Wireless ordinance. The census is nearing completion and Raymore has a 78% response rate.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Bowie thanked staff for the updates and was glad to be back.

Commissioner Fizer asked everyone to be safe.

Commissioner Acklin thanked staff for the updates.

Commissioner Urquilla appreciated how easy voting at Centerview was and they have enjoyed the new Rec playground.

Commissioner Petermann thanked staff for the updates.

Commissioner Mansur thanked staff for the updates.

Mayor Turnbow stated votes for the G.O.Bond were likely in and to keep fingers crossed.

Chairman Faulkner thanked staff for setting everything up, including the partitions in the room, to keep the meetings going.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to adjourn the August 4, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

The August 4, 2020 meeting adjourned at 7:37 p.m.

Respectfully submitted,

Katie Jardieu

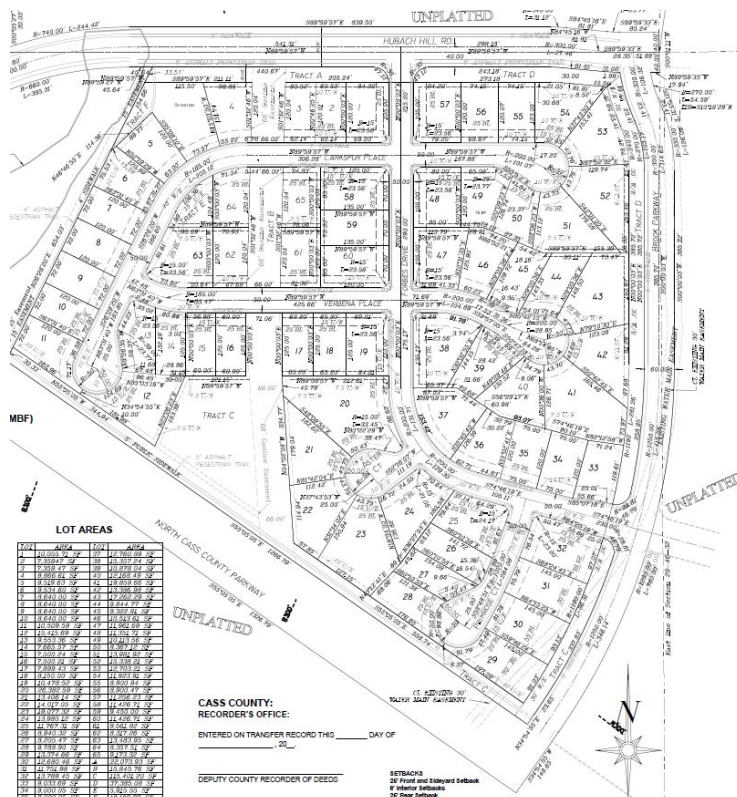


To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: August 18, 2020
Re: Case #20016 - The Prairie of the Good Ranch - Final Plat - Lots 1 thru 65 & Tracts A thru E

GENERAL INFORMATION

**Applicant/
 Property Owner:** Good-Otis, LLC
 1464 Techny Road
 Northbrook, IL, 66062

Property Location: Generally located south of Hubach Hill Road, between North Cass Parkway and Brook Parkway.



Existing Zoning: "R1-P" Single Family Residential Planned District

Existing Surrounding Zoning: **North:** "R1-P" Single Family Residential Planned District

South: "AG" Agriculture District

East: "R1-P" Single Family Residential Planned District

West: "R1-P" Single Family Residential Planned District

Existing Surrounding Uses: **North:** Single Family Residential (Undeveloped)

South: Undeveloped

East: Undeveloped

West: Undeveloped

Total Tract Size: 34.96 acres

Total Number of Lots: 65 Lots and 5 tracts

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies Hubach Hill Road as a minor arterial, Brook Parkway as a minor collector and North Cass Parkway as a major collector.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for The Prairie of the Good Ranch - Lots 1 thru 65 and tracts A thru E.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Prairie View of the Good Ranch was rezoned from "A" Agricultural land to an "R1-P" Single Family Planned District and the Preliminary Plat for the development was approved by the Raymore City Council on October 24, 2005.
 - The Planning Commission approved the "P" Planned District designation despite the lack of amenities available to the development, citing applicant's history of providing quality housing products, the constraints of a small subdivision, the interconnectivity in

the street system, larger lot sizes, and of amount of private open space proposed as reasons for supporting the "P" designation.

2. The Final Plat was approved by the City Council on June 6, 2006. The Final Plat was recorded with Cass County on December 12, 2006. No development followed.
3. In June of 2015, the developer filed an application requesting a modification of development standards applicable to Prairie View of the Good Ranch (R1-P zoning). The modifications are highlighted below, and were approved as follows:

	R1-P Existing	R1-P Proposed
Minimum Lot Area		
per lot	8,400 sq ft	7,200 sq ft
Minimum Lot Width (ft.)	70	60
Minimum Lot Depth (ft.)	100	100
Yards, Minimum (ft.)		
Front	30	25
rear	25	25
side (exterior)	25	25
side (interior)	8.3	6
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	30	30

4. On June 22, 2015, the Raymore City Council approved a new Preliminary Plat for Prairie View of the Good Ranch, which reflected the modified development standards above. The Preliminary Plat was never recorded, and expired one year later on June 22, 2016.
5. On June 23, 2008, City Council approved Ordinance #28055, establishing the Hubach Hill Road and North Cass Parkway Community Improvement District (CID). The Prairie View subdivision is located within the CID.
6. Near the time of the first Final Plat in 2006, North Cass Parkway and Brook Parkway were constructed, along with roughly 1,400 feet of storm sewer along Brook Parkway. No other public improvements (sidewalk, ADA ramps, etc...) were constructed.
7. The subdivision was replatted on November 27, 2017.
8. The City accepted the public improvements for the first phase of development on July 27, 2020. This allows for the release of permits in

the first phase.

ENGINEERING DIVISION COMMENTS

The Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The current bulk and dimensional standards for the "R-1P" Single Family Residential Planned District zoning classification for the property are provided below:

R1-P	
Minimum Lot Area	
per lot	7,200 sq ft
Minimum Lot Width (ft.)	60
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25
rear	25
side (exterior)	25
side (interior)	6
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

2. An eight foot (8') pedestrian trail will be constructed south of Hubach Hill Road from Haystack Road to Brook Parkway.
3. Private sidewalks, provided as an amenity to the neighborhood will be provided along the north, south, and west boundaries of the plat, located in open space tracts.
4. Sidewalks six feet (6') in width will be installed along Brook Parkway. A five foot (5') sidewalk will be installed on the north side of North Cass Parkway. These will be installed at the same time as all other public improvements.
5. Sidewalks four feet (4') in width will be installed on both sides of all local streets as homes are constructed.
6. The developer will be required to install sidewalks on all common areas at the time a home is constructed on either side of the open space tracts. This requirement is reflected in the development agreement.

7. The developer has incorporated the new tear drop cul-de-sac design required by the City. This design improves stormwater treatment and efficiency in snow plowing while maintaining adequate pavement width and turning radius for emergency vehicles and other larger vehicles.
8. North Cass Parkway was constructed and accepted as a two-lane rural roadway with side ditches. Brook Parkway was constructed as a paved street with curb and gutter, but was never accepted by the City as a public improvement.
9. Public Works and Engineering staff inspected the condition of both North Cass Parkway and Brook Parkway and identified several wide transverse cracks that will need to be filled. Curbs and gutters on Brook Parkway appeared to be in good condition. Both roads would benefit from a micro-surface. An agreement will be made between the developer/landowner and the City regarding the improvement of these roadways.
10. South Metro Fire District has reviewed the application and had no comments regarding the plat.
11. The Prairie View subdivision will be served by the Cass County Water District No. 10. The developer has provided an agreement with PWSD # 10 to provide water to this development.
12. The replat increases the width of the Southern Star pipeline from fifty feet (50') to sixty-six feet (66'). This increase is being done upon request from Southern Star. Several lots had to be adjusted in width and size to accommodate the increased width of the utility easement, thus requiring the replat.

STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Plan. Roadway alignments and configurations generally remain the same.

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

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

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

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

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	August 18, 2020	August 24, 2020	September 14, 2020

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20016 The Prairie of the Good Ranch Final Plat - Lots 1 thru 65 and Tracts A thru E to the City Council with a recommendation of approval.

FINAL PLAT

THE PRAIRIE OF THE GOOD RANCH

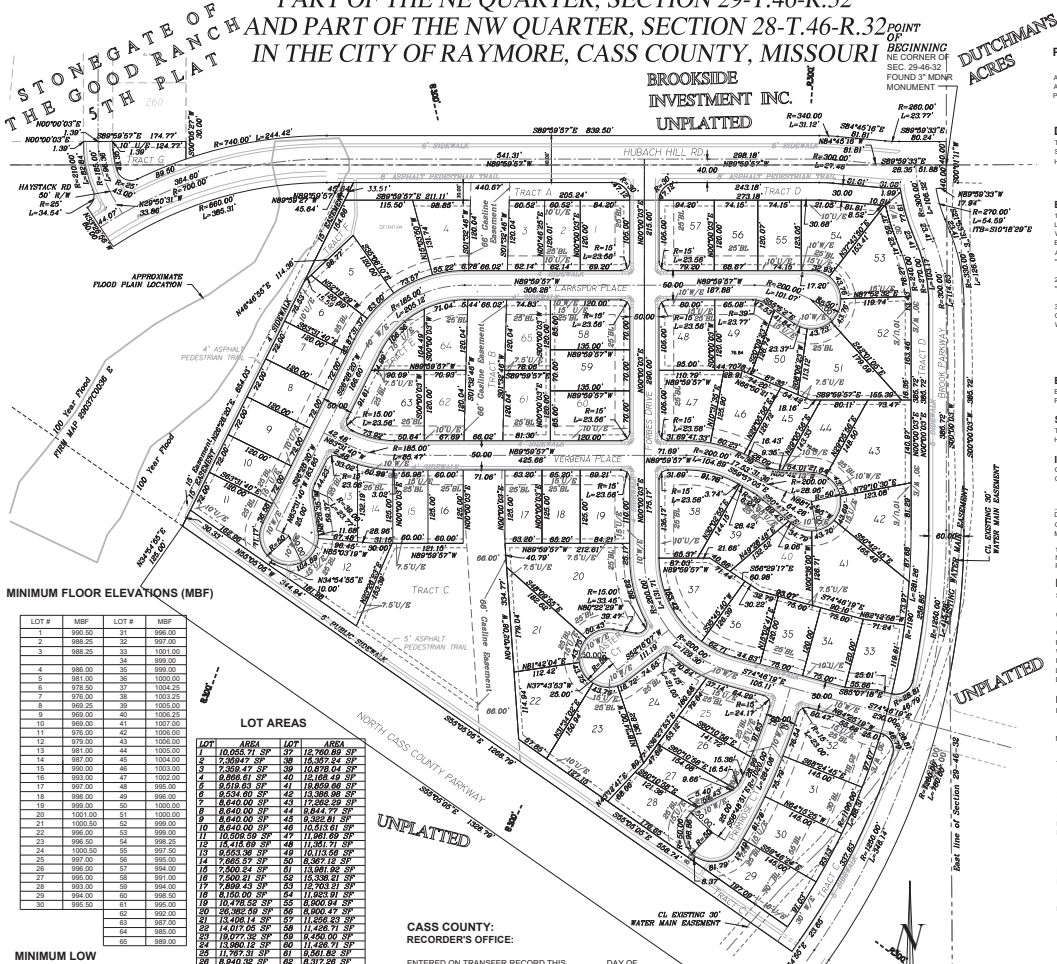
LOTS 1-65 & TRACTS A-F

A REPLAT OF REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH
PART OF THE SE QUARTER, SECTION 20-T.46-R.32,
PART OF THE NE QUARTER, SECTION 29-T.46-R.32
AND PART OF THE NW QUARTER, SECTION 28-T.46-R.32 POINT
OF BEGINNING
IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI

BROOKSIDE INVESTMENT INC.
UNPLATTED

DUTCHMANS ACRES

STONEGATE OF THE GOOD RANCH 5TH PLAT



MINIMUM FLOOR ELEVATIONS (MBF)

LOT #	MBF	LOT #	MBF
1	988.25	31	989.00
2	988.25	32	987.00
3	988.25	33	989.00
4	988.00	34	989.00
5	989.00	35	989.00
6	978.00	36	1004.25
7	978.00	37	1004.25
8	989.25	38	1005.00
9	989.00	39	1006.25
10	989.00	41	1007.00
11	978.00	42	1006.00
12	978.00	43	1006.00
13	981.00	44	1005.00
14	997.00	45	1004.00
15	990.00	46	1003.00
16	993.00	47	1002.00
17	997.00	48	996.00
18	998.00	49	996.00
19	998.00	50	1000.00
20	1001.00	51	1000.00
21	1000.00	52	999.00
22	998.00	53	999.00
23	998.00	54	998.25
24	1000.00	55	997.50
25	987.00	56	996.00
26	986.00	57	994.00
27	985.00	58	991.00
28	983.00	59	984.00
29	984.00	60	988.00
30	985.00	61	988.00
62	992.00		
63	985.00		
64	989.00		

LOT AREAS

LOT	AREA	LOT	AREA
1	10,053.21 SF	37	18,790.69 SF
2	17,305.47 SF	38	10,476.54 SF
3	17,305.47 SF	39	10,476.54 SF
4	6,618.63 SF	40	18,859.68 SF
5	6,618.63 SF	41	18,859.68 SF
6	18,842.00 SF	42	17,992.09 SF
7	18,842.00 SF	43	17,992.09 SF
8	18,842.00 SF	44	17,992.09 SF
9	18,842.00 SF	45	17,992.09 SF
10	18,842.00 SF	46	17,992.09 SF
11	18,842.00 SF	47	18,001.69 SF
12	18,842.00 SF	48	18,001.69 SF
13	18,842.00 SF	49	18,001.69 SF
14	18,842.00 SF	50	18,001.69 SF
15	18,842.00 SF	51	18,001.69 SF
16	18,842.00 SF	52	18,001.69 SF
17	18,842.00 SF	53	18,001.69 SF
18	18,842.00 SF	54	18,001.69 SF
19	18,842.00 SF	55	18,001.69 SF
20	18,842.00 SF	56	18,001.69 SF
21	18,842.00 SF	57	18,001.69 SF
22	18,842.00 SF	58	18,001.69 SF
23	18,842.00 SF	59	18,001.69 SF
24	18,842.00 SF	60	18,001.69 SF
25	18,842.00 SF	61	18,001.69 SF
26	18,842.00 SF	62	18,001.69 SF
27	18,842.00 SF	63	18,001.69 SF
28	18,842.00 SF	64	18,001.69 SF
29	18,842.00 SF	65	18,001.69 SF
30	18,842.00 SF	66	18,001.69 SF

MINIMUM LOW OPENING (MLO)

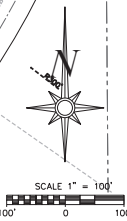
LOT #	MLO
1	978.50
2	978.50
3	978.50
4	978.50
5	978.50
6	978.50
7	978.50
8	978.50
9	978.50
10	978.50
11	978.50

CASS COUNTY RECORDER'S OFFICE:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____

DEPUTY COUNTY RECORDER OF DEEDS

SETBACKS
25' Front as Sideyard Setback
6' Interior Setbacks
25' Rear Setbacks
7.200' Min Lot Area
60' Min. Lot Width



PROPERTY DESCRIPTION:
ALL OF LOTS 1 THRU 65 AND TRACTS A-F, REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH, LOTS 148 & TRACTS A-F, A SUBDIVISION AS RECORDED IN RAYMORE, CASS COUNTY, MISSOURI AS DOCUMENT NUMBER 08644 IN BOOK 23, PAGE 62.

DEDICATION:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SURVEYED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

THE PRAIRIE OF THE GOOD RANCH

EASEMENTS:
1. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING OR MAINTAINING FACILITIES INCLUDING, BUT NOT LIMITED TO, POLES, WIRES, PIPES, CONDUITS, TRANSFORMERS, SERVICE PEDESTALS, METERS AND STRUCTURES FOR WATER, GAS, ELECTRICITY, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE T.V., OR OTHER UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OR STRIPS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR "U.E."
2. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS, "SEWER EASEMENT" OR "U.E." OR "DRAINAGE EASEMENT" OR "D.E.", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
3. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH:
a) THE PROPER, SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS; OR
b) THE AGENTS AND EMPLOYEES OF RAYMORE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:
BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR LOCATED BETWEEN THIS LINE AND THE STREET LINE.

STREETS:
THE STREETS OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED.

IN TESTIMONY WHEREOF:
GOOD-OTIS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS _____ DAY OF _____, 2020.

DAVID OTIS, JR., PRESIDENT OF JAS OTIS COMPANY GILBERT GOOD, MEMBER
GENERAL PARTNER OF DOUGLE O PROPERTIES, LP
MANAGING MEMBER OF GOOD OTIS, L.L.C.
1484 TECHY ROAD NORTHWOOD, ILLINOIS 60062 PHONE: (815) 272-7100
BIO ESTATE LIQUIDATING COMPANY, LLC 1630 RANCHO ROAD, BELTON, MO 66012 PHONE: (816) 331-1343

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____ JSS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID OTIS, JR. TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE GENERAL PARTNER OF GOOD-OTIS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID L.L.C.

IN WITNESS THEREOF:
I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

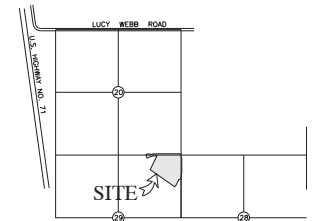
MY COMMISSION EXPIRES _____, NOTARY PUBLIC
STATE OF _____ JSS
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GILBERT GOOD, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE GENERAL PARTNER OF GOOD-OTIS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID L.L.C.

IN WITNESS THEREOF:
I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC
STATE OF _____ JSS
COUNTY OF _____

The owner of any undeveloped lot within the subdivision or subdivision phase shall be required to construct a sidewalk on that lot when:
1. 60% or more of the lots on the same side of the street in the same block already have a sidewalk; and
2. 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.



VICINITY MAP
SECTION 20-T.46-R.32
SECTION 29-T.46-R.32

CITY OF RAYMORE, MISSOURI: PLANNING AND ZONING COMMISSION:

THIS PLAT OF THE PRAIRIE OF THE GOOD RANCH, WAS SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

CITY COUNCIL:

THIS PLAT OF THE PRAIRIE OF THE GOOD RANCH, INCLUDING EASEMENTS AND RIGHTS OF WAY ACCEPTED BY THE CITY COUNCIL, WAS SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL, BY ORDNANCE NO. _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE _____ DAY OF _____, 2020.

ATTEST:
_____, SECRETARY
_____, MAYOR
_____, CITY CLERK
_____, CITY ENGINEER

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTHS FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT:
a) SEMI-PERMANENT MONUMENTS:
SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-2005080919-D" AT ALL REAR LOT CORNERS AND AT OTHER LOCATIONS
MARKED "Y" CURBS ARE NOTICED AT THE PROJECTION OF SIDE LOT LINES
b) PERMANENT MONUMENTS:
SET 3/8" IRON BAR WITH ALUMINUM CAP MARKED "LS-2005080919-D" AT ALL LOCATIONS MARKED "Y"
- THE POSITION OF EXISTING MONUMENTS AS INDICATED BY AN "M," "X" OR "D" IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE DISTANCE NOTED FROM THE NEAREST PROPERTY CORNER
- ALL BEARING SHOWN ON THIS PLAT ARE BASED UPON THE NORTH LINE OF THE NW 1/4 OF SECTION 20-T.46-R.32 AS BEING N 80°-00' E.
- THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN URBIAN SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
- THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM A WARRANTY DEED RECORDED IN BOOK 1311 AT PAGE 168 AND A PERSONAL REPRESENTATIVE DEED RECORDED IN BOOK 1311 AT PAGE 168 AT THE RECORDER'S OFFICE OF CASS COUNTY, MISSOURI.
- THE 100 YEAR FLOOD PLAIN SHOWN ON THIS PLAT IS BASED ON A FLOOD STUDY BY POWERS-YOUNGQUIST, P.A., INC. DATED SEPTEMBER, 1994. THIS ELEVATION HAS NOT BEEN CONFIRMED BY R. K. MAGE ENGINEERING, INC. NOR THE SURVEYOR WHOSE SIGNATURE AND SEAL APPEAR BELOW.
- THE ELEVATION OF THE LOWEST ADJACENT GRADE (LOWEST GROUND ELEVATION TOUCHING THE STRUCTURE) AND THE LOWEST OPENING (INCLUDING BASEMENT OR DRAINS) SPACE OF EACH HOME CONSTRUCTED ON LOTS ADJACENT TO THE 100 YEAR FLOOD PLAIN SHALL BE ELEVATED TO OR ABOVE THE MINIMUM LOW OPENING (MLO) ELEVATION SHOWN ON THIS PLAT OR ONE (1) FOOT ABOVE THE ADJACENT 100 YEAR FLOOD PLAIN ELEVATION, WHICH EVER IS HIGHER.
- ALL CONDITIONS PLACED UPON THE PRELIMINARY PLAT WILL BE INCLUDED IN THE DEVELOPMENT AGREEMENT FOR THE FINAL PLAT.
- HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN TRACTS A-F.
Tracts A, B, D & E are for Water Detention
Tracts A, B, D & E are for Landscaping

REVISIONS

DATE	CITY COMMENTS
8-27-17	

Final Plat
The Prairie of the Good Ranch
Lots 1 - 65 & Tracts A - F
Raymore, Cass County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	DATE OF PREPARATION
1	20, 29	46N	32W	JSS	July 7, 2017

PROFESSIONAL SEAL
M. Schlicht, P.L.S., P.E.

DATE: _____
MATTHEW J. SCHLICHT, MOLS# 2012000102
ENGINEERING SOLUTIONS, L.L.C. MO CORP# LS 2005080919-D

MONTHLY REPORT JULY 2020

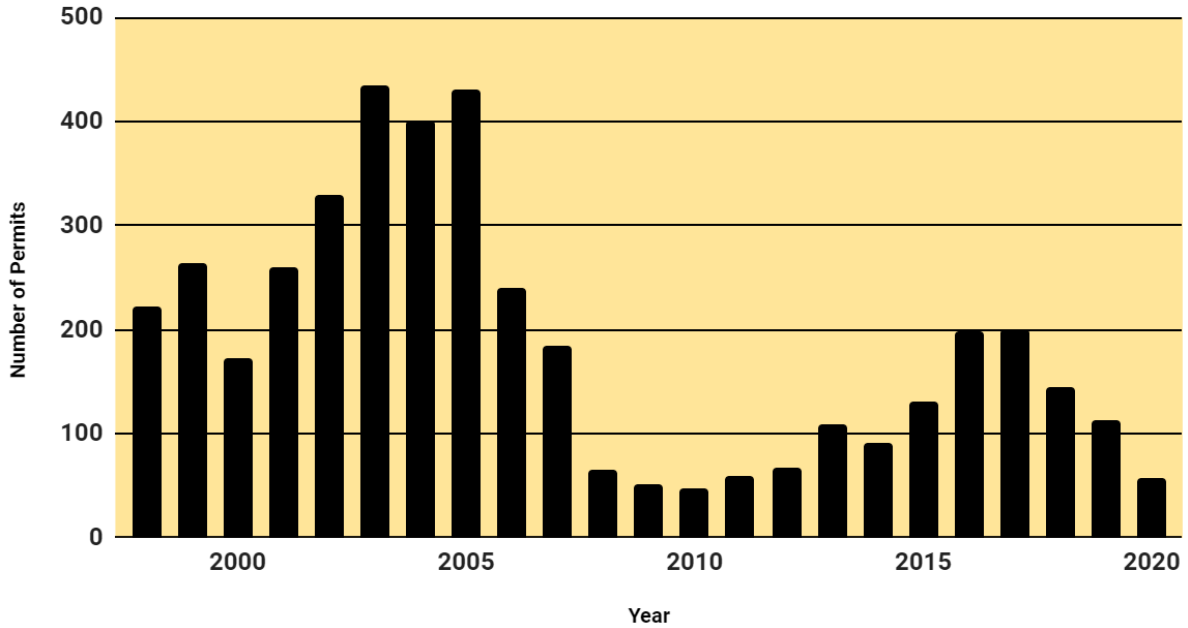
Building Permit Activity

Type of Permit	July 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	13	57	71	113
Attached Single-Family Residential	0	14	0	26
Multi-Family Residential	396	396	0	0
Miscellaneous Residential (deck; roof)	168	757	425	720
Commercial - New, Additions, Alterations	0	10	12	18
Sign Permits	4	20	30	54
Inspections	July 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	465	2,701	2,205	3,858
Valuation	July 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$3,206,400	\$16,781,400	\$17,310,000	\$34,498,600
Total Commercial Permit Valuation	\$30,781,000	\$39,045,300	\$1,775,300	\$1,822.300

Additional Building Activity:

- Construction continues on the Compass Health office building.
- Foundation work and underslab utilities on the clubhouse and the first of twelve apartment buildings continues.
- Construction continues on the installation of the extension of Dean Avenue and for sanitary sewer main extension to serve the proposed Van Trust Industrial development at the southwest corner of Dean Avenue and North Cass Parkway.
- Site work continues at T.B. Hanna Station.

Single Family Building Permits



Code Enforcement Activity

Code Activity	July 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	64	378	331	642
<i>Notices Mailed</i>				
-Tall Grass/Weeds	11	77	79	135
- Inoperable Vehicles	20	103	42	138
- Junk/Trash/Debris in Yard	11	58	75	146
- Object placed in right-of-way	1	4	8	14
- Parking of vehicles in front yard	1	11	7	13
- Exterior home maintenance	9	39	16	41
- Other (trash at curb early; signs; etc)	0	4	2	2
Properties mowed by City Contractor	13	49	30	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	1	8	10
Signs in right-of-way removed	56	301	153	370
Violations abated by Code Officer	11	92	60	126

Development Activity

Current Projects

- Park Side Subdivision, 160 acres south of 163rd Street, west of North Madison, rezoning from Agricultural to Planned Unit Development
- Oak Ridge Farms Subdivision, 23 acres north of Ramblewood, south of Heritage Hills at the extension of Pine Street, rezoning from R-1 (Single-Family Residential) to Planned Unit Development
- Dean Avenue Extension Right-of-Way Final Plat

	As of July 31, 2020	As of July 31, 2019	As of July 31, 2018
Homes currently under construction	536 (140 single family)	133	220
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	273	357	405
Total number of dwelling units in City	8,750	8,610	8,401

Actions of Boards, Commission, and City Council

City Council

July 13, 2020

- Approved on 2nd reading the rezoning of 4 acres located north of Foxwood Springs, from Agricultural to Planned Unit Development District
- Approved on 2nd reading the vacation of an unimproved 14-foot alley located in T.B.Hanna Station Park
- Approved on 2nd reading the Eastbrooke at Creekmoor First Final Plat
- Approved on 2nd reading the Replat of Tract X and Tract Y in Brookside Tenth
- Approved on 1st reading the 1st amendment to the Brookside 10th Final Plat development agreement

July 27, 2020

- Accepted the public improvements for the 1st phase of Prairie View of The Good Ranch
- Approved on 2nd reading the 1st amendment to the Brookside 10th Final Plat development agreement

Planning and Zoning Commission

July 7, 2020

- Considered the annual review of the Unified Development Code and directed staff to prepare an amendment to the Unified Development Code incorporating the staff recommended changes

July 21, 2020

- Meeting cancelled

Board of Adjustment

July 21, 2020

- Held a training session. City Attorney Jonathan Zerr chaired a mock meeting of the Board.

Upcoming Meetings – August & September

August 4, 2020 Planning and Zoning Commission

- Oak Ridge Farms Subdivision, rezoning R-1 to PUD (public hearing)
- Dean Avenue Extension Final Plat

August 10, 2020 City Council

- 1st reading, Dean Avenue Extension Final Plat

August 18, 2020 Planning and Zoning Commission

- Replat of The Prairie of The Good Ranch

August 24, 2020 City Council

- 1st reading, The Prairie of The Good Ranch
- 2nd reading, Dean Avenue Extension Final Plat
- Request to extend expiration date of Timber Trails preliminary plat

September 1, 2020 Planning and Zoning Commission

- FY 2021-2025 Capital Improvement Program (public hearing)
- 32nd Amendment to the Unified Development Code - small wireless facilities (public hearing)

September 14, 2020 City Council

- 1st reading, Oak Ridge Farms Subdivision, rezoning R-1 to PUD (public hearing)
- 2nd reading, The Prairie of The Good Ranch

September 15, 2020 Planning and Zoning Commission

- Park Side Subdivision rezoning A to R-1P (public hearing)
- Scooter's Site Plan

September 28, 2020 City Council

- 1st reading, 32nd amendment to the Unified Development Code - small wireless facilities (public hearing)
- 2nd reading, Oak Ridge Farms Subdivision, rezoning R-1 to PUD
- Sidewalk gaps on residential lots (public hearings)

Department Activities

- Inspectors have been busy with inspections on roof replacements. Since April, the City has issued over 400 permits to replace roofs, many being damaged by spring storms.
- GIS Coordinator Heather Eisenbarth created a [GO Bond storymap](#) that provides an overview and illustrates the location of the projects included in the No Tax Increase General Obligation Bond Issues to be decided by the voters on Tuesday, Aug. 4.
- 17 residents attended the Good Neighbor meeting for the [Park Side](#) Subdivision, a 325 lot single-family residential development proposed for 155 acres located south of 163rd Street and west of North Madison Street. The Planning and Zoning Commission will consider the application on Aug. 18.
- Four residents attended the Good Neighbor meeting for the proposed expansion of the [Oak Ridge Farms](#) subdivision, located at the eastern end of Pine Street, north of the Ramblewood subdivision. The Planning and Zoning Commission will consider the rezoning and preliminary plan application on Aug. 4.
- GIS Coordinator Heather Eisenbarth participated in the virtual ESRI GIS Conference for GIS professionals.
- The developer of the proposed [Park Side Subdivision](#), to be located on the east side of North Madison Street, south of 163rd Street, has placed a hold on the review of the rezoning/preliminary plan application. The public hearing that was scheduled for the Aug. 18 Planning and Zoning Commission has been cancelled.
- Staff completed research and preparation of a proposed amendment to the Unified Development Code regarding the installation of small wireless facilities in the City. Small wireless facilities are typically attached to existing utility poles and allow wireless carriers to offer 5G cellular service. The proposed amendment will be presented to the Planning and Zoning Commission for consideration in September.
- Economic Development Director David Gress and Mayor Kristofer Turnbow attended the ribbon cutting ceremony for [Beauty Mark Salon](#), located at 406 W. Pine St., Suite G, hosted by the Raymore Chamber of Commerce.

GIS Activities

- Responses to requests for information, services, etc
- Ongoing operations to ensure timeliness, accuracy and high availability of data internally & externally
- Participation in ArcGIS Field Maps (Beta) testing
- Editing of Open Street Map (OSM)
- Troubleshooting issues with expressions, etc
- ESRI virtual conference, architecture maturity review, data health check, developer clinic & strategic planning
- Cloud Architecture - Autodesk connector for ArcGIS Enterprise
- Support for annual e911 quality control operations
- Implemented AGO story maps for GO Bond Issues & Virtual Runs (suggested routes)
- Configured locator service as portal utility for use with 'geocode locations from table' widget