



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 16, 2021 - 7:00 p.m.

Harrelson Hall at Centerview
227 Municipal Circle
Raymore, Missouri 64083

This Planning Commission regular meeting will be conducted virtually with commissioners conferencing into Harrelson Hall.

In consideration of the rising numbers of COVID-19 cases in Cass County and the City of Raymore, the public is encouraged to participate from home. There is limited space available in Centerview should the public wish to attend.

The public can also view the meeting live by going to www.raymore.com/video

The public can submit comments prior to the meeting by emailing Katie Jardieu, City Planner, at kjardieu@raymore.com and those comments will be read aloud during the corresponding case or during Section 10 - Public Comments part of the agenda.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from January 5, 2021 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #20029 - Alexander Creek Phase 4 - Preliminary Plat (*public hearing*)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

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, and open the public hearing, if applicable.
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 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 VIRTUAL SESSION **TUESDAY, JANUARY 5, 2021**, IN HARRELSON HALL AT CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH CHAIRMAN MATTHEW WIGGINS, CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND CITY ATTORNEY JONATHAN ZERR PRESENT. THE FOLLOWING COMMISSIONERS WERE PRESENT VIA ZOOM VIDEO CONFERENCE: WILLIAM FAULKNER, KELLY FIZER, JEREMY MANSUR, JIM PETERMANN, MARIO URQUILLA, AND MAYOR TURNBOW. COMMISSIONER BOWIE WAS ABSENT AND COMMISSIONER ACKLIN HAS RESIGNED.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - a. **Approval of the minutes of the December 1, 2020 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to approve the minutes.

Roll Call Vote on Motion:

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

Motion passed 6-0-1.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20028 - Heartland Dental, 826 W. Foxwood Drive - Site Plan**

Mr. Judd Claussen of Phelps Engineering, gave an overview of the Heartland Dental office site plan to be built on Lot 3 of Raymore Market Center in front of Price Chopper.

City Planner Katie Jardieu gave an overview of the staff report, highlighting that there will be ample parking with 32 parking spaces and that the Engineering Division of Public Works has reviewed the application and determined it complies with City code requirements. One of the trees along Foxwood Drive will be removed, but will ultimately be replaced adjacent to the current location. The light poles currently on site will also remain and no additional lighting will be added, apart from building lighting. Four sided architecture is proposed as well as a five foot sidewalk to connect the site to the sidewalk along Foxwood Drive. No signs are approved with this site plan. An additional condition of approval

was also added, that the mechanical equipment will be screened from view prior to the certificate of occupancy being issued. The applicant has agreed to this condition.

Commissioner Faulkner stated that there was a discrepancy in one of the conditions of approval regarding the height of the electrical equipment screening. The report should read if it is over eight square feet then it should be screened. Ms. Jardieu stated this could be fixed and the eight square feet was correct, as opposed to the twenty-five feet stated.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept staff proposed findings of fact and approve case #20028 Heartland Dental Site Plan, subject to the eleven conditions recommended by staff, as well as the additional condition that all electrical equipment shall be screened from view prior to issuance of a certificate of occupancy.

Roll Call Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the Council meeting held on December 14th, all three items; Parkside Preliminary Plat, first reading of Raymore Galleria Plat, and Raymore Commerce Center Plat were all approved unanimously.

At the December 21st City Council meeting, the second reading of Raymore Galleria Plat and Raymore Commerce Center Plat were approved unanimously. Additionally, there was a first reading of the online Use Tax for the April ballot before the public.

9. Staff Report

Ms. Jardieu stated the November Development Services monthly report was in the Commissioners packets. The December monthly report was just finished and was emailed this morning. The January 19th Planning Commission meeting has been cancelled, however the February 2nd meeting has not yet been cancelled and staff will let them know as soon as possible.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Urquilla thanked staff and was remaining positive about 2021 as well as starting a new career this coming year.

Commissioner Petermann stated he hoped for a good 2021 and was remaining positive.

Commissioner Fizer thanked staff for setting up the meeting and hopes everyone stays safe.

Commissioner Faulkner thanked everyone and was glad the meeting went well virtually.

Commissioner Mansur thanked the staff and wished everyone a Happy New Year.

Mayor Turnbow thanked staff and commissioners for their due diligence and wished all a Happy New Year.

Chairman Wiggins thanked everyone and congratulated Commissioner Urquilla.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the January 5, 2021 Planning and Zoning Commission meeting.

Roll Call Vote on Motion:

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

Motion passed 7-0-0.

The January 5, 2021 meeting adjourned at 7:29 p.m.

Respectfully submitted,

Katie Jardieu



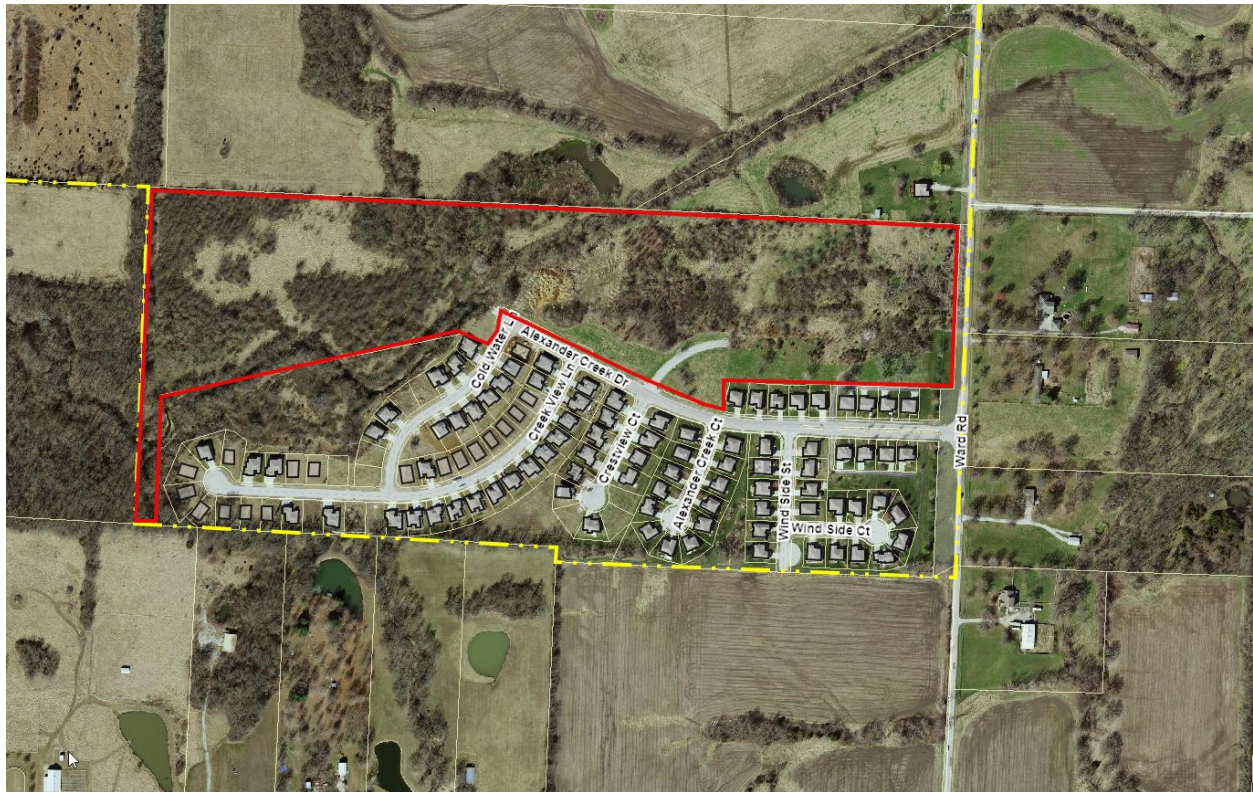
To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: February 16, 2021
Re: Case #20029: Alexander Creek Subdivision Phase 4 - Preliminary Plat

GENERAL INFORMATION

Applicant/Property Owner Tyler Sallee / Sallee Homes, Inc.
Alexander Creek Holdings, LLC
P.O.Box 6437
Lee's Summit, MO 64064

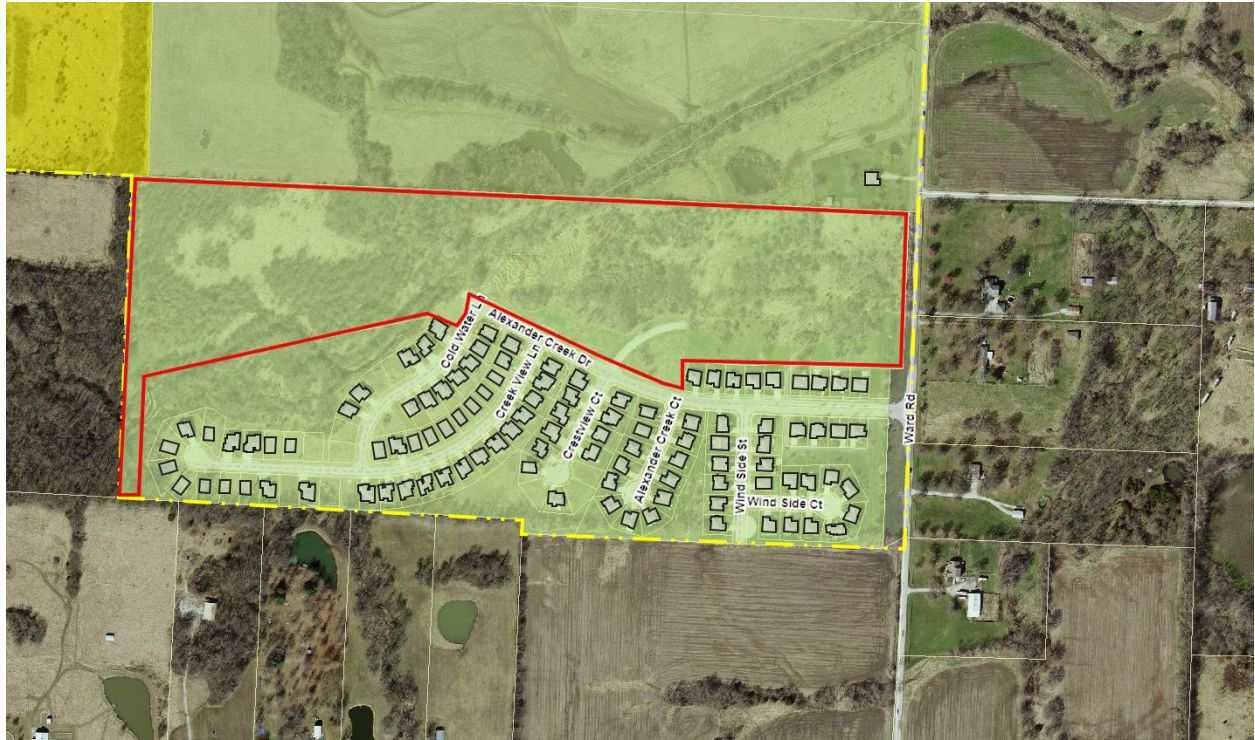
Requested Action: Preliminary Plat Approval for Phase 4 of Alexander Creek Subdivision

Property Location: Generally at the southwest corner of Ward Road and 171st Street



Existing Zoning:

PUD - Planned Unit Development District



Existing Surrounding Zoning: North: **A - Agriculture District**
South: **PUD - Planned Unit Development District**
County Zoning
East: **County Zoning**
West: **R1 - Single Family Residential**
County Zoning

Total Tract Size: 73.22 acres

Total Number of Lots: 188 lots (55 in Phase 4)

Legal Description: The North 73.22 Acres of the Northeast Quarter of Section 13, Township 46, Range 32, Cass County Missouri. Subject to easements, reservations, and restrictions of record

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for low density residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies the extension of Alexander Creek Drive and Crestview Court as local roads. Ward Road is identified as a minor arterial road.

Advertisement: January 28, 2021 **Journal Newspaper**

Good Neighbor: January 27, 2021

Public Hearing: February 16, 2021 Planning Commission meeting
March 8, 2021 City Council meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owner**
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

PRELIMINARY PLAT REQUIREMENTS

The following section of the Unified Development Code is applicable to this application:

Section 470.110: Preliminary Plats

A. Applications

- 1.** An application for a preliminary plat may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
- 2.** For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

B. Memorandum of Understanding

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

C. Procedure

1. Pre-Application Conference

Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.

2. Development Review Committee and Other Agency Review

a. Upon receipt of a complete application, the Development Services Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the Development Review Committee for compliance with applicable regulations of this Code.

b. The Development Services Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:

- (1)** Fire District;

- (2) Police Department;
- (3) School District;
- (4) State Highway Department (if the subdivision is adjacent to a State Highway); and
- (5) any utility companies providing gas, electric or telephone service in or near the subdivision.

c. The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.

d. If a report has not been returned to the office of the Development Services Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

3. Planning and Zoning Commission Public Hearing

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

4. Planning and Zoning Commission Recommendation

a. The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Development Services Director, or at the next regular meeting for which the plat may be scheduled.

b. The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.

c. If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.

d. If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval, subject to conditions.

e. If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.

f. If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Development Services Director.

5. City Council Public Hearing

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

6. City Council Action

- a. The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.
- b. If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.
- c. If the City Council approves an application, it will adopt a resolution to that effect.

7. Findings of Fact

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

- a. the preliminary plat will not adversely affect the appropriate use of neighboring property;
- b. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;
- c. the preliminary plat will not impose undue burden upon existing public services and facilities; and
- d. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

8. Effect of Approval of Preliminary Plat

a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:

- (1) a final plat application is submitted within one year of the date of preliminary plat approval;
- (2) upon the request of the subdivider, the City Council grants an extension;
or
- (3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.

b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

9. Extension of Preliminary Plat

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The PUD Planned Unit Development zoning designation for Alexander Creek Subdivision was established by the City on March 23, 2003.
2. A preliminary plat was approved as part of the PUD rezoning in 2003.
3. The approved preliminary plat was modified in 2005 (boundary of development modified) and in 2007 (maximum building coverage allowed on a lot was increased to 38%).
4. Phases 1-3 of the subdivision follow the approved preliminary plat. The preliminary plat for the remaining undeveloped land, including Phase 4, expired in 2019.
5. The 1st Phase of Alexander Creek was platted in March 2004.
6. The 2nd and 3rd Phase of Alexander Creek was platted in October 2005.
7. The reconstruction of Ward Road, approved as part of the 2020 voter approved General Obligation bond, is currently in the design phase.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

Fifty-four property owners were identified within 185 feet of the property boundary and notified of the Good Neighbor Meeting held on January 27, 2021. Twenty-two neighbors were present at the meeting. Tyler Sallee, developer, and Dustin Burtin, engineer of record, were present to go over the questions. HOA president Brent Davis was also present to help address resident questions in regards to what the HOA was responsible for.

Q1: how much further north will be developed?

The northern property boundary line is outlined on the preliminary plan. The stub street that was originally planned to connect to the land to the north has been removed from the plan.

Q2: Will the new homes be similar to the existing homes in Phases 1 and 2? The newer homes in phase 2 appear to be closer together.

The homes will be very similar and will follow the same setbacks. Some of the newer homes are larger and have a 3 car garage. The lot sizes are the same throughout all phases. If the home has a 3rd car garage the homes cover more of the lot and are then closer together on the side yard.

Q3: Can someone buy a lot and build on it?

Yes, but the zoning requirements and HOA restrictions must be followed.

Q4: In the original plan there was to be a bridge and development on the west side of the creek. Is a bridge still part of this plan?

Yes but the bridge is not part of the project currently being developed. Development to the west of the creek involves a crossing that hasn't been thought through. Currently the area shows attached houses but we haven't decided what will happen there.

Q5: Is phase 5 going to be multi-family?

No, but attached single family (duplex) buildings are allowed there.

Q6: There is one way in and one way out - was another entry considered? That is out of our control.

Typically the City would like more than one entry, however due to the nature and potential traffic on Ward Road the City would like to limit curb cuts. Additionally, HOA President responded that the HOA also does not want another entrance for security reasons.

Q7: What is the plan for water runoff for the new phase?

A dry detention basin is being constructed to handle all of the runoff from Phase 4. Additionally there will be stormwater boxes being added in the rear yard of some of the lots.

Q8: The first 9 houses on Alexander Creek Drive - it's like a river and we want to make sure since the brush has been cleared that there will not be water runoff from the Ward Road and the development. There is an existing pond there as well. Since it will be filled in for new homes and isn't part of the creek system - how will the runoff be taken care of?

The city will not allow us to create more drainage issues, and we will enhance the drainage. With the reconstruction of Ward Road, there will be curbs and storm sewer so runoff from the road will be directed away from the rear yards of the homes along Alexander Creek Drive.

Q9: What are the expansion plans for the trail? And what are the plans for the segment of trail that has eroded away.

The existing trail will be modified. Due to the erosion issues and lack of room to expand the trail the developer will remove the trail segment that goes west of Tract F and connect the trail to the sidewalk along Creek View Lane. Where the trail is removed the developer will grade out the

lots. The developer, City staff and HOA president worked together to create modifications that everyone was able to support.

Q10: What is the material that will be used on the trail?

Concrete will be used for the sidewalk and trail connections.

Q11: It is not feasible for the HOA to assume responsibility for Tract J. The creek is eroding the stream bank.

There are no plans to do any construction work within the creek area. Tract J remains under the ownership of Alexander Creek Holdings.

Q12: Is the developer willing to install a pavilion in the existing development? There was talk of a clubhouse, but a pavilion might be a better fit?

Plans identify a pavilion with a walking trail connection to the sidewalks. Additionally a small 5-space parking lot.

Q13: Can you add a few more parking spaces to the pavilion area?

Developer indicated they will look at it. Commented that there will be on-street parking adjacent to the pavilion along Crestview Place.

Q14: A clubhouse was once planned. A few residents would like to have a place to meet during the colder months.

The HOA president responded that there would be ongoing costs associated with having a clubhouse. HOA board felt the pavilion would better serve the residents both financially and in terms of maintenance.

Q15: Could water and electricity be provided to the pavilion?

Developer indicated that adding a water line and electricity would not be a problem.

Q16: What plans does the City Parks & Recreation have, if any, for taking over the walking trails?

City response was that the trails would remain responsibility of HOA.

Q17: What are the plans for keeping green space in the new phase?

The overall development currently exceeds the open space requirements. There is Tract A and the common area around the stream being left open. Development exceeds requirements by 2 or 3 times.

Q18: Can any of the existing trees be saved?

Developer indicated it would be difficult but would certainly try.

Q19: Neighborhood streets are being damaged by heavy equipment. Any plans to repair streets?

Streets are added to the maintenance schedule of the City. This is typically done when all construction is complete. However, roads will be repaired as major issues arrive. The City and developer are looking into a construction access road off Ward Road for the new phase, which may minimize some of the heavy truck traffic..

Q20: Any plans to connect the dead-end streets to another street or community?

Yes, the road will eventually be continued to the south and Alexander Creek Drive is proposed to cross the creek and continue west, however at this time, plans to cross the creek are not being discussed.

Q21: Any changes planned to the alleyway located to the north of Alexander Creek Drive?

No changes planned. The new houses will have access off of Crestview Place and will not access or utilize the alley.

Q21: How close to the existing homes will the new homes be?

The rear yard setback in the new phase is 20 feet, just like the requirement in the existing phase.

Q22: Can the control panel for the sprinkler system be placed on the outside of the new homes?

Developer indicated that he would relay this to the individual builders and ask that they speak with the HOA. Mr. Sallee advised that this should potentially be added to the covenants and restrictions in order for full compliance to be ensured.

Q23: What about those lots in Phase 2 that are not owned by the developer?

The developer indicated he would reach out to the owner of the remaining lots to see if they would sell or what status is. When Alexander Creek was purchased in 2014-ish the sellers retained some lots. The belief is that they wanted to return to Raymore at some point. The lots weren't even up as part of the sale.

Q24: Would there be a separate HOA for Phase 4?

Mr. Sallee responded that he was not anticipating the need for separate HOAs and that they would all be the same as this is an extension of the previous phases. HOA President commented that HOA would want all of the lots to be part of the same HOA.

ENGINEERING DEPARTMENT COMMENTS

The Engineering Division of Public Works has reviewed the application, original Traffic Study and original Stormwater Study and determined that the proposed plans and specifications comply with the standards adopted by the City of Raymore.

Please see the attached memo for comments and recommendations.

STAFF COMMENTS

1. The current bulk and dimensional standards determined during the property rezoning are as follows:

	PUD
Minimum Lot Area	6,000
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	60
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	20
side	5
side, abutting residential district	15
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	38

2. The proposed project was shared with the South Metropolitan Fire Protection District. The District had no comments or concerns.
3. There is a 75-foot right-of-way provided for the expansion of Ward Road. The proposed plan does not show any conflict with these future right-of-ways.
4. With Preliminary Plat approval, the property owner(s) may submit construction plans for any required public improvements and commence construction on those improvements.
5. Final Plat approval and acceptance of the required public infrastructure will be required before the issuance of any building permits on the property.
6. There is one stream crossing through the property that is required to be preserved through the City's stream buffer requirements. The proposed plat includes the limits of Zone A FEMA Floodplain on the property. The City stream buffer requirements have been met.
7. Pedestrian safety and connectivity is evaluated as part of the preliminary plat. Five-foot sidewalks will be required with the submittal of individual lots for building permits. Sidewalk will be required on the north and south side of Tract A.
8. The current pedestrian trail in the rear of lots 74-89 will be removed and not

reinstalled due to erosion of the stream bank and proximity to existing homes. In lieu of the trail a sidewalk connection will be made in the drainage tract between lots 73 and 74. Another sidewalk connection will be made in the open space to the east of lot 117 to connect to the ADA ramp at the intersection of Alexander Creek Drive and Cold Water Lane.

9. A Memorandum of Understanding (MOU) has been prepared for the subdivision. The MOU outlines all of the requirements and expectations of the City and of the Sub-Divider regarding public infrastructure and timing of installation of private amenities.
10. The administration of the Raymore-Peculiar School District was advised of the proposed preliminary plat and indicated the district was aware of the proposed development and did not have any concerns.
11. The Raymore Parks and Recreation Board, on June 23, 2020, accepted the fee-in-lieu requirement that will be paid as final plats are submitted.
12. Sanitary sewer currently crosses through the property. Mains will be extended off the existing line to serve the development. The entire subdivision will be served by gravity sewer.
13. The subdivision is served by Cass County Public Water Supply District #3. A water main exists along Ward Road to serve the new development. The district is aware of the proposed subdivision and indicated the new homes can be served by the district.
14. The proposed street names have been checked against the City and County database, are compliant with the City addressing policy, and will be reserved.
15. The developer is proposing to construct a shade structure with sidewalk connections on Tract A. This amenity is required to be completed with the public infrastructure prior to the construction of any homes in Phase 4.
16. Based upon 55 dwelling units, a total of 2.904 acres of park land is required to be dedicated. The developer is providing fee-in-lieu of parkland dedication.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary plat will not adversely affect the appropriate use of neighboring property;

The preliminary plat will not adversely affect the appropriate use of neighboring properties. The property has always been intended to be developed for single-family residential use.

2. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans. The proposed lots comply with the development standards for the underlying zoning district, and the proposed land uses are consistent with the Future Land Use Map adopted by the City.

3. the preliminary plat will not impose undue burden upon existing public services and facilities; and

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service to the property.

4. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

There is sufficient capacity in the water and sanitary sewer systems to support full development of the property. The road network was designed to accommodate full development of the property, as this plan does not substantially deviate from what was originally proposed in 2003. Improvements being designed for Ward Road include a left turn lane for northbound traffic and a right-turn lane for southbound traffic at Alexander Creek Drive. Stormwater detention facilities will be constructed as development occurs to control water runoff from development on the property. Costs associated with extension of any water, sanitary sewer lines, storm sewer lines, or roadway improvements will be the responsibility of the property owner and/or developer.

REVIEW OF INFORMATION AND SCHEDULE

Action
Public Hearing

Planning Commission
February 16, 2021

City Council
March 8, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #20029 Alexander Creek Phase 4 - Preliminary Plat to the City Council with a recommendation of approval subject to the following conditions:

1. All public improvements shall be designed in accordance with the most recent Kansas City Metro APWA design standards including section 5601.5 regarding overland flow.
2. All cul-de-sac islands shall provide run-off treatment. Maintenance of these BMP's shall be the responsibility of the Developer.

Memorandum

TO: Planning and Zoning Commission
FROM: Michael Krass, Director of Public Works and Engineering
DATE: February 11, 2021
RE: Alexander Creek 4th Preliminary Plat

The City of Raymore Public Works Engineering Division has reviewed the above reference application and determined that it meets the requirements and design standards of the City of Raymore.

Engineering Staff is requesting the following conditions be placed on this application.

1. All public improvements shall be designed in accordance with the most recent Kansas City Metro APWA design standards including section 5601.5 regarding overland flow.
2. All cul-de-sac islands shall provide run-off treatment. Maintenance of these BMP's shall be the responsibility of the Developer.

These conditions have been discussed with the applicant and they are in agreement.



Memorandum of Understanding
for
Alexander Creek Subdivision

Legal Description Contained on Page 2

Alexander Creek Holdings LLC, Grantor,

and

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

March 8, 2021

MEMORANDUM OF UNDERSTANDING

Alexander Creek Phase 4

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF THE ALEXANDER CREEK SUBDIVISION is made and entered into this **8th** day of **March, 2021**, by and between Alexander Creek Holdings LLC (“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 Phase 4 of the Alexander Creek Subdivision (“subdivision”), proposed to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider agrees to assume all subdivision development obligations 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:

The North 73.22 Acres of the Northeast Quarter of Section 13, Township 46, Range 32, Cass County Missouri. Subject to easements, reservations, and restrictions of record

PRELIMINARY DEVELOPMENT PLAN

1. Sub-Divider intends to develop Phase 4 of Alexander Creek as a Master Planned Detached Single Family Community in the manner shown on the Preliminary Plan, attached and incorporated herein as Exhibit A.

2. Zoning and Land Use

- a. The zoning for the entire Property is “PUD” Planned Unit Development

*Alexander Creek
Memorandum of Understanding*

District.

b. Land Use

1. Detached 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 community swimming pools, community clubhouses, playgrounds or other passive/active recreation items are permitted 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	6,000 sq. ft.
Minimum Lot Width	60 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet
Minimum Rear Yard	20 feet
Minimum Side Yard	5 feet
Minimum Side Yard Corner Lot	15 feet
Maximum Building Coverage	38%
Maximum Building Height	35 feet

4. **Landscaping & Screening**

a. A 50-foot landscape buffer within a common area tract(s) shall be provided along Ward Road.

b. A landscape plan shall be provided as part of the final plat submittal for each phase of the subdivision that is adjacent to Ward Road.

- c. The landscaping within the 50-foot landscape buffer shall be installed prior to the issuance of any Certificate of Occupancy for any home in the subdivision phase where the landscape buffer is required.
- d. One yard tree shall be provided in the front yard for each dwelling unit. Corner lots shall be provided with one tree in each front yard.
- e. All required landscaping shall comply with Chapter 430 of the Unified Development Code.
- f. All required landscaping shall be installed prior to the issuance of any Certificate of Occupancy for the applicable building.
- g. Any landscaping contained within the tear-drop cul-de-sacs shall be maintained by the Sub-Divider and/or Homeowners association.

5. Parking

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

Use	Minimum Parking Spaces Required
Detached Single-Family Dwelling	2 spaces per dwelling unit

- b. Off-street parking shall be provided for the shade structure amenity provided within Tract A.

PHASING SCHEDULE

1. The Preliminary Plat is being approved with a defined phasing plan.
2. The Sub-Divider may amend the size of phases submitted for final plat approval in accordance with Section 470.130E of the Unified Development Code.
3. The Sub-Divider may amend the order in which phases are proposed to be developed.

4. The Sub-Divider shall submit final plats in accordance with the phasing schedule approved with the Preliminary Plan.

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 one year of the date of approval of the Preliminary Plan or the Preliminary Plan becomes null and void.

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

- a. The City will be reconstructing Ward Road and the intersection of Ward Road and Alexander Creek Drive as part of the 2020 General Obligation Bond project.
- b. There are no off-site road improvements required of the sub-divider.

2. Pedestrian Improvements

- a. The following improvements shall be completed with the installation of public improvements for phase 4 of the subdivision:
 - i. A five foot (5') sidewalk is required through Tract F of the Alexander Creek 2nd Plat to connect the existing trail to the sidewalk along Creek View Lane.
 - ii. A four foot (4') sidewalk shall be constructed on the south side of Creek View Lane within Tract F of the Alexander Creek 2nd Plat.

- iii. A four foot (4') sidewalk shall be constructed on the west side of Cold Water Lane to connect the existing sidewalk on Lot 117 to the existing ADA ramp along Alexander Creek Drive at its intersection with Cold Water Lane.
 - iv. The existing trail located in the rear yard area of, and common area behind, Lots 74-82 shall be removed. The area shall be graded to be level with the rear yard area of the adjacent home and grass shall be established
- b. A five foot (5') sidewalk is required on all lots and common areas, including Tract A, within Phase 4 of the subdivision. Sidewalks in common areas shall be constructed at the time public improvements are installed for the applicable phase of development.
 - c. Sidewalks on residential lots shall be constructed prior to the issuance of a Certificate of Occupancy for the home.
 - d. No sidewalk or trail is required to be installed by the subdivider along Ward Road.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each lot by the Sub-Divider.
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 Cass County Water Supply District #3.
2. All improvements to the water service system shall comply with the requirements of the City of Raymore 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 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 BMPs 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.

PARKLAND DEDICATION

1. Based upon 55 dwelling units, a total of 2.904 acres of park land is required to be dedicated.
2. The Sub-Divider is providing fee-in-lieu of parkland dedication. Based upon the purchase price of the property by the Sub-Divider, the fee-in-lieu to be paid to the City shall be Twenty-Nine Thousand and Forty Dollars (\$29,040.00).

3. The fee-in-lieu shall be paid at the time of recording of the Phase 4 final plat.

OPEN SPACE AND AMENITIES

1. Common open space and subdivision amenities shall be provided in accordance with the approved Preliminary Plan. All open space, common area, or amenity shall be maintained by the Sub-Divider until ownership and maintenance responsibility is transferred to the Homeowners Association .
2. The following amenities are provided on the Preliminary Plan:
 - a. Common Area Tracts
 - b. Shade structure and sidewalk connection to structure in Tract A
3. A minimum of 20% of the overall development shall be provided in the form of common open space.
4. Amenity Phasing Schedule:
 - a. **Shade structure and sidewalk connection to structure** - Shall be constructed prior to the acceptance of public improvements for Phase 4.

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 into 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 installation of utilities.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any improvements for a Platted Area, Sub-Divider shall have all engineering plans approved by the City of Raymore.
2. Prior to the issuance of any building permits, Sub-Divider shall install all public improvements necessary to serve the applicable building as shown on approved engineering plans, and said improvements shall have been accepted by the Raymore City Council.
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 the 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 install streetlights in accordance with the approved street light plan (to be submitted with the final plat application). 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 City Code Section 605.070 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 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 Park Side LLC at:

Alexander Creek Holdings LLC
Attn: Tyler Sallee
P.O. Box 6437
1951 NE Rice Road
Lee's Summit, MO 64064

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

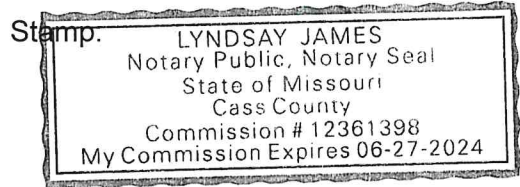
[Signature]
Sub-Divider – Signature

R. Tyler Sallee
Printed Name

Sub-Divider – Signature

Printed Name

Subscribed and sworn to me on this
the 29th day of January 2024
in the County of Jackson,
State of Missouri.



Notary Public: [Signature] My Commission Expires: 06-27-2024

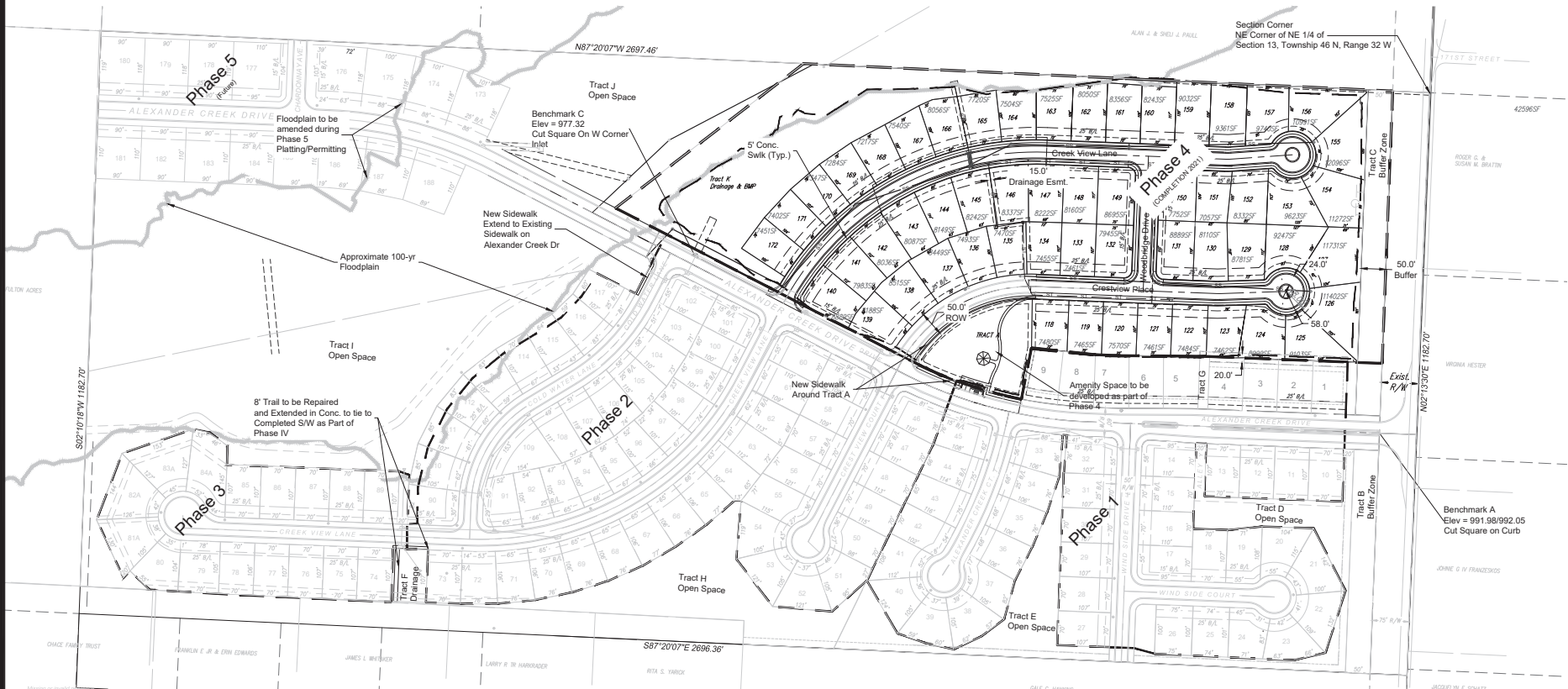
PRELIMINARY PLAT P.U.D ALEXANDER CREEK

A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI

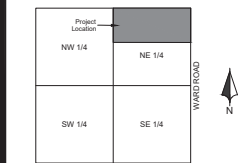
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Preliminary Plat Documents
20-0158
Alexander Creek Subdivision Phase IV
Raymore, Cass County, MO

PRELIMINARY PLAT



DESCRIPTION
The North 73.22 acres of the Northeast Quarter of Section 13, Township 46, Range 32, Cass County Missouri. Subject to easements, reservations and restrictions of record.



LOCATION MAP
SECTION 13-T46-R32
Scale 1" = 200'

- General Provisions:**
- Gross area 71.60 acres.
 - Density shall not exceed 3.0 dwelling units or a total of 215 dwelling units for the entire plan. No parcel or unit of the plan shall exceed a density of 3.0 units per acre for the individual parcel by more than twenty percent (20%).
 - Building coverage shall not exceed 38% of the net area of the Planned Unit Development by individual parcel or total development.
 - A minimum of 40% of the development plan shall be provided for common open space as defined by this Chapter.
 - A minimum of fifty percent (50%) of the recreational facilities shall be constructed prior to the development of one-half (1/2) of the project and all recreational facilities shall be constructed by the time the project is seventy-five percent (75%) developed. All amenities, that is facilities planned for Tract A, and sidewalk connections in Tract F and K shall be completed at the time of completion of public improvements.
 - Phasing of the development shall be as shown.
 - Sanitary Sewer shall connect to the existing Interceptor Sewer. Sidewalks along Alexander Creek Drive shall be 5' in width both sides of street. The remaining streets shall have sidewalks 5' in width both sides of street.
 - 100 Year Flood Plain is approximate.
 - Private Yard drains and storm piping will be provided in the rear where lots abut each other. Private system will be maintained by the HOA and lot Owner.

Lot Dimension Table

a. Minimum Lot Area	6914	SQ.FT.
b. Minimum Lot Depth	78	FT
c. Minimum Lot Width	35	FT
d. Yard Setbacks		
i. Front	25	FT
ii. Rear	20	FT
iii. Side Interior	5	FT
iv. Side Exterior	15	FT
e. Maximum Bldg Hgt.	35	FT
f. Maximum Bldg Cover	38.0	(%)

Lot No.

Single Family Lots	172 (Lots 1 thru 172)
Phase IV Lots	55 (Lots 118 thru 172)
Duplex Lots (TBD)	16 (Phase V - Lots 173 thru 188)
Total Units	204

Net Residential Development Area = 60.37 ac.
Right of Way area = 11.23 ac.
Total Open Space = 23.26 ac.
Buffer area to be screened with berms & landscaping, trees etc.

TRACT AREA (AC)

TRACT A	0.72	TRACT G	0.18
TRACT B	0.52	TRACT H	1.53
TRACT C	0.81	TRACT I	11.48
TRACT D	0.96	TRACT J	2.98
TRACT E	1.07	TRACT K	2.90
TRACT F	0.13		
TOTAL	23.28		

LEGEND

- | | |
|----------------------------------|----------------------------------|
| — Existing Section Line | — Proposed Right-of-Way |
| - - - Existing Right-of-Way Line | — Proposed Property Line |
| — Existing Lot Line | — Proposed Lot Line |
| - - - Existing Easement Line | - - - Proposed Easement |
| — Existing Curb & Gutter | — Proposed Curb & Gutter |
| — Existing Sidewalk | — Proposed Sidewalk |
| — Existing Storm Sewer | — Proposed Storm Sewer |
| □ Existing Storm Structure | □ Proposed Storm Structure |
| — Existing Waterline | ▲ Proposed Fire Hydrant |
| — Existing Gas Main | — Proposed Waterline |
| — Existing Sanitary Sewer | — Proposed Sanitary Sewer |
| ● Existing Sanitary Manhole | ● Proposed Sanitary Manhole |
| — Existing Contour Major | — Proposed Contour Major |
| — Existing Contour Minor | — Proposed Contour Minor |
| | - - - - - Future Curb and Gutter |
| U/E | Utility Easement |
| SS/E | Sanitary Sewer Easement |
| D/E | Drainage Easement |
| A/E | Access Easement |
| T/E | Temporary Easement |



Renaissance Infrastructure Consulting




1115 PALMER STREET, SUITE 200
RAYMORE CITY, MISSOURI 64083
916.800.0950
WWW.RIC-CONSULT.COM

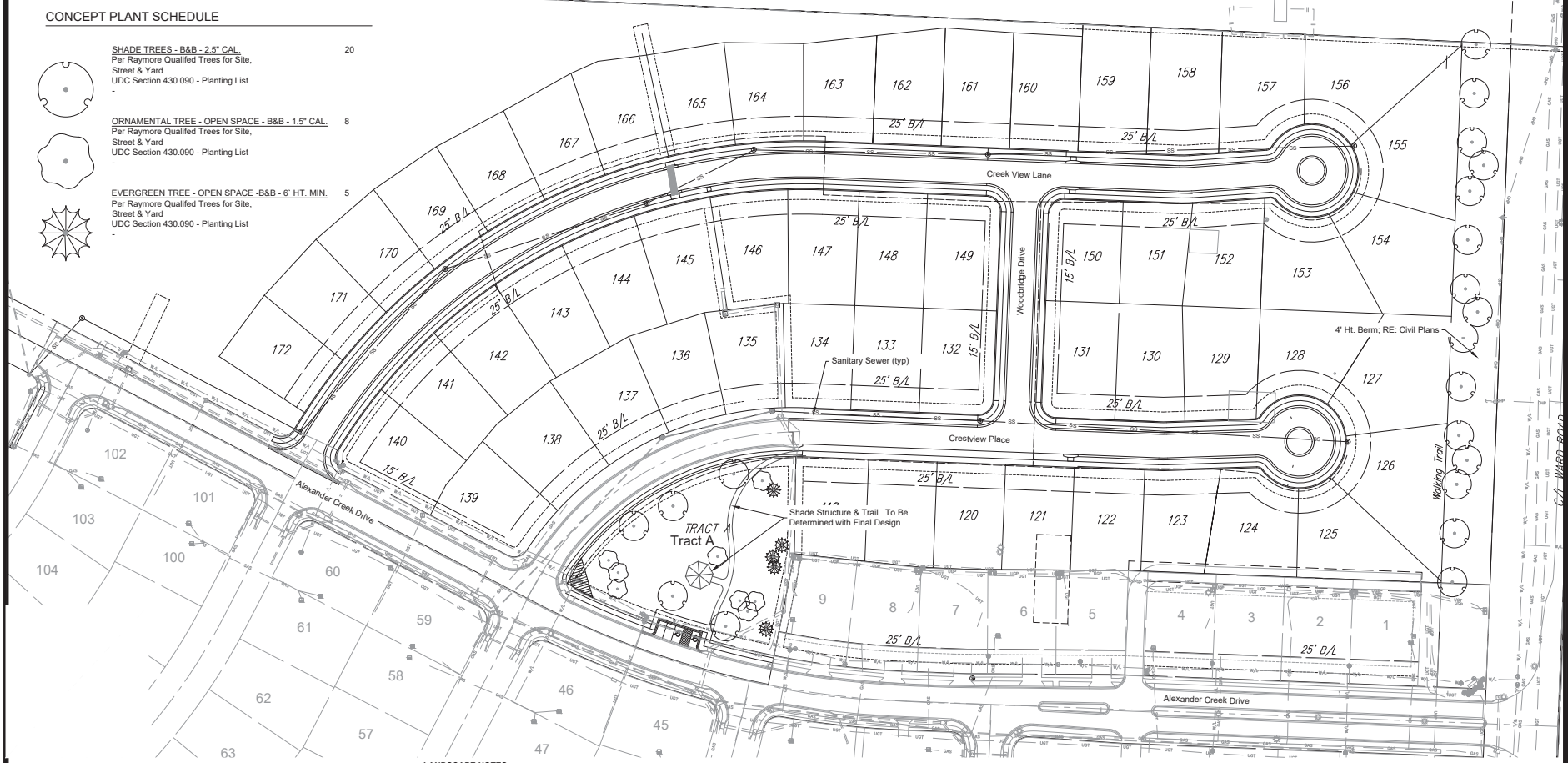
MO Certificate of Authority: E-201003930

NO.	DATE	REVISION
1	AS 10/10/2020	Revised Per City Comments
2	AS 10/10/2020	Revised Per City Comments
3	AS 10/10/2020	Original Submittal
4	AS 10/10/2020	Revised Per City Comments
5	AS 10/10/2020	Revised Per City Comments

Renaissance Infrastructure Consulting
1915 PACIFIC STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
916.800.0950
WWW.RIC-CONSULT.COM

CONCEPT PLANT SCHEDULE

-  SHADE TREES - B&B - 2.5" CAL.
Per Raymore Qualified Trees for Site,
Street & Yard
UDC Section 430.090 - Planting List 20
-  ORNAMENTAL TREE - OPEN SPACE - B&B - 1.5" CAL.
Per Raymore Qualified Trees for Site,
Street & Yard
UDC Section 430.090 - Planting List 8
-  EVERGREEN TREE - OPEN SPACE - B&B - 6" HT. MIN.
Per Raymore Qualified Trees for Site,
Street & Yard
UDC Section 430.090 - Planting List 5



LANDSCAPE AREA REQUIREMENTS

Detached Single Family Dwellings
- 50% Required Landscape Area (% of Lot Area)
Along Ward Road: 550 LF
Provided: 14 Shade Trees
Provided: 4' Ht. Buffer (Re: Civil)
Provided: 50' Width

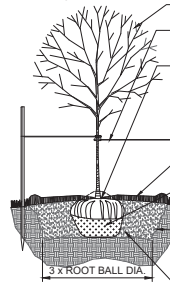
LANDSCAPE CALCULATIONS

Landscape Buffer W/Berm
Required:
Min. Width: 25'
Min. Height: 4'
Buffer Type: A (Berm W/Lg Trees @ 40' O.C.) = 550'/40-14

LANDSCAPE NOTES

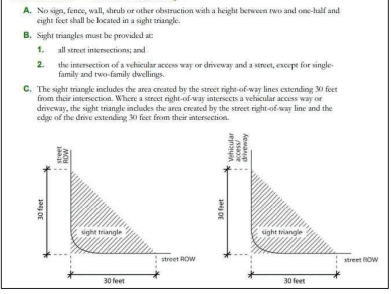
- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SOODED WITH TURF TYPE TESSUE.

NOTES:

- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 - TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- 
- PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.
 - SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND.
 - SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS. MIN. 6" LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.
 - 2" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM.
 - REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TO 1/3 OF THE ROOT BALL.
 - PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.
 - AMEND SOIL ACCORDING TO SPECIFICATIONS.

SECTION
DECIDUOUS TREE PLANTING DETAIL - NTS

Section 440.040 Intersection Visibility



MONTHLY REPORT JANUARY 2021

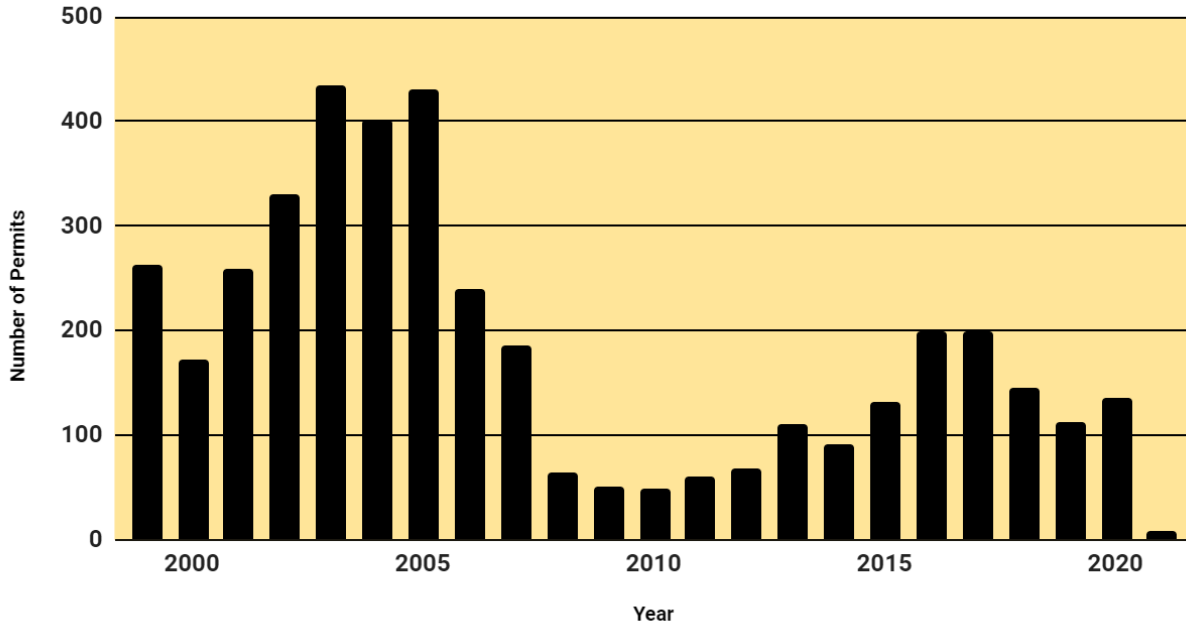
Building Permit Activity

Type of Permit	Jan 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	9	9	3	136
Attached Single-Family Residential	0	0	0	22
Multi-Family Residential	0	0	0	396
Miscellaneous Residential (deck; roof)	37	37	43	1,240
Commercial - New, Additions, Alterations	0	0	4	13
Sign Permits	1	1	6	37
Inspections	Jan 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections			266	4,447
Valuation	Jan 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$2,089,200	\$2,089,200	\$977,7000	\$40,314,600
Total Commercial Permit Valuation	\$0.00	\$0.00	\$7,482,000	\$46,094,200

Additional Building Activity:

- Construction continues on the Compass Health office building
- Construction continues at The Lofts at Fox Ridge apartment community
- Construction continues on Scooter's Coffee
- Construction continues on the first industrial building in the Raymore Commerce Center
- Building permit has been issued for Community America Credit Union to locate a branch at 1400 W. Foxwood Drive in the Willowind Shopping Center
- Building construction plans under review for The Venue of The Good Ranch townhome development and Heartland Dental Office

Single Family Building Permits



Code Enforcement Activity

Code Activity	Jan 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	37	37	33	565
<i>Notices Mailed</i>				
- Tall Grass/Weeds	0	0	0	96
- Inoperable Vehicles	18	18	18	185
- Junk/Trash/Debris in Yard	5	5	7	92
- Object placed in right-of-way	0	0	1	6
- Parking of vehicles in front yard	6	6	3	20
- Exterior home maintenance	4	4	3	43
- Other (trash at curb early; signs; etc)	0	0	1	6
Properties mowed by City Contractor	0	0	0	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	1	0	3
Signs in right-of-way removed	40	40	26	460
Violations abated by Code Officer	4	4	20	133

Development Activity

Current Projects

- Alexander Creek Preliminary Plat

	As of Jan 31, 2021	As of Jan 31, 2020	As of Jan 31, 2019
Homes currently under construction		146	174
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)		345	393
Total number of dwelling units in City		8,670	8,508

Actions of Boards, Commission, and City Council

City Council

January 11, 2021

- Approved a one-year extension to the expiration date of the preliminary plat for The Estates and Estate Villas of The Good Ranch
- Approved on 1st reading the transfer of a 550-foot section of 58 Highway west of the intersection of Prairie Lane to facilitate construction of the intersection improvements

January 25, 2021

- Approved the appointment of Tom Engert as a Ward 4 representative to the Planning and Zoning Commission
- Approved on 2nd reading the transfer of a 550-foot section of 58 Highway west of the intersection of Prairie Lane to facilitate construction of the intersection improvements

Planning and Zoning Commission

January 5, 2021

- Approved the site plan for Heartland Dental to construct a facility at 826 W. Foxwood Drive in front of the Price Chopper

January 19, 2021

- Meeting cancelled

Upcoming Meetings –February & March

February 2, 2021 Planning and Zoning Commission

- Meeting cancelled

February 8, 2021 City Council

- No development applications currently scheduled

February 16, 2021 Planning and Zoning Commission

- Alexander Creek Phase 4 Preliminary Plat (public hearing)

February 22, 2021 City Council

- No development applications currently scheduled

March 2, 2021 Planning and Zoning Commission

- No applications currently filed

March 8, 2021 City Council

- Alexander Creek Phase 4 Preliminary Plat (public hearing)

March 16, 2021 Planning and Zoning Commission

- Presentation on the proposed Use Tax

March 22, 2021 City Council

- No development applications currently filed

Department Activities

- Staff prepared notification to the owners of seven undeveloped lots that meet the threshold requirement for [sidewalks](#) to be installed in order to create a continuous sidewalk network. Affected property owners have until Aug. 1 to secure a building permit to construct a home or install the sidewalk.
- Building Official Jon Woerner commenced review of building construction plans for the proposed [Community America Credit Union](#) building to be located at 1400 W. Foxwood Drive.
- Economic Development Director David Gress met with leadership staff of Compass Health Network for a tour of the progress being made on the [Compass Health Behavioural Health Clinic](#) currently under construction at 501

N. Sunset Lane. Staff anticipates major construction to be completed by March 1, 2021.

- Economic Development Director David Gress participated in a preliminary assessment of the departments procurement process for responding to site selection, business development and expansion requests in conjunction with the Missouri Partnership.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the KC First Suburbs virtual quarterly meeting.
- Director Jim Cadoret, Human Resources Manager Shawn Aulgur, Building Official Jon Woerner and City Planner Katie Jardieu participated in interviews for the Administrative Assistant position in the department. Emily Jordan begins work on Feb. 2.
- Director Jim Cadoret, Economic Development Director David Gress and City Planner Katie Jardieu participated in the Economic Forecast for Local Officials webinar hosted by the Mid America Regional Council.
- Staff updated the [development guide](#), a document that serves as a guide to the development process in Raymore.
- Economic Development Director David Gress met with the Raymore-Peculiar School District's Community Partnership Coordinator, Jake Wingo, to discuss real-world learning opportunities and other partnership opportunities within the local business community.
- Building Official Jon Woerner participated in continuing education classes to maintain his certification as an on-site sewage disposal system inspector.
- Economic Development Director David Gress participated in the Q1 Board Meeting of KC SmartPort.
- Economic Development Director David Gress participated in the Raymore Chamber of Commerce board meeting.
- City Planner Katie Jardieu participated in consultant interviews for Hawk Ridge Park and Sunset Lane improvements.
- A building permit was issued for [Community America Credit Union](#) to locate a branch facility at 1400 W. Foxwood Drive in the Willowind Shopping Center.
- Staff met with the developer for the Alexander Creek Subdivision to discuss revisions necessary to the plans for the proposed preliminary plat
- Code Enforcement Officer Drayton Vogel issued citations for those businesses working within Raymore that have not renewed their occupational licenses for 2021.
- 22 residents attended the Good Neighbor meeting for the proposed expansion of [Alexander Creek](#) Subdivision. The Planning and Zoning Commission will consider the application on Feb. 16.

- Building renovation plans were submitted to convert the former Steak 'n Shake restaurant located at 1905 W. Foxwood Drive into the Harvest Dispensary, a state approved dispensary location for medical marijuana.
- Staff met with the development team considering an expansion of the Madison Valley Subdivision located off of North Madison Street.
- Director Jim Cadoret participated in a virtual meeting as a member of the Kansas City Emergency Food & Shelter Program Board.

GIS Activities

- Download & processing of Census 2020 Geography & data tables
- Annual Curb Replacement & Midrange Plan Map
- Cartographic maps as requested (Chamber of Commerce, etc)
- Surface drainage analysis
- Data, application and web mapping service updates
- Addressing operations
- Network security operations & updates
- Troubleshooting of datastore (to support hosted collaboration)
- Database administration tasks, database server tuning
- Event planning support