

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 4, 2021 - 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 April 6, 2021 meeting
 - b. Case # 21007: Eastbrooke at Creekmoor - Second Plat
 - c. Case # 21008: The Venue of the Good Ranch - Final Plat
6. Unfinished Business - None
7. New Business
 - a. Annual GMP Review
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 REGULAR SESSION **TUESDAY, APRIL 6, 2021**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, WILLIAM FAULKNER, KELLY FIZER, TOM ENGERT, JIM PETERMANN, ERIC BOWIE (arrived at 7:09 p.m.) AND MAYOR KRIS TURNBOW. ABSENT WAS MARIO URQUILLA AND JEREMY MANSUR. ALSO PRESENT WERE CITY PLANNER KATIE JARDIEU AND DEVELOPMENT SERVICES DIRECTOR JIM CADORET.

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 March 16, 2021 meeting.**

Motion by Commissioner Faulkner, Seconded by Commissioner Petermann, to approve the minutes.

Vote on Motion:

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

Motion passed 6-0-0.

6. Unfinished Business - None

7. New Business -

- a. **Case # 21001: South Town Storage Site Plan**

Bill Breit - 4832 SW Leafwing Dr., Lee's Summit MO 64083 spoke as the owner/developer of the South Town Storage development.

Mr. Bill Breit is before the Planning Commission to get approval for the proposed South Town Storage site plan. Mr. Breit highlighted that this property is a 4.5-acre site that is contiguous with his existing facility. The property will contain outdoor vehicle storage, featuring covered parking with outdoor facilities, with carports large enough for trailers or RVs.

Mayor Turnbow asked Mr. Breit to clarify if this is designed for vehicles and things with wheels only, such as RVs and trailers, not a property storage facility.

Mr. Breit responded that yes, that is correct. There may be some construction trailers stored there, but that will try to be a limited number.

City Planner Katie Jardieu gave an overview of the site plan for the proposed South Town Storage. Ms. Jardieu highlighted that the storage facility includes three open air vehicle storage buildings and that Phase 1 includes 70 vehicle stalls, onsite enclosed bathroom, shower, and ice machine. The area is surrounded by other industrial infrastructure. Casey's and Brightside Daycare have been rezoned to commercial, but this plot remains zoned industrial. The Engineering department has determined that this project complies with all city codes. The first phase does not include an office building, therefore, staff has determined that there is adequate space between buildings to allow for parking while items are unloaded and stored, and no parking is deemed necessary with this phase of the site plan. The minimum 6-foot landscaped area is provided along 58 Highway and the west property line as open space. There is also a 15-foot landscaped area along the rear property line. Future phases will keep the area along 58 Highway as a stormwater basin allowing for grass and potential plantings of trees or such. There is a foundation wall on the west property line in lieu of perimeter landscaping. Those areas and necessary landscaping improvements will be considered in future phases.

Ms. Jardieu reiterated that the site plan is for Phase 1, which does not include the office building. One of the conditions of approval is that the building elevations for the office building will have to come back before the Planning Commission as a site plan amendment.

Staff recommends the Planning & Zoning Commission accept the staff proposed findings of fact and approve Case #21001 South Town Storage Site Plan subject to 11 standard conditions, and 2 additional conditions, including the building elevations must be approved by the Planning & Zoning Commission, and a shared East-West drive connection must be completed before a Certificate of Occupancy will be allowed for Phase 2.

The Commissioners had a few questions:

Chairman Wiggins asked Ms. Jardieu to explain how the foundation wall can be used in lieu of landscaping, and what's the height for the wall?

Ms. Jardieu explained that the feeling of the staff was that using only landscaping wouldn't allow for enough security since the area is surrounded by other industrial type buildings. If the Planning Commission feels that this is not appropriate, it can be revisited when Mr. Breit comes back for Phase 2. Currently, it is staying as grass and landscaping, but the issue can be rediscussed at a later date. Ms. Jardieu also stated that the foundation wall for the building will be 6 to 10 feet tall.

Mayor Turnbow asked Mr. Breit if there will be a fence on top of the wall to provide extra security?

Mr. Breit stated that the wall will start shorter and end up around 8 feet tall at the north end. The fence should not be visible from 58 Hwy. There would be a fence on top of the wall to keep people from falling off.

Commissioner Faulkner asked if there is to be any screening on the east side of the proposed facility, between the property and the daycare facility to the east, and if so, was it shown on the plans? There was also some commercially rezoned property mentioned, and the concern is that the zoning being different between the daycare and the proposed storage facility. It seems like there must be a city code that requires screening between the two. Does there need to be an access easement to gain access to J Hwy to the east of the property, since Mr. Breit owns that property as well?

Mr. Breit indicated that he does plan to build a fence there eventually as well. Ms. Jardieu mentioned that there was a small detail about a fence at that location, and it has been discussed

with South Metro Fire Department because the fence needs to include a fire gate in case of emergencies. Ms. Jardieu also stated that it is staff's opinion that because the daycare and other lots near the corner have been rezoned after this property was already zoned industrial and it's an approved use, that the fence serves as enough, and only a portion needs screening.

Mr. Breit confirmed that there is an existing access easement there off J Highway.

Commissioner Bowie asked what type of fence will be between the two lots?

Mr. Breit explained that it will be a tall, high quality vinyl fence, keeping in similar style with the other existing facility he owns.

Commissioner Petermann asked what is the logic behind providing a bathroom, shower, and ice machine? Is this a common thing to have these facilities onsite? The main concern is that this may become a homeless shelter.

Mr. Breit explained that it is simply an amenity that has been proven to be attractive to campers who would be utilizing the storage spaces. Mr. Breit stated that he's trying to make this the best facility of its kind, and this is not something that most people do, but the hope is to command the market better than the competition.

Commissioner Faulkner stated for the record that the fence installed at Mr. Breit's other storage facility, while nice looking, is not tall enough to screen the top portion of the RVs that are housed there.

Chairman Wiggins asked what the height of the parking structures is? Are any of the other structures in the area that tall? The height of the parking structures seems high.

Mr. Breit replied that the parking structures are about 15 feet high, and they won't be as high as the facility across the street. Ms. Jardieu stated that across the street from the proposed storage facility, there is a storage facility with open air parking where vehicles park on gravel for temporary use. Storage facilities are usually around 12ft high, and Mr. Breit mentioned that the proposed facility will not be as high as the new American Self Storage facility that was recently built.

Chairman Wiggins asked city staff about the drainage plans, or if the city engineers have any concerns about the drainage of the property.

Ms. Jardieu responded that there was a considerable amount of time spent talking with Mr. Breit and his engineer, and it was determined that the detention area in the front drains to a storm culvert, so there were no concerns regarding drainage.

Commissioner Bowie questioned why there are not more trash bins included in the first phase?

Mr. Breit responded that in his current facility, there are trash bins that are not utilized, and that trash is not an issue. There will be more trash bins planned for phase 2.

Motion by Mayor Turnbow, Seconded by Commissioner Engert, to accept staff proposed findings of fact and recommend approval of case #21001 South Town Storage Site Plan subject to the conditions as recommended by staff.

Mayor Turnbow commented that he had trepidation at first, but is now quite confident in Mr. Breit and the work he's done around the city, and is certain that this will be a nice facility that is certainly needed by the community.

Roll Call Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

Development Services Director Jim Cadoret stated the only regular meeting for City Council was on March 22nd, and there were no development applications on that agenda, therefore nothing to report at the time.

9. Staff Report

Ms. Jardieu thanked everyone for visiting the Universal Design open house that was held, and mentioned that Pinnacle Homes and Wade Beck were great builders to work with on this project. The intention of the home was to make the items not noticeable, which seemed very successfully accomplished. There is a Planning & Zoning meeting tentatively scheduled for April 20th, but revisions for the final plat still need to be submitted for the meeting date. Ms. Jardieu also commented that Commissioner Mansur is also noted as abstaining from the meeting due to a potential conflict of interest.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie apologized for his tardiness, and thanked city staff.

Commissioner Engert thanked the city staff and fellow commissioners, and commented on how easy to understand the commission meetings are with everyone's help.

Commissioner Petermann thanked the staff, and commented that the Universal Design House was neat to see.

Commissioner Fizer commented that she thought the Universal Design House was nice, and she enjoyed the opportunity to visit.

Commissioner Faulkner thanked the staff, and thanked Wade Beck for his work on the Universal Design House.

Chairman Wiggins thanked city staff.

Mayor Turnbow thanked Chairman Wiggins and commented that this was a good meeting.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Petermann, to adjourn the April 6, 2021 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The April 6, 2021 meeting adjourned at 7:37 p.m.

Respectfully submitted,

Emily Jordan

To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: May 4, 2021
Re: Case #21007: Eastbrooke at Creekmoor - Second Plat - Lots 35-75 and Tracts D, E, F

GENERAL INFORMATION

**Applicant/
Property Owner:** Cooper Land Development
% Ernie Deaton
903 N. 47th Street, Ste 101
Rogers, AR 72756

Property Location: W of N. Madison Street along Hampstead Drive



Existing Zoning: PUD Planned Unit Development District

Existing Surrounding Zoning: **North:** PUD - Planned Unit Development District
South: A - Agricultural District
East: RE - Rural Estate District
West: PUD - Planned Unit Development District

Existing Surrounding Uses: **North:** Creekmoor PUD
South: Residential
East: Residential
West: Creekmoor PUD

Total Tract Size: 9.249 acres

Total Number of Lots: 41 Lots and 3 Tracts

Density – units per Acre: 11

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

Major Street Plan: The Major Thoroughfare Plan Map classifies N. Madison Street as a major collector road. Hampstead Drive is classified as a minor collector road.

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 *Eastbrooke at Creekmoor, Second Final Plat - Lots 35-75 and Tracts D, E, F*

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 property was rezoned to PUD Planned Unit Development District in January 2004. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).

2. The Eastbrooke at Creekmoor - First Final Plat to the east was recorded August, 18, 2020.
3. The site plan for the community pool is part of the Cunningham at Creekmoor Second Final Plat, Tract C and was approved October 3, 2017

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 this phase of the PUD Planned Unit Development zoning district, was established by the 6th amendment to the Creekmoor MOU, approved on November 25, 2019, are as follows:

PUD	
Minimum Lot Area	
per lot	4,500 sq ft regular lot or cul-de-sac lot; 5,200 sq ft corner lot
per dwelling unit	-
Minimum Lot Width (feet)	30 ft cul-de-sac lot; 40 ft regular lot; 47 ft corner lot
Minimum Lot Depth (feet)	100 ft cul-de-sac lot; 110 ft regular and corner lot
Yards, Minimum (feet)	
front	25
rear	25
side	7
side, abutting residential district	5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	45

2. The lot sizes within Eastbrooke have been reduced to allow for a new housing option for buyers within the Creekmoor community. The decreased lot widths will require a smaller square footage home and be limited to a two-car garage.
3. The property to the south is zoned 'A' Agricultural District and no buffer or landscape screening is required.

4. A right turn lane for southbound traffic on Madison Street at the intersection with Hampstead Drive has been installed as part of the public improvements to accommodate the residential traffic.
5. All provisions of the Memorandum of Understanding have been met.

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 proposed final plat is substantially the same as the approved preliminary plan.

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.

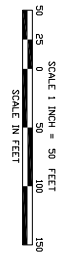
REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u> Review	<u>Planning Commission</u> May 4, 2021	<u>City Council 1st</u> May 10, 2021	<u>City Council 2nd</u> May 24, 2021
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STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21007 Eastbrooke at Creekmoor - Second Final Plat to the City Council with a recommendation of approval subject to the following condition:

1. Prior to submitting the final plat drawing for City signatures for recording purposes, Hampstead Court shall be renamed. With the use of Hampstead Drive, the cul-de-sac shall have a distinct, different name than Hampstead Court.

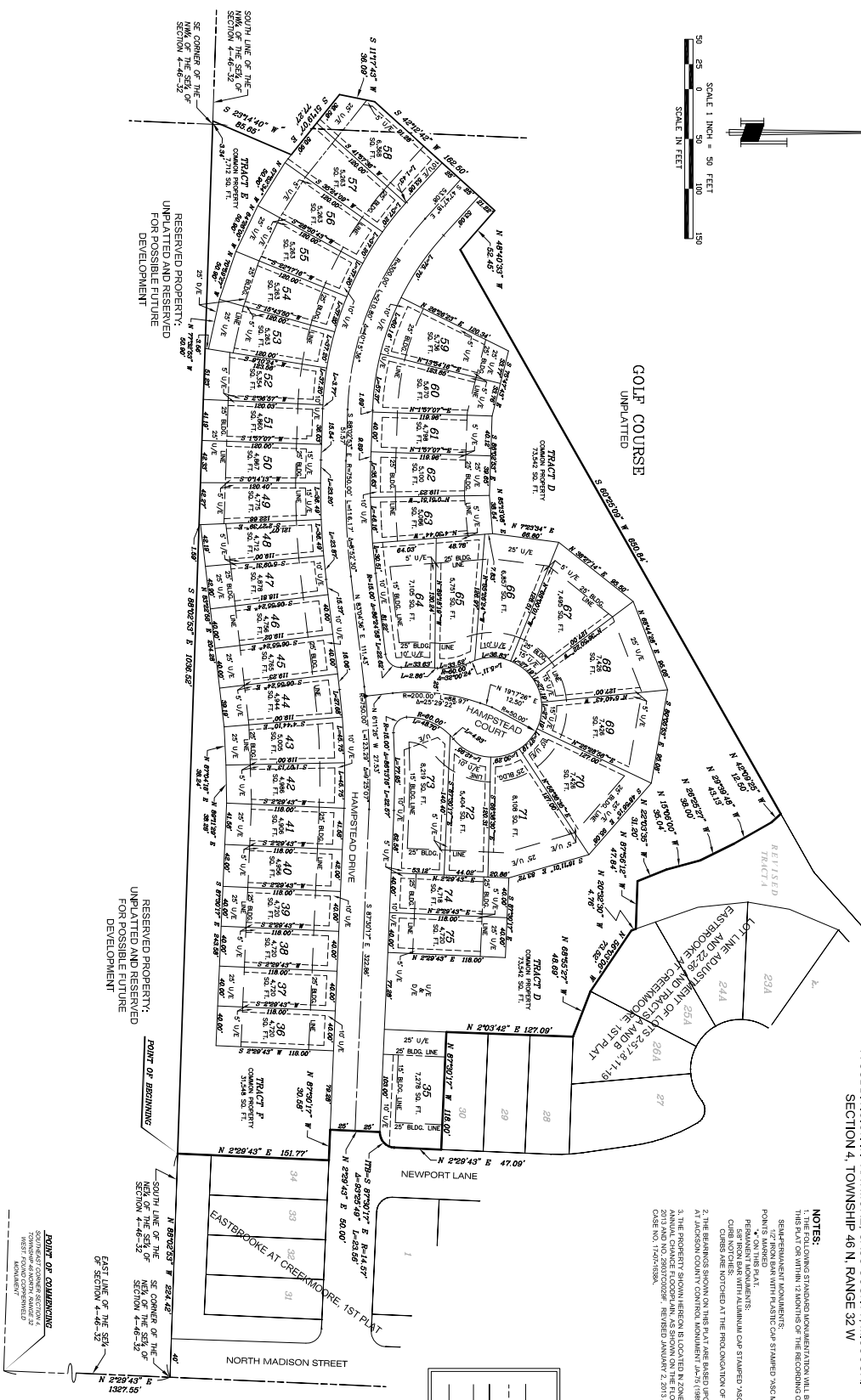


FINAL PLAT

EASTBROOKE AT CREEKMOOR

SECOND PLAT

LOTS 35 THROUGH 75, AND TRACTS D, E, & F
 A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
 SECTION 4, TOWNSHIP 46 N, RANGE 32 W



- NOTES:**
1. CONCRETE STAMPED MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT FOR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER.
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LEGEND	
---	SETBACK LINE
---	UTILITY & DRAINAGE
---	BOUNDARY
---	ROAD ROW
---	CONSERVATION EASE
---	UTILITY DRAINAGE
---	RESERVED LINE

SURVEYOR'S CERTIFICATION:
 I, the undersigned, being a duly licensed Surveyor in the State of Missouri, do hereby certify that I am the author of the foregoing plat and that it is a true and correct copy of the original as the same appears in my office. My commission expires on 12/31/2024.

ANDERSON
 SURVEY COMPANY
 1270 N DELTA SCHOOL ROAD
 LEAS SUMMIT, MISSOURI 64084
 (816) 246-5050

To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: May 4, 2021
Re: Case #21008: The Venue of the Good Ranch - Final Plat

GENERAL INFORMATION

**Applicant/
Property Owner:** Venue Land Partner, LLC
% Jake Loveless
21 SE 29th Terrace
Lee's Summit, MO 64082

Property Location: N. Cass Parkway and Dean Avenue



Existing Zoning: PUD Planned Unit Development District

Existing Surrounding Zoning: **North:** R1-P - Single Family Residential Planned District
South: C3 & A - Regional Commercial District & Agricultural District
East: PR & R1-P - Parks, Recreation and Public Use; Single Family Residential Planned District
West: C3 - Regional Commercial District

Existing Surrounding Uses: **North:** Meadowood of the Good Ranch
South: Undeveloped
East: Stonegate of the Good Ranch
West: Undeveloped

Total Tract Size: 25.68 acres

Total Number of Lots: 6 Lots and 2 Tracts

Density – units per Acre: 11

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

Major Street Plan: The Major Thoroughfare Plan Map classifies S. Dean Avenue and N. Cass Parkway as minor arterial roads.

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 Venue at the Good Ranch, Final Plat - Lots 1-6 and Tracts A, B*

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 property was rezoned to PUD Planned Unit Development District in September 2019. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).
2. Meadowood of the Good Ranch - Third Final Plat to the north was recorded July 14, 2015.
3. The preliminary plan for the community pool and clubhouse is part of the Memorandum of Understanding and is located on Tract B.

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 this PUD- Planned Unit Development zoning district, was established by The Venue at the Good Ranch MOU, recorded on September 17, 2019, as follows:

PUD	
Minimum Lot Area	
per lot	1 acre
per dwelling unit	-
Minimum Lot Width (feet)	90 ft
Minimum Lot Depth (feet)	100 ft
Yards, Minimum (feet)	
front	25
rear	19
side	10
side, abutting residential district	-
Minimum Building Separation	5
Maximum Building Height (feet)	40
Maximum Building Coverage (%)	40

2. The townhouse style homes allow for a new housing option for buyers within the Raymore community.
3. The property to the north and northwest is zoned 'R1-P' Single Family Residential Planned District and a Type-A landscape buffer or landscape screening is required.

4. Street trees shall be provided at a rate of one tree per fifty (50) linear feet along the designated greenways of S. Dean Avenue and N. Cass Parkway.
5. The development is located within the Cass County Public Water Supply District #10 and will be served by the district.

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 proposed final plat is substantially the same as the approved preliminary plan.

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

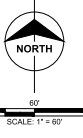
<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	May 4, 2021	May 10, 2021	May 24, 2021

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21008: The Venue of the Good Ranch - Final Plat to the City Council with a recommendation of approval.

FINAL PLAT
THE VENUE OF THE GOOD RANCH
PART OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST
CITY OF RAYMORE, CASS COUNTY, MISSOURI

- LEGEND:**
- -
 -
 - FOUND:**
 - FND:** FOUND
 - R:** RECORD DIMENSION
 - M:** MEASURED DIMENSION
 - L:** RADIUS
 - CL:** CURVE LENGTH
 - R/W:** RIGHT-OF-WAY
 - B/L:** BUILDING SETBACK LINE
 - U/E:** UTILITY EASEMENT
 - S/E:** SANITARY SEWER EASEMENT
 - D/E:** DRAINAGE EASEMENT
 - I.T.B.:** INITIAL TANGENT BEARING
 - SWK:** SIDEWALK
 - BFE:** BASE FLOOD ELEVATION
 - FZ:** FLOOD ZONE AE

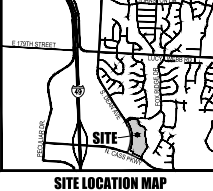


REFERENCE BEARING:

BEARINGS SHOWN HEREIN ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "CA 25" (N 20212.789 METERS, E. 64886.647 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999989 WAS USED.

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED WITHIN BOTH ZONE AE AND X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 200703050-01000-B, REVISION EFFECTIVE DATE OF JANUARY 02, 2013. THE PORTION WITHIN ZONE AE IS SHOWN HEREIN.



- NOTES:**
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREIN, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER NO. 7318975, HAVING AN EFFECTIVE DATE OF APRIL 02, 2019.
 - THE RECORD SOURCE OF THE SURVEY PRELIMINARY IS RECORDED AS INSTRUMENT NO. 62764, BOOK 446 PAGE 55 OF THE CASS COUNTY, MISSOURI RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROJECT.
 - THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHICH:
 - 60% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ADJOINING A SIDEWALK; AND
 - 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.
 - ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.
 - PLAT CONTAINS A TOTAL AREA OF 25.68± ACRES.

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO INSTALL, MAINTAIN AND OPERATE UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY THE ABBREVIATION "U/E" ON THE ACCOMPANYING PLANS AND GRADING PLANS OR BY THE ABBREVIATION "G/O" ON THE ACCOMPANYING PLANS AND GRADING PLANS OR FOR THE PURPOSE OF CONSTRUCTING MAINTAINING AND OPERATING UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "STORM WATER DRAINAGE FACILITIES" IN ACCORDANCE WITH PLANS AND SPECIFICATION APPROVED BY THE CITY OF RAYMORE, MISSOURI, AND MAINTAINED IN ASH EASEMENT HEREBY GRANTED AND THIS SHALL BE IN FULL FORCE AND EFFECT FROM THE DATE THIS DRAINAGE OR GRADING EASEMENTS WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

STREETS:

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

MAINTENANCE OF TRACTS:

1. OPEN SPACE TRACT "B" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. TRACT "A" SHALL BE USED FOR OPEN SPACE AND OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "THE VENUE OF THE GOOD RANCH".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF 2021.

FREDERICK J. DELBERO
 MEMBER

STATE OF MISSOURI)
) SS:
 COUNTY OF JACKSON)

ON THIS DAY OF 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FREDERICK J. DELBERO, MEMBER OF VENUE LAND PARTNERS LLC, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED BY SAID SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND AND AFFIXED MY NOTARIES SEAL, AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

ACKNOWLEDGMENTS:

THIS PLAT OF "THE VENUE OF THE GOOD RANCH" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS DAY OF 2021.

SECRETARY

THIS PLAT OF "THE VENUE OF THE GOOD RANCH" ADDITION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY N 2074'26" E 15.64' M 14.38' R

N 2920.612.002 E 850.962.080

N 2920.612.465 E 850.976.432

(SEA) MAYOR, KRISTOPHER P. TURNBOW

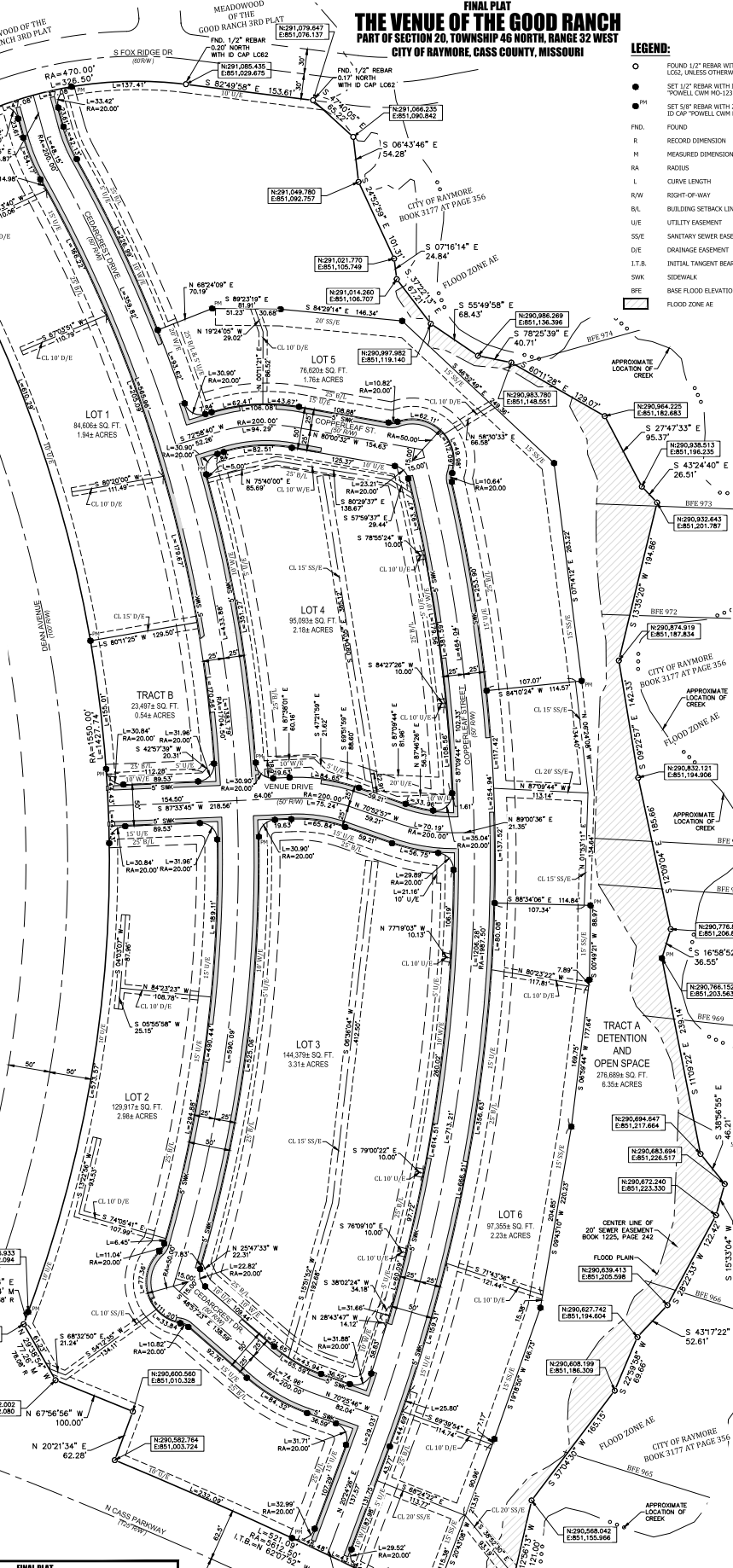
ATTEST: CITY CLERK, ERICA HILL

CITY ENGINEER, MICHAEL E. KRASS, P.E.

ENTERED ON TRANSFER RECORD THIS DAY OF 2021.

DEPUTY COUNTY RECORDER OF DEEDS

CASS COUNTY GIS DEPARTMENT



DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20, THENCE SOUTH 09°30'02" WEST, ALONG THE WEST LINE OF SAID SECTION 20, 1,945.66 FEET; THENCE SOUTH 80°58'02" EAST, 20.55 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED, THENCE SOUTH 21°39'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 189.21 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 4.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MEADOWWOOD OF THE GOOD RANCH 3RD PLAT", A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, THENCE NORTH 57°19'37" EAST, 100.00 FEET; TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWWOOD, IN THE NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°22'09" WEST (DEED-NORTH 32°22'09" WEST), A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED, THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 52°15'15" WEST, 16.78 FEET; THENCE SOUTH 24°29'59" WEST, 124.42 FEET; THENCE SOUTH 49°17'27" WEST, 52.61 FEET; THENCE SOUTH 29°59'59" WEST, 69.66 FEET; THENCE SOUTH 37°04'59" WEST, 105.15 FEET; THENCE SOUTH 17°56'13" WEST, 121.00 FEET; THENCE SOUTH 07°11'04" WEST, 55.61 FEET; TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF NORTH 16°29'59" WEST, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+92.62, 52.68 FEET; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, NORTH 27°22'59" EAST, 62.28 FEET; TO STATION 524+95.26, 124.91 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 02°04'59" WEST, 100.00 FEET; TO STATION 523+92.49, 124.91 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 02°04'59" WEST, 78.00 FEET; TO STATION 523+19.31, 175.67 FEET; TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 27°22'59" EAST, 15.64 FEET (DEED-N 14.38' R); THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 155.00 FEET, AND AN ARC LENGTH OF 107.74 FEET TO THE POINT OF BEGINNING.

PREPARED FOR: GRIFFIN REILEY, 200 N. MISSOURI ROAD, SUITE 200, LEE'S SUMMIT, MO 64086

FINAL PLAT
THE VENUE OF THE GOOD RANCH
PART OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST
CITY OF RAYMORE, CASS COUNTY, MISSOURI

1 HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT PROFESSIONAL STANDARDS FOR SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR PROFESSIONALS, PROFESSIONAL LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

308 S. Bascom Ave. 2nd Fl. | Kansas City, MO 64101 | 816.771.0888 | jpowell@cvm.com

POWELL
CVM
 ARCHITECTURE/ENGINEERING/SURVEYING

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.	REVISION
02/29/2021	18-1464	MLB/NJM	WDE	JMP	URBAN	1 OF 1	04/23/2021

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

MONTHLY REPORT MARCH 2021

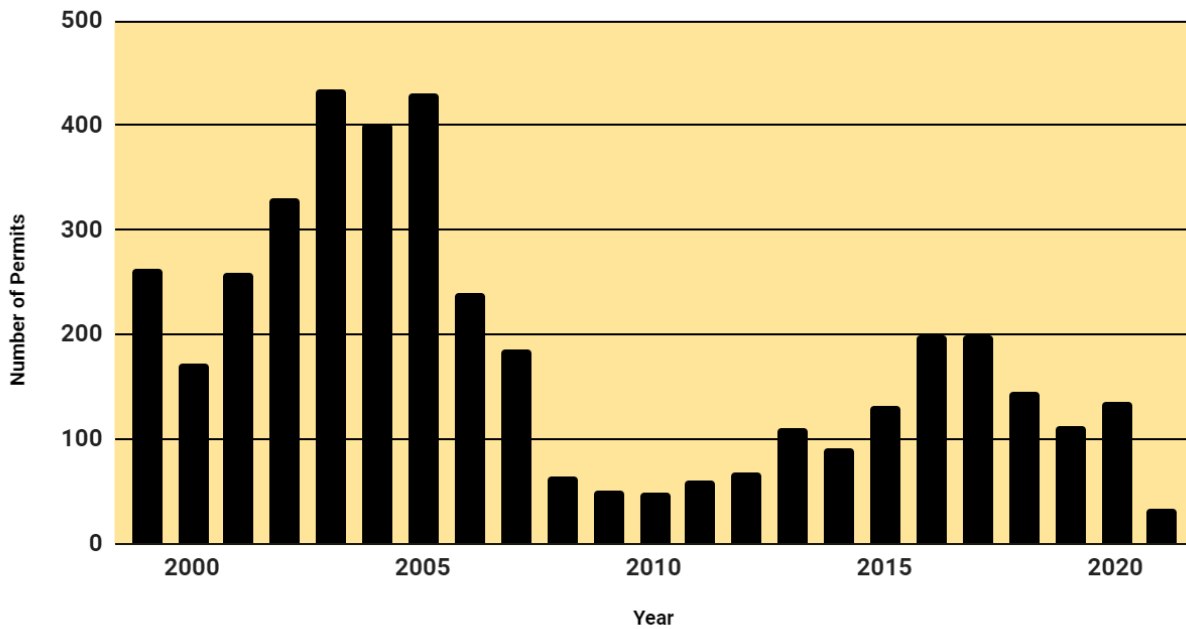
Building Permit Activity

Type of Permit	Mar 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	9	34	26	136
Attached Single-Family Residential	0	0	6	22
Multi-Family Residential	0	0	0	396
Miscellaneous Residential (deck; roof)	81	149	121	1,240
Commercial - New, Additions, Alterations	4	4	6	13
Sign Permits	1	2	11	37
Inspections	Mar 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections	453	922	834	4,447
Valuation	Mar 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$2,172,400	\$8,754,200	\$7,316,100	\$40,314,600
Total Commercial Permit Valuation	\$575,400	\$575,400	\$8,000,300	\$46,094,200

Additional Building Activity:

- Construction continues at The Lofts at Fox Ridge apartment community
- Construction was completed on Scooter's Coffee
- Construction continues on the first industrial building in the Raymore Commerce Center
- Construction has commenced for Community America Credit Union to locate a branch at 1400 W. Foxwood Drive in the Willowind Shopping Center
- Building construction plans were approved for The Venue of The Good Ranch townhome development.
- Construction has commenced for the Heartland Dental Office building in the Raymore Marketplace

Single Family Building Permits



Code Enforcement Activity

Code Activity	Mar 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	66	132	144	565
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	0	0	96
- Inoperable Vehicles	36	69	72	185
- Junk/Trash/Debris in Yard	14	22	15	92
- Object placed in right-of-way	0	0	1	6
- Parking of vehicles in front yard	4	11	9	20
- Exterior home maintenance	2	6	13	43
- Other (trash at curb early; signs; etc)	1	1	4	6
Properties mowed by City Contractor	0	0	0	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	0	3
Signs in right-of-way removed	56	163	75	460
Violations abated by Code Officer	9	19	50	133

Development Activity

Current Projects

- Park Side 1st Final Plat
- South Town Storage Site Plan
- The Prairie at Carroll Farms Rezoning and Preliminary Plat
- 813 Bridgshire Drive Easement Vacation

	As of Mar 31, 2021	As of Mar 31, 2020	As of Mar 31, 2019
Homes currently under construction	582 (396 units at Lofts of Foxridge)	167	263
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	234	316	377
Total number of dwelling units in City	8,818	8,681	8,251

Actions of Boards, Commission, and City Council

City Council

March 8, 2021

- Approved the Alexander Creek Phase 4 Preliminary Plat

March 22, 2021

- No development applications considered

Planning and Zoning Commission

March 2, 2021

- Meeting Cancelled

March 16, 2021

- Reviewed recently completed projects that had secured site plan approval

Upcoming Meetings – April & May

April 6, 2021 Planning and Zoning Commission

- South Town Storage Site Plan

April 12, 2021 City Council

- 1st reading - 813 Bridgeshire Drive Easement Vacation
- 1st reading - Sunset Lane Design Reimbursement Agreement

April 20, 2021 Board of Adjustment

- Appeal of Enforcement Order - Sarah Gaston, 400 N. Park Drive

April 20, 2021 Planning and Zoning Commission

- Meeting cancelled

April 26, 2021 City Council

- 2nd reading - 813 Bridgeshire Drive Easement Vacation
- 2nd reading - Sunset Lane Design Reimbursement Agreement

May 4, 2021 Planning and Zoning Commission

- Annual review of the Growth Management Plan
- Eastbrooke at Creekmoor Second Final Plat
- The Venue of The Good Ranch Final Plat

May 10, 2021 City Council

- 1st reading - Eastbrooke at Creekmoor Second Final Plat
- 1st reading - The Venue of The Good Ranch Final Plat

May 18, 2021 Planning and Zoning Commission

- The Prairie at Carroll Farms Rezoning and Preliminary Plat (public hearing)
- Park Side 1st Final Plat
- Park Side Park Final Plat

May 24, 2020 City Council

- 1st reading - Park Side 1st Final Plat
- 1st reading - Park Side Park Final Plat
- 2nd reading - Eastbrooke at Creekmoor Second Final Plat
- 2nd reading - The Venue of The Good Ranch Final Plat

Department Activities

- City Planner Katie Jardieu participated in the second class of the 2021 Emerging Leaders Academy hosted by the University of Kansas Public Management Center.
- A temporary Certificate of Occupancy was issued for the Compass Health facility at 501 N. Sunset Lane.
- Economic Development Director David Gress participated in the KC SmartPort "9 @ 9" networking event to share information and updates regarding the City's efforts at the [Raymore Commerce Center](#) with other industry leaders.
- Bill Breit filed a site plan application for an expansion to the [South Town Storage Outdoor Parking Facility](#). The expansion will be on the 4.5 acre undeveloped parcel at 801 E. Walnut Street, immediately west of Brightside Children's Center.
- Economic Development Director David Gress presented an update on the status of economic development activities to the Raymore Historical Society at its monthly meeting.
- Economic Development Director David Gress participated in the Chamber of Commerce Monthly Morning Coffee held at the South Metropolitan Fire Protection District training building.
- Staff prepared a report on the review of previously approved projects that the Planning and Zoning Commission will consider at its March 16 meeting.
- Director Jim Cadoret and City Planner Katie Jardieu participated in the quarterly virtual Planner's Roundtable discussion sponsored by the Mid-America Regional Council.
- Building Official Jon Woerner completed review of the building construction plans for the clubhouse proposed as part of [The Venue of The Good Ranch](#) townhome development.
- Economic Development Director David Gress attended the monthly Chamber of Commerce meeting.
- Richard Rhodes filed a request to vacate a portion of the rear yard utility easement at 813 Bridgeshire Drive to allow for the installation of an in-ground pool. City Council will consider the request on April 12.
- Sarah Gaston filed an appeal to an order of enforcement issued for property located at 400 N. Park Drive. The Board of Adjustment will consider the appeal on April 20.
- Development Services Director Jim Cadoret and Economic Development Director David Gress participated in the Use Tax Open House at Centerview.
- Staff met with Chief Lee Stevens, Deputy Chief Eric Smith and the new Fire Marshall Brett Palmer to discuss the development review process and current projects under construction.

- Director Jim Cadoret and City Planner Katie Jardieu participated in a virtual discussion on accessory dwelling units with participating communities in the Communities for All Ages program.
- Director Jim Cadoret, City Planner Katie Jardieu and Public Works Director Mike Krass met virtually with Corey Henry and Dan Miller to discuss utility services as part of the annexation component of the City Comprehensive Plan.
- Director Jim Cadoret, Economic Development Director David Gress and GIS Coordinator Heather Eisenbarth attended a training session on the new city website.
- Staff met with the engineering team assisting with data collection for the utility plan portion of the proposed Comprehensive Plan.
- Staff hosted two open houses at the City sponsored [Universal Design Home](#) located at 428 Lasley Branch Court. Representatives from several communities participating in the Communities for All Ages program toured the home with builder Wade Beck of Pinnacle Homes of Kansas City. The home will be open to the public to view on April 10 from 1-3 p.m.
- Demolition of the fire-damaged home located at 1231 Wiltshire Boulevard is scheduled to commence on Monday, Apr. 5.
- City Planner Katie Jardieu attended a KU Public Management Center Emerging Leaders Academy class via Zoom.
- Economic Development Director David Gress participated in a series of site-selection consultant meetings hosted by Kansas City Area Development Council (KCADC) to discuss trends, progress, and prospective tenants for the [Raymore Commerce Center](#) development.
- Users of the [What's Happening in My Neighborhood](#) app will notice new aerial photography being utilized. The City contracted with Near Map to provide aerial photography twice a year. The current photography was flown the 1st week of March, 2021.

GIS Activities

- ArcGIS Enterprise administration (table locks, indexing, compression, etc)
- IIS Development to support protocol as required for collaboration
- Integration of subscription imagery service(s) with Nearmap API & add-ins
- Addition of MARC services to portal client for item use
- Development of ArcGIS Online resources for pedestrian ramp inventory/assessment
- Administrative support for provisioning of Autodesk software applications/functionality
- Street address operations & annual update of annotation layers for cartographic wall maps
- Delivery of data & information dashboards as requested
- US Census webinar - Integration of American Community Survey & Zillow mapping APIs
- Update of web application developer with API improvements