



Public Meeting Notice City of Raymore, Missouri

Good Neighbor Meeting: Madison Valley Phase 2 Rezoning and Preliminary Plat
Date: Wednesday, August 18, 2021
Time: 6:30 p.m.
Location: Council Chambers, City Hall, 100 Municipal Circle

To Whom It May Concern:

An application has been filed by Tony Ward requesting to reclassify the zoning designation of the remaining 46 undeveloped acres of the Madison Valley Subdivision from the existing "R-1" Single-Family Residential District to "R-1.5" Single-Family Residential District. The differences between the two districts are in the development standards listed below:

	R-1	R-1.5
Minimum Lot Area		
per lot	8,400 sq.ft.	6,500 sq.ft.
per dwelling unit	8,400 sq.ft.	6,500 sq.ft.
Minimum Lot Width (ft.)	70	60
Minimum Lot Depth (ft.)	100	100
Yards, Minimum (ft.)		
Front	30	30
rear	30	30
side	10	7.5
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%) [1]	30	40

A location map of the property area requested to be rezoned is included.

An application for Preliminary Plat approval has also been submitted. The preliminary plat has been submitted based upon the R-1.5 standards. If the rezoning to R-1.5 is not approved, the preliminary plat will need to be revised to comply with the R-1 standards.

An 11x17 copy of the Preliminary Plat is enclosed. If you would like a full-size copy of the drawing, you may obtain one at the CODES window at City Hall.

Because you own property near the area proposed to be rezoned, or are an identified interested party, you are being notified of the upcoming Good Neighbor meeting. This is a good opportunity to obtain information about the project, and to ask questions of the applicant.

The Good Neighbor informational meeting will be held on **Wednesday, August 18, 2021**, and will begin at **6:30 pm in the Council Chambers of City Hall, 100 Municipal Circle, Raymore, MO 64083**. City staff will make a brief introduction of the proposed project, followed by a presentation by the applicant. City staff and representatives from the project will be available for comments and questions.

The Planning and Zoning Commission will hold a public hearing on the applications on **Tuesday, September 7, 2021** beginning at **7:00 pm in the Council Chambers of City Hall, 100 Municipal Circle, Raymore, MO 64083**.

Should the Planning and Zoning Commission make a recommendation on the proposed project, the City Council will hold a public hearing on the applications on Monday, September 27, 2021 beginning at 7:00 pm in the Council Chambers of City Hall, 100 Municipal Circle, Raymore, Missouri.

If you are unable to attend the meeting, but would like to share questions, comments or concerns about the proposed project, please contact the Department of Development Services at (816) 892-3030 or by email at jcadoret@raymore.com.



on Dr

Seaton Blvd

Johnston Pkwy

Wiltshire Blvd

Granada Dr

Kaycee Dr

Ni Sunset Ln

N Park Dr

Buffalo Dr

Appaloosa Dr

Palomino Cir

Arabian Dr

Mesa Ridge Dr

Spring Branch Dr

Buffalo Ct

Sunflower Dr

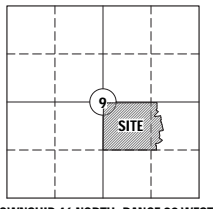
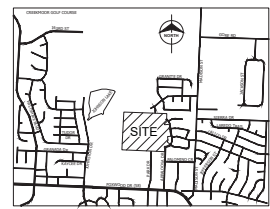
W Heritage Dr

Wiltshire Dr

Madiso

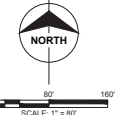
Secole

Thunder Gulch Dr



TOWNSHIP 46 NORTH, RANGE 32 WEST

REFERENCE BEARING:
 BEARINGS SHOWN HEREIN AREA GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "CA-07", 2003 ADJUSTMENT (N. 29636.247, E. 85382.057) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9998979 WAS USED.



BENCHMARK:
 ELEVATIONS ARE BASED TIED TO CONTROL MONUMENT "CA-07".
 ELEVATION = 1015.42

FLOOD INFORMATION:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 200700000000, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 02, 2015 AND IS IN AN AREA DETERMINED NOT TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

ZONING:
 CURRENT ZONING: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (R-602 SF)
 PROPOSED ZONING: R-1.5, SINGLE-FAMILY RESIDENTIAL, DISTRICT (R-650 SF)

MACRO STORMWATER RUNOFF STUDY

DRAINAGE AREA	Area (sq ft)	Runoff (cfs)
RAININ A	450,432	33.38
RAININ B	735,255	36.42
RAININ C	435,800	10.00
RAININ D	250,969	5.78
RAININ BYPASS	582,814	3.28
SITE TOTAL	2,055,086	46.28
OFF-SITE	23,538	2.97

DESIGN RELEASE RATES

ALPHA S&B COMPREHENSIVE CONTROL STANDARDS

Storm Event	On-Site (cfs)	Off-site (cfs)	Total (cfs)
10% (1.5")	0.8 (cfs)	2.4 (cfs)	3.2 (cfs)
1% (2.0")	1.6 (cfs)	4.8 (cfs)	6.4 (cfs)

Actual Allowable Release Rates

Storm Event	On-Site (cfs)	Off-site (cfs)	Total (cfs)
10% (1.5")	97.01	7.69	104.70
1% (2.0")	92.52	14.49	107.01
1% (100%)	138.78	23.82	162.60

RUNOFF/DETENTION SUMMARY

RAININ	Peak Runoff (cfs)	Peak Release (cfs)
RAININ A	28.93	17.65
RAININ B	48.33	5.97
RAININ C	29.44	13.84
RAININ D	16.95	5.94
Undrainable	14.42	14.42
Aggregate	137.71	484.70

RAININ	Peak Runoff (cfs)	Peak Release (cfs)
RAININ A	54.23	37.36
RAININ B	90.50	23.56
RAININ C	56.12	8.64
RAININ D	31.75	11.39
Undrainable	30.10	30.12
Aggregate	96.81	107.01

RAININ	Peak Runoff (cfs)	Peak Release (cfs)
RAININ A	88.90	56.08
RAININ B	148.27	76.28
RAININ C	90.80	13.84
RAININ D	52.01	17.30
Undrainable	53.07	53.07
Total	343.80	157.60

DEVELOPMENT NOTES:

1. THERE ARE ADEQUATE PUBLIC FACILITIES AND SERVICES TO SERVE THIS DEVELOPMENT.
2. INFRASTRUCTURE IS PLANNED TO BE INSTALLED IN THREE PHASES.
3. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE APPROVED MAINTENANCE PLAN WITHIN THE STREAM BUFFER AREA.
4. ANY STREAM BUFFER SHOWN HEREIN IS SUBJECT TO CONSERVATION EASEMENTS THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

MAINTENANCE OF TRACTS:

1. TRACTS A, B, C AND D SHALL BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. TRACTS E AND F SHALL BE USED FOR A LANDSCAPE BUFFER AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



- LEGEND:**
- PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED CURB INLET
 - PROPOSED JUNCTION BOX
 - PROPOSED FLARED END SECTION
 - S&K PROPOSED SIDEWALK
 - DUE PROPOSED UTILITY EASEMENT
 - DVE PROPOSED DRAINAGE EASEMENT
 - S-S PROPOSED SANITARY SEWER LINE
 - W-W PROPOSED WATER LINE
 - SD PROPOSED STORM DRAINAGE PIPE

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, 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 SAID NORTH HALF, THENCE ALONG THE WEST LINE OF SAID NORTH HALF, SOUTH 02°56'15" WEST, 19.59 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 19.59 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH HALF, A PORTION OF SAID LINE BEING THE SOUTH LINE OF MADISON CREEK THIRD PLAT, LOTS 104 THRU 149 AND TRACT E, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE, SOUTH 87°54'20" EAST, 1483.39 FEET TO THE NORTHWEST CORNER OF MADISON VALLEY FIRST PLAT, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE WEST LINE OF SAID MADISON VALLEY FIRST PLAT, THE FOLLOWING 26 COURSES, THENCE SOUTH 02°08'18" WEST, 164.15 FEET; THENCE SOUTH 31°05'35" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 58°04'25" EAST, A RADIUS OF 256.00 FEET, AN ARC LENGTH OF 72.08 FEET; THENCE SOUTH 47°12'00" WEST, 150.05 FEET; THENCE SOUTH 20°47'09" EAST, 28.89 FEET; THENCE NORTH 85°07'11" EAST, 161.86 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 13°06'01" EAST, A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 46.55 FEET; THENCE SOUTH 02°41'20" EAST, 28.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 85°07'11" EAST, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.98 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 04°45'55" EAST, A RADIUS OF 8.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°15'00" WEST, 101.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 04°45'55" EAST, A RADIUS OF 8.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°41'20" EAST, A RADIUS OF 28.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°56'15" WEST, 19.59 FEET TO THE POINT OF BEGINNING.

POWELL
 C W M
 ARCHITECTURE/ENGINEERING/SURVEYING
 3005 S. Shaw, Raymore, MO 64087
 (816) 473-4300 | powell.com

Certification of Authority
 Architecture MO 210 / KS 75
 Engineering MO 41 / KS 241
 Land Surveying MO 123 / KS 38

**PRELIMINARY PLAT
 MADISON VALLEY, PHASE 2
 CITY OF RAYMORE, CASS COUNTY, MO**

CLIENT
 BLUE SPRINGS SAFETY STORAGE
 SOUTH, LLC
 1103 EAGLE RIDGE ROAD
 GRAIN VALLEY, MO 64020

REVISIONS
 NO. DATE DESCRIPTION

DRAWN BY: JMP
 CHECKED BY: XX
 PROJECT #: 21-1899
 ISSUE DATE: 05/19/2021
 ISSUED FOR: REVIEW

PRELIMINARY PLAT
 1 OF 1