



**7th Amendment to the
Memorandum of Understanding
for
Creekmoor Subdivision**

Initially approved January 26, 2004

1st Amendment approved June 26, 2006

2nd Amendment approved July 24, 2006

3rd Amendment approved July 23, 2007

4th Amendment approved July 27, 2015

5th Amendment approved June 13, 2016

6th Amendment approved November 25, 2019

MEMORANDUM OF UNDERSTANDING

THIS 7th AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING ("MOU") FOR THE DEVELOPMENT OF CREEKMOOR SUBDIVISION ("CREEKMOOR") is made and entered into this 25th day of October, 2021, by and between Cooper Land Development, Inc., a Corporation organized and existing under the laws of the State of Arkansas, ("CLD"), and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

WHEREAS, CLD seeks to obtain approval from the City for an amendment to the Preliminary Plan and Memorandum of Understanding for Creekmoor to eliminate the remaining proposed two-family land use within the Creekmoor Subdivision; and,

WHEREAS, that CLD, herein defined, agrees to assume all subdivision development obligations of the City as described in this amendment, the 1st, 2nd, 3rd, 4th, 5th and 6th amendments, and the original MOU agreement; and,

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

NOW, THEREFORE, CLD and the City hereby agree that the Creekmoor Memorandum of Understanding, as approved on January 26, 2004, with the 1st amendment approved on June 26, 2006, the 2nd amendment approved on July 24, 2006, the 3rd amendment approved on July 23, 2007, the 4th amendment approved on July 27, 2015, the 5th amendment approved on June 13, 2016, and the 6th amendment approved on November 25, 2019 is hereby amended as follows:

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

Category	Acres	%	Estimated Units	Maximum Units
Residential Single Family	336	33 34	883 954	1021
Residential Patio Homes	89 99	910	343	343
Residential Two Family	190	20	1200	2010
Common Areas	535.5	54		
School Site	20.5	2		
Totals	991	100	1346 1297	1565 1364

- 1) Common Areas include the land area that comprises Creekmoor Lake, Creekmoor Golf Course, Creekmoor Clubhouse, and the common area tracts identified on each final plat approved by the City.
2. Exhibit B, Creekmoor Preliminary Development Plan, dated 11/25/19, is replaced by the new plan dated 09/15/21.
3. Section 4. Public Improvements and Infrastructure, subsection B. iii: 163rd Street, is amended by the addition of the following:

163rd Street, from its intersection with Sunset Lane east to the east property line of Creekmoor, shall be constructed by CLD at the earliest of the following triggering events:
 - a. Any development that occurs east of the existing 20' sanitary sewer line running parallel to the stream to the east of Westbrook at Creekmoor 14th plat, with the exception of Eastbrooke at Creekmoor 3rd Plat; or
 - b. If the segment of 163rd Street is required to provide access to any lots within the Park Side Subdivision that is currently contemplated for development east of Sunset Lane; or
 - c. If 36-months have passed since the acceptance of the public infrastructure by the City Council for Eastbrooke at Creekmoor 3rd Plat; or
 - d. If 163rd Street is constructed from Madison Street to the east property line of the Creekmoor development.

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

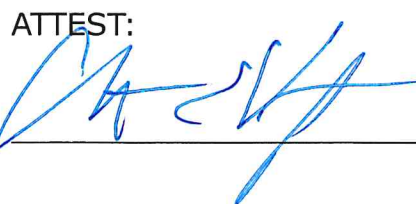
Kristofer P. Turnbow, Mayor



Cooper Land Development

ATTEST:

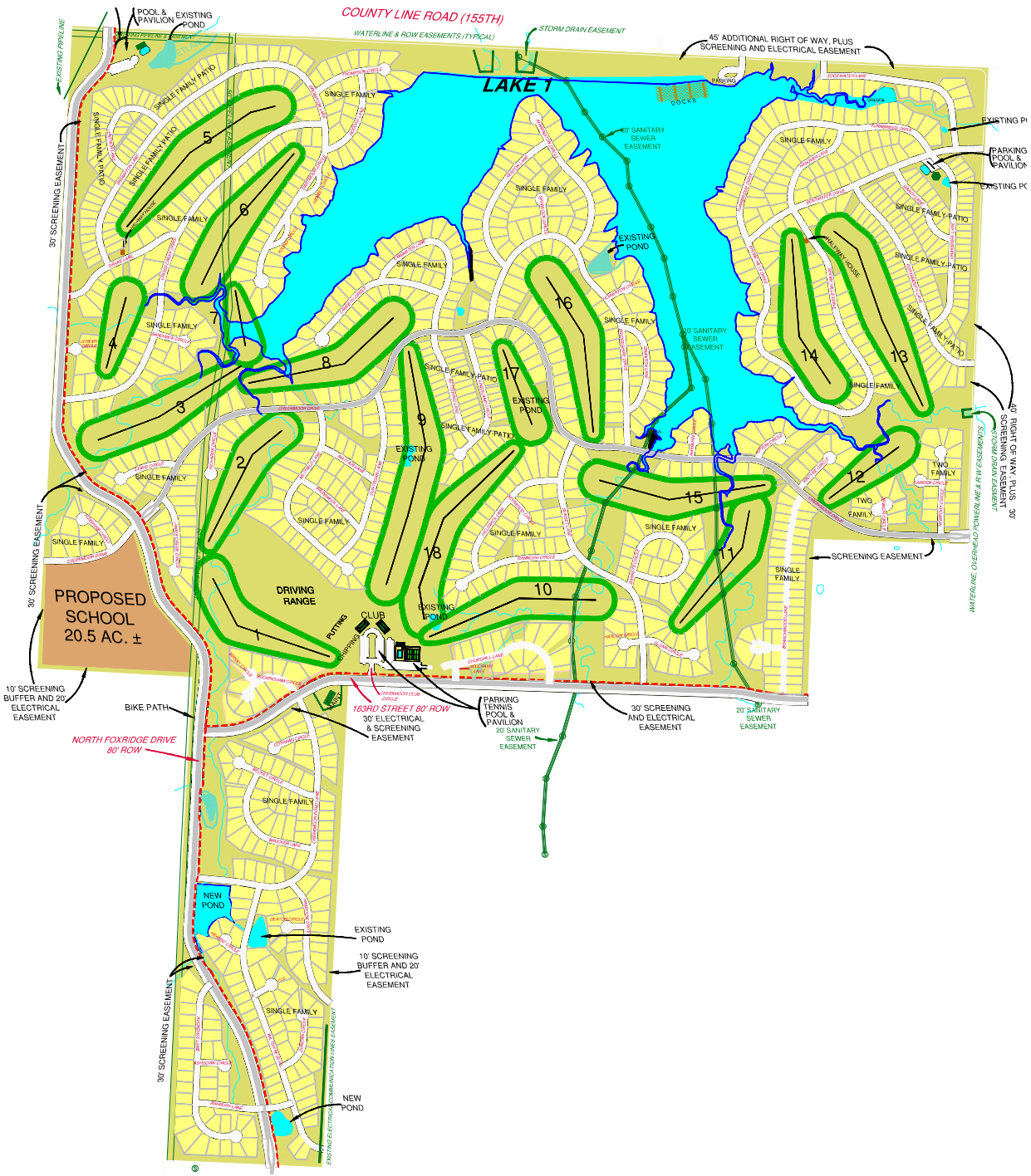
Erica Hill, City Clerk

ATTEST:


CREEKMOOR PRELIMINARY DEVELOPMENT PLAN

EXHIBIT B

09/15/21



KEY

	SINGLE FAMILY AND PATIO LOTS
	MULTI FAMILY
	TWO FAMILY
	LAKE COMMON AREA
	COMMON AREA
	SCHOOL SITE
	100 YEAR FLOOD LINE
	TREE CLUSTERS

RAYMORE LAND USE

CATEGORY	ACRES	%	ESTIMATED UNITS	MAXIMUM UNITS
RESIDENTIAL SINGLE FAMILY	327	35	950	1021
RESIDENTIAL PATIO HOMES	89	9	343	278
RESIDENTIAL TWO FAMILY				
COMMON AREAS	535.5	54		
SCHOOL SITE	20.5	2		
TOTALS	991		1293	1565

NOTE: 1. COMMON AREAS REPRESENT 54% OF TOTAL AREA.
 2. MAXIMUM LIVING UNITS REPRESENTED IN EACH PHASED PARCEL EXCEPT PATIO HOMES ARE 20 PERCENT MORE THAN THE ESTIMATED LIVING UNITS.

