



# RAYMORE PARKS AND RECREATION BOARD

## SPECIAL MEETING - AGENDA

Tuesday, November 9, 2021

**6:00PM - City Hall  
100 Municipal Circle  
Raymore, Missouri 64083**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Presentation - Eagle Scout Project**
- 5. New Business**

A. Park Fee In Lieu

Action Item

Staff will present a park fee in lieu proposal from Knoll Creek Phase II for review and acceptance.

**Board Member Comment**

- 6. Adjournment**

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### **EXECUTIVE SESSION (CLOSED MEETING)**

The Parks and Recreation Board may enter into an executive session before or during this meeting, if such action is approved by a majority of the Board present, with a quorum, to discuss:

- litigation matters as authorized by § 610.021 (1) RSMO,
- real estate acquisition matters as authorized by § 610.021 (2),
- personnel matters as authorized by § 610.021 (3), or
- other matters as authorized by § 610.021 (4-21) as may be applicable.

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



# Raymore Parks and Recreation Board Agenda Item Information Form

**Department Division:** P&R Administration  
**Submitted By:** Nathan Musteen  
**Date:** November 9, 2021

<input type="checkbox"/>	<b>Discussion Item</b>	<input checked="" type="checkbox"/>	<b>Action Item</b>
<input type="checkbox"/>	<b>Council Recommendation</b>	<input type="checkbox"/>	<b>Presentation</b>

**Title / Issue / Request:**

**Knoll Creek Phase 2 - Park Land Dedication**

**Background / Justification:**

A request for Preliminary Plat approval for Knoll Creek Phase 2 proposes 76 single family lots on 34 acres. The preliminary plat is currently scheduled for consideration by the Planning and Zoning Commission in November.

In accordance with the Unified Development Code, the developer of a subdivision is required to make, at the discretion of the Parks & Recreation Board, either:

- A. a land dedication;
- B. cash in lieu of land dedication; or
- C. a combination of both.

The method selected will be a recommendation by the Parks & Recreation Board. The Planning and Zoning Commission shall review the method selected in submitting its recommendations on the preliminary plat. Final approval on the method selected shall be by the City Council. If a fee-in-lieu payment is selected, payment must be made at the time a final plat is recorded.

The park land dedication requirement would be 4.018 acres. Based upon the purchase price of the land, the fee-in-lieu payment would be \$80,256.

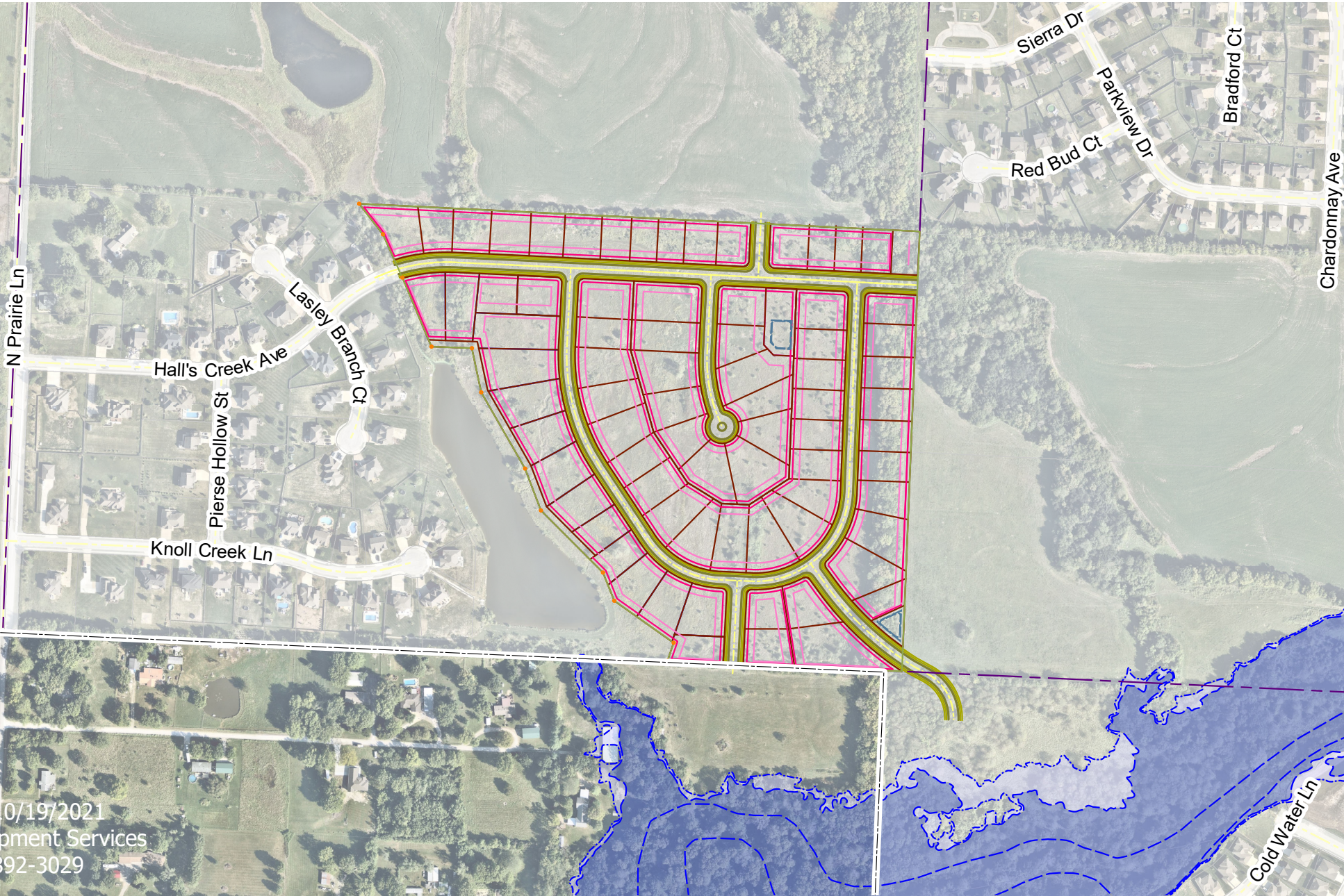
The preliminary plat does not include any parkland. The developer is requesting the Parks & Recreation Board consider a fee-in-lieu payment.

**Financial Impact:** \$80,256, Parks Fee in Lieu (27-00-4705-0000)

**Project Timeline:** NA

**Staff Recommendation:** Approval

**Attachments:** Knoll Creek Proposed Preliminary Plat



Date: 10/19/2021  
Development Services  
(816) 892-3029



# Knoll Creek Proposed Preliminary Plat



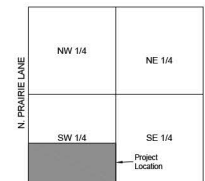
# PRELIMINARY PLAT

# THE ESTATES at KNOLL CREEK

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



**DESCRIPTION**  
 Roughly the South 73.36 acres of the Southwest Quarter of Section 12, Township 46, Range 32, Cass County Missouri. Subject to easements, reservations and restrictions of record.



**General Provisions For Proposed Phases:**

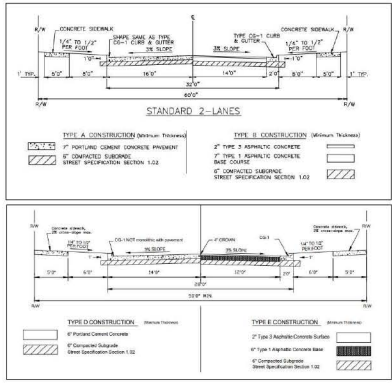
- A. Proposed Phases (II & III) Zoned R-1 for Single Family Residential use. No Rezoning proposed.
- B. Gross area 36.85 acres.
- C. Density shall not exceed 3.0 dwelling units per acre or a total of 77 dwelling units for the entire plan. No parcel or unit of the plan shall exceed a density of 3.0 units per acre for the individual parcel by more than twenty percent (20%).
- D. Building coverage shall not exceed 30% of the net area of the Planned Unit Development by individual parcel or total development.
- E. Phasing of the development shall be as shown.
- F. Sanitary Sewer shall connect to the existing Interceptor Sewer. Sidewalks along all streets shall have sidewalks 5' in width both sides of street. Public streets and sidewalk shall follow Raymore Local Street Standards.
- G. 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	10,466 SQ. FT.
b. Minimum Lot Depth	100 FT
c. Minimum Lot Width	70 FT
d. Yard Setbacks	FT
i. Front	30 FT
ii. Rear	30 FT
iii. Side	10 FT
e. Maximum Bldg Hgt.	35 FT
f. Maximum Bldg. Cover	30 %

Lot No.	Single Family Lots	Phase II Lots	Phase III Lots	Total Units
	128 (Lots 1 thru 128)	40 (Lots 53 thru 88, 105-108)	36 (Lots 89 thru 104, 109-128)	128

**Legal Description**  
 All that part of the Southwest Quarter of Section 12, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri described by Jed A.M. Baughman, Missouri PLS-2014020708 of Renaissance Infrastructure Consulting as follows:

Commencing at the Southeast Corner of said Section 12; Thence North 87°17'57" West, along the South line of the Southeast Quarter of said Section 12, a distance of 2700.95 feet to the South Quarter Corner of said Section 12, said point being the Point of Beginning; thence North 87°21'58" West, along the South line of the Southwest Quarter of said Section 12, a distance of 702.36 feet to a point on the East line of THE ESTATES AT KNOLL CREEK, a subdivision in said Cass County, Missouri; thence along said East line for the following eleven courses: thence North 18°46'29" East, a distance of 56.31 feet; thence North 54°39'33" West, a distance of 217.52 feet; thence North 21°55'22" West, a distance of 91.42 feet; thence North 44°54'37" West, a distance of 263.18 feet; thence North 20°48'00" West, a distance of 134.15 feet; thence North 29°43'27" West, a distance of 263.88 feet; thence North 11°56'01" West, a distance of 133.21 feet; thence North 87°44'17" West, a distance of 121.23 feet; thence North 22°44'20" West, a distance of 224.51 feet; thence North 24°13'33" West, a distance of 142.40 feet; thence North 37°43'40" West, a distance of 116.37 feet to a point on the North line of the South Half of the Southwest Quarter of said Section 12; thence South 87°08'39" East, along said North line, a distance of 1880.34 feet to the Northeast Corner of said South Half; thence South 02°18'59" West, along the East line of said South half, a distance of 1320.50 feet to the Point of Beginning, containing 1,605,250 square feet, or 36.851 acres, more or less.



**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
	Utility Easement		Access Easement
	Sanitary Sewer Easement		Temporary Easement
	Drainage Easement		

NO. DATE REVISION  
 DRAWN BY CHECKED BY  
 9% 9%

**Renaissance Infrastructure Consulting**  
 1816 HACKETT STREET, SUITE 200  
 KANSAS CITY, MISSOURI 64108  
 WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010032850

Sheet  
C01

Preliminary Plat Documents  
 21-0222  
 The Estates at Knoll Creek  
 Raymore, Cass County, MO

Preliminary Plat