



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 1, 2022 - 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 January 18, 2022 meeting
 - b. Case #21037 - Sendera, First Plat
 - c. Case #21038 - Sendera, Second Plat
6. Unfinished Business - None
7. New Business - None
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. When the public comments portion of the public hearing is opened, the Chairman will first invite any individuals that live within the City limits of Raymore to speak. Upon conclusion of the comments from City residents, the Chairman will invite any individuals who do not live within the City limits of Raymore to speak.
3. 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.
4. Please turn off (or place on silent) any pagers or cellular phones.
5. Please do not talk on phones or with another person in the audience during the meeting.
6. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
7. 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.
2. Applicants 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 open the hearing and 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, JANUARY 18, 2022**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, WILLIAM FAULKNER, ERIC BOWIE (arrived at 7:02pm), KELLY FIZER, TOM ENGERT, JIM PETERMANN, MAYOR KRIS TURNBOW, AND MARIO URQUILLA. ABSENT WAS JEREMY MANSUR. ALSO PRESENT WAS CITY ATTORNEY JONATHAN ZERR, CITY PLANNER DYLAN EPPERT, DIRECTOR OF DEVELOPMENT SERVICES JIM CADORET, ASSISTANT CITY ENGINEER TRENT SALSBURY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

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 Minutes from December 7, 2021 meeting**

Motion by Commissioner Faulkner, Seconded by Mayor Turnbow, to approve the consent agenda.

Vote on Motion:

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

Motion passed 8-0-0.

6. **Unfinished Business - none**

7. **New Business -**

a. **Case #22001: Grube Property Rezoning M-1 to R3A (public hearing)**

Chairman Wiggins opened the public hearing at 7:03pm.

Matt Schlicht, Engineering Solutions, 50 SE 30th Street, Lee's Summit MO, came to the podium to explain the request for rezoning. The request is to rezone the subject property from M-1 to R-3A to allow for an apartment community to be built. In the apartment community, there will be 114 units that will be mainly fourplexes. The design of some of the apartments is an over-under style building, where there are two doors on one side of the building that lead to two apartments, and two doors on the opposite side that lead to two other apartments. There

was a Good Neighbor meeting held, and the residents to the south and east of the proposed development stated that they would like a fence to separate the areas. The apartment will be owned by a single owner, and the community will include a common building for residents to use, and will include two amenities such as pickleball or a playground. There will be an internal garage building where residents will have access to an enclosed garage area, and it is spaced at one garage bay per unit. The apartments will rent for somewhere around \$1200-\$1500 per month. The planned apartment complex will be primarily two and three bedrooms. The termination point of Dawn Street will be a cul-de-sac, and all other streets internally will become private streets that will be under private maintenance of the development. The community building will sit at the northwest corner of the development, and is designed to be a flex space that can be used for a variety of events.

City Planner Dylan Eppert gave the Staff Report, stating that the request is for reclassification of zoning from "M-1" Light Industrial to "R-3A" Multiple-Family Residential District. The property is generally located south of Dawn Street and east of Sunrise Drive. The surrounding zoning includes "C-3" Regional Commercial District and "M-1" Light Industrial District to the north, "M-1" Light Industrial District to the east, "R-3B" Apartment Community Residential District and "PUD" Planned Unit Development District to the south, and "R-3A" Multiple-Family Residential District to the west. The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Business Park. The Major Thoroughfare Plan Map classifies East Walnut Street as a Major Arterial. Sunrise Drive and Dawn Street are classified as local roads. Mr. Eppert entered 6 exhibits into record, as well as any additional exhibits as presented during the hearing. The final plat for the subject property was approved in August 1979. The subject property was approved to be rezoned from "A" Agriculture District to "M-1" Light Industrial District in August 1984. The property to the west was approved in May 1990 to be rezoned from "M-1" Light Industrial District to "R-3A" Multiple-Family Residential District. There was a Good Neighbor meeting held on January 12, 2022. There were 8 residents in attendance. There is a special condition for the subject property and a list of uses that have been presented. As the subject property is identified for future development as "BP" Business Park District, "R-3A" Multiple-Family Residential District provides for a better transition as Commercial is to the north and Single-Family Residential to the south. The applicant is proposing a 114-unit multi-family residential development under common ownership and maintenance. The units will be spread over 3 and 4-unit buildings on the site. The middle buildings will have 2 units on the 1st floor and 2 units on the 2nd floor. Amenities proposed include a clubhouse, detached garage units, a playground, dog park area, and a sports court. Although not required, Staff prepared a Memorandum of Understanding for the rezoning of the property. The MOU will restrict future development to the number of units and general layout of the submitted conceptual plan. The MOU will be finalized prior to the 1st reading by the City Council of the rezoning application. If the rezoning application is approved, the applicant will have to come back before the Commission for Site Plan approval and approval of the Final Plat. Staff feels that the rezoning of the subject property from Light Industrial to Multiple-Family Residential is the highest and best use. The MOU will reduce the maximum allowable density of the property by nearly 50% while providing assurance to the neighbors of the type of development that will occur on the property. The proposed rezoning will provide a residential development that is compatible with the surrounding land uses. City Staff recommends the Planning & Zoning Commission accept the proposed findings of fact and forward the case to the City Council with a recommendation of approval.

Juan Grube came to the podium to give comments. He is the current owner of the subject property, and he believes the City will receive more taxes from the development than is being received from the hay field it is now.

Chairman Wiggins closed the public hearing at 7:16pm.

Commissioner Urquilla asked if the area to the south of the subject property is owned by someone else.

Mr. Eppert responded that the land is owned by Bristol Manor, which is just to the west of the Morningview subdivision.

Commissioner Urquilla asked if there is any planned development for that little section of land, since it would be landlocked with no road access.

Mr. Eppert stated that the area Commissioner Urquilla is referring to is not landlocked as it has road access to the south.

Commissioner Urquilla asked the same question about the land to the north of the subject property, south of Jimco.

Mr. Grube stated that the land to the north of the subject property is his land as well.

Chairman Wiggins asked Staff to clarify the statement in the recommendation regarding the allowable density of the development.

Mr. Eppert stated that the current zoning allows for 21 dwelling units on the subject property. With the MOU in place, the neighbors will know that the property will not be at maximum density, the property will have to be developed with the MOU in place.

Chairman Wiggins asked if the MOU would not further reduce the density of the property, it would simply contain the current density with any new development for the property.

Mr. Eppert confirmed that it was correct.

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to accept Staff proposed findings of fact and forward Case #22001, reclassification of zoning from existing "M-1" Light Industrial District to "R-3A" Multiple-Family Residential District of approximately 9.94 acres, to City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 7-1-0.

Chairman Wiggins gave Commissioner Bowie an opportunity to explain why he voted Nay.

Commissioner Bowie stated that he is a little concerned about the findings of fact for numbers 4, 5, and 10. The findings of fact for those were subjective and there could be better use of the space than what is being proposed.

b. Case #22002: Johnny's Tavern Site Plan - 716 W Foxwood Dr.

Thomas Nolte with Nolte & Associates, 9400 Reeds Rd., Overland Park, KS came to the podium to give the presentation. Mr. Nolte introduced Louie Riederer, the owner and operator of Johnny's Tavern, and the civil engineer Harold Phelps of Phelps Engineering. Mr. Nolte stated that the proposed site would be the perfect site for the 8000 square foot facility. One of the main reasons the developers have chosen the site is due to the location and proximity to Highway 58. On the south side of the property, there is room for an outdoor area with a fireplace and other amenities. All of the utilities can be corralled in the northeast corner of the building. The site already has all of the utilities and parking, making it the perfect location for the proposed development. A letter of recommendation from the Consetino's Price Chopper has been submitted, and the Price Chopper and Johnny's Tavern have come to an agreement to match the colors already existing with the Price Chopper. The building will be 100% masonry. This will be the 10th Johnny's Tavern, and this will be the only freestanding pad-site Johnny's except for one in Lawrence, Kansas. The kitchen for the building is as big as the customer and support areas, really focusing on the restaurant aspect. Mr. Nolte stated that the developers have read the findings of fact and the stipulations that are required before land disturbance, building permits, and perpetual conditions, and they accept all requirements.

Commissioner Urquilla asked Mr. Nolte when they planned to break ground.

Mr. Nolte replied that they plan to break ground in the mid spring.

Commissioner Bowie asked about the hours of operation.

Mr. Riederer replied that the hours of operation will follow the statutes of Missouri and Raymore. Ideally, the establishment will close at midnight on weekdays, and stay open until 1am or later if allowed on the weekends.

Mr. Eppert began the Staff Report, noting that the application is for a site plan approval for Lot 4 at Raymore Market Center. This is for a proposal of a Johnny's Tavern. The surrounding zoning is undeveloped and grocery store to the north, gas station and undeveloped to the south, undeveloped commercial to the east, and a dental office to the west. Total tract size is 1.26 acres. The Future Land Use Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development. The Major Thoroughfare Plan Map contained in the Growth Management Plan has West Foxwood Drive classified as a Major Arterial and North Sunset Lane classified as a Minor Collector. The subject property was rezoned to "C-3" Regional Commercial District in May 2006. The Final Plat for the subject property was recorded in April 2007. The subject property is part of the Raymore Market Center shopping center. There are special use conditions for this property. Mr. Eppert noted that there is a difference between a restaurant and a tavern, and it lies in the sales generating ratios between food and alcohol. Johnny's Tavern generates 65% sales from food, and 35% from alcohol, classifying it as a restaurant. The restaurant has 250 seats, so a total of 63 parking spaces are required. With a customer service area of 4,577 square feet, a total of 92 parking spaces are required. In 2006 when the Raymore Market Center was approved, there was a shared parking agreement for the businesses that would come to the site. All of the current tenants have exceeded their required parking minimums, which in turn leaves Johnny's with fewer available spaces. There is additional parking available near the dental office to the west. Staff concluded that the proposed site plan is in compliance with the parking standards for the City of Raymore. The site plan also provides the required number of accessible parking spaces. All of the landscaping that is required already exists on the site, and is planned to be kept. Signage is not part of the site plan. A sign permit is required before any installation of signs. Stormwater runoff is collected and detained in an underground enclosed storm sewer system which all drains to Johnston Lake. The trash enclosure will be constructed of the same

building materials of the main building. There are three access points to the site, off of Foxwood Drive, Johnston Drive, and Sunset Lane through cross-access agreements with the shopping center. There will be smoking allowed at the establishment, within a reasonable distance of 100 feet outside entrances, operable windows, and ventilation systems. Lot 4 of the Raymore Market Center is truly pad site ready, as no public improvements are necessary. The property is a first tier corner lot, making it a highly desirable location for the proposed use. Staff recommends the Planning & Zoning Commission accept the findings of fact and approve the case subject to the conditions presented.

Commissioner Bowie asked if there has been any discussion around the security or lighting of the area since there will be a high volume of alcohol served in the restaurant.

Mr. Eppert stated that there has been some consideration about that, but since the establishment is classified as a restaurant, there isn't an additional requirement for that location.

Commissioner Bowie asked Mayor Turnbow if there are other areas around the City that have that much alcohol served and if there has been any issues with establishments that serve alcohol.

Mayor Turnbow replied that he doesn't believe that there have been any issues with any of the establishments in Raymore. Mayor Turnbow mentioned that he visits the Johnny's Tavern in Lee's Summit frequently and has had discussions with the police department there as to any issues that may arise, of which they have had none. Mr. Riederer came to the podium to mention that Johnny's has been around since 1953. Over the last 40 years, the establishment has changed into more of a full service restaurant, there is a full kitchen in each location, and the restaurants are consistently at the 65% food to 35% alcohol ratio.

Commissioner Faulkner asked what would happen to the glass recycling container that currently sits in some of the parking spots for the area.

Mr. Eppert stated that the glass recycling would be moved to another location in the shopping center parking lot.

Commissioner Faulkner mentioned that it would be inconvenient to have that in the middle of the parking lot while trying to run a restaurant. It has been very nice to get to utilize the glass recycling, and asked the applicant if they have had any discussion on what to do with it.

Mr. Reiderer stated that the developers have asked Price Chopper to move the glass recycling container, and they plan to move it somewhere else in the parking lot. Price Chopper wants to keep the glass recycling, but they understand that it cannot stay in the Johnny's parking lot.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept Staff proposed findings of fact and approve Case #22002 Johnny's Tavern Site Plan subject to the conditions as presented.

Vote on Motion:

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|-----------------------|-----|
| Chairman Wiggins | Aye |
| Commissioner Faulkner | Aye |
| Commissioner Bowie | Aye |
| Commissioner Fizer | Aye |

| | |
|------------------------|--------|
| Commissioner Engert | Aye |
| Commissioner Petermann | Aye |
| Commissioner Urquilla | Aye |
| Commissioner Mansur | Absent |
| Mayor Turnbow | Aye |

Motion passed 8-0-0.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the three City Council meetings that have taken place since the Planning & Zoning Commission last met.

9. Staff Report

Mr. Eppert gave the Staff Report. January 31, 2022 is when the joint meeting is scheduled, and there have been no applications for the February 1, 2022 meeting, so it is tentatively cancelled.

Chairman Wiggins asked where the joint meeting is located and at what time.

Development Services Director Jim Cadoret responded that the meeting will be held in the Council Chambers at 7pm on January 31, 2022.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Faulkner thanked the Staff.

Commissioner Bowie thanked the Staff, and mentioned he is looking forward to Johnny's coming to Raymore.

Commissioner Fizer thanked the Staff, and was excited for Johnny's.

Commissioner Petermann mentioned he is looking forward to Johnny's coming to Raymore, and thanked the Staff.

Commissioner Engert stated he feels the same as the other Commissioners.

Commissioner Urquilla thanked Staff, and mentioned that he is excited for Johnny's.

Mayor Turnbow stated that both projects are going to be good for the city, and wished everyone a happy new year.

Chairman Wiggins stated that he seconds what the other Commissioners said, and thanked the Staff.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to adjourn the January 18, 2022 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 | Aye |
| Commissioner Mansur | Absent |
| Mayor Turnbow | Aye |

Motion passed 8-0-0.

The January 18, 2022 meeting adjourned at 7:49 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission
From: City Planner Dylan M. Eppert
Date: February 1, 2022
Re: Case #21037 - Sedera First Plat Lots 1 thru 109 & Tracts A, B, C & D.

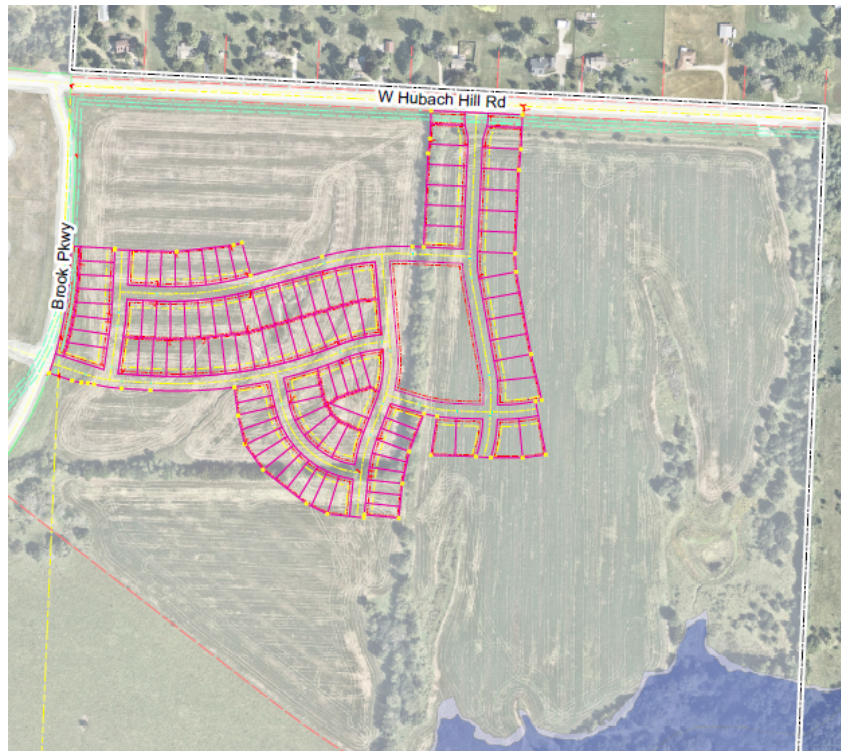
GENERAL INFORMATION

Applicant/ Clayton Properties Group, Inc.
120 SE 30th St.
Lee's Summit, MO 64082

Property Owner: Great Plains Real Estate Development, LLC
4400 Shawnee Mission Parkway Suite 202
Fairway, KS 66205

Requested Action: Final Plat Approval, Sendera First Plat

Property Location: South of Hubach Hill Rd and east of Brook Pkwy.



Site Photographs:



View looking south from Hubach Hill Rd. (From Northeast corner of Sendera Subdivision)



View looking south from Hubach Hill Rd (From northwest corner of Sendera Subdivision)



View looking east from existing “Prairie of the Good Ranch” Subdivision (along Brook Pkwy)

Existing Zoning: “PUD” Planned Unit Development

Existing Surrounding Zoning: **North:** Unincorporated Cass County and “R-1P” (Single-Family Planned Residential)
South: “A” Agriculture and Unincorporated Cass County
East: Unincorporated Cass County
West: “R-1P” Single-Family Planned Residential District

Existing Surrounding Uses: **North:** Single Family Residential, Cass County
South: Agriculture
East: Undeveloped, Cass County
West: Single-Family Residential

Total Tract Size: 27.84 Acres

Total Number of Lots: 109 Lots, 4 Tracts

Density – units per Acre: 3.91

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies Hubach Hill Rd as a Minor Arterial and Brook Parkway is classified as a Minor Collector.

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 Sedera First Plat – Lots 1 thru 109 and Tracts A, B, C & D.

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. Prairie View of the Good Ranch, the adjacent subdivision to the west, was rezoned from “A” Agricultural District to “R-1P” Single Family Residential Planned District on October 10, 2005. The Planned District allowed for a reduction in the minimum lot depth from 120 feet down to 100 feet; allowed for a reduction in the minimum rear yard building setback from 30 feet down to 25 feet; and allowed for a reduction in the minimum side yard building setback from 10 feet down to 8.3 feet.
2. On June 23, 2008, City Council approved Ordinance #28055, establishing the Hubach Hill Road and North Cass Parkway Community Improvement District (CID). The Sendera subdivision is located within the CID.
3. In 2015 the Planned District requirements for Prairie View of the Good Ranch were adjusted as follows: the minimum lot size was reduced from 8,400 square feet down to 7,200 square feet; the minimum lot width was reduced from 70 feet down to 60 feet; the minimum front yard building setback was reduced from 30 feet down to 25 feet; and the minimum side yard building setback was reduced from 8.3 feet down to 6 feet.
4. On July 26, 2021, City Council approved a modification of development standards applicable to the 65 acres proposed for the Saddlebrook subdivision on the north side of Hubach Hill Road, east of the Stonegate Subdivision. Minimum lot size was reduced to 4,500 square feet; minimum lot width reduced to 45 feet; minimum side yard setback reduced to 5 feet; and maximum building coverage increased to 40%. City Council also approved the preliminary plat for the subdivision.

- On August 23, 2021, City Council approved the rezoning of the 135 acres for the proposed Sendera Subdivision from “R-1P” Single Family Residential Planned District to “PUD” Planned Unit Development District. The preliminary plat was approved as part of the rezoning.

ENGINEERING DIVISION COMMENTS

See attached memorandum.

STAFF COMMENTS

- The current and proposed bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

| Requirements | |
|---------------------------------------|-------|
| Minimum Lot Area | |
| Square feet | 4,800 |
| Minimum Lot Width (ft.) | 40 |
| Minimum Lot Depth (ft.) | 100 |
| Yards, Minimum (ft.) | |
| Front | 25 |
| rear | 20 |
| side corner | 15 |
| side | 5 |
| Maximum Building Height (feet) | 35 |
| Maximum Building Coverage (%) | 40% |

- There are three distinct geographic areas within the proposed Sendera subdivision of differing lot sizes and lot widths, see below.

| | Proposed # of Lots | Minimum Lot Size (sq.ft.) | Minimum Lot Width (ft) |
|-----------------------|--------------------|---------------------------|------------------------|
| Product A (Trailside) | 160 | 9,100 | 70 |
| Product B (Colony) | 160 | 4,800 | 40 |
| Product C (Enclave) | 110 | 5,760 | 48 |

- The subject property is part of the Good Ranch Master Planned Community and has been planned for residential development since 1994.
- The Future Land Use Plan map of the Growth Management Plan designates the subject property appropriate for low density, which is defined by 4 dwelling units per acre. This final plat meets this requirement.

5. The uses permitted in the proposed PUD district are single-family detached homes.
6. The subject property is located within the territorial area of the Cass County Public Water Supply District #10. The applicant is aware that the entire subdivision will be served water by Water District #10.
7. South Metro Fire Protection District has reviewed the plans, comments were provided and the applicant has acknowledged receipt of those comments and agreed to comply.
8. The subdivision adjacency requirements of the Unified Development Code have been met from the existing lots in the Prairie of the Good Ranch subdivision. The subdivision adjacency requirements do not apply to lots within the Dutchman Acres subdivision to the north because the lots are not located in the City limits.
9. A landscaping plan was submitted for the common area tracts along Hubach Hill Road and Brook Parkway as required by the approved Memorandum of Understanding (MOU). The landscaping is required to be installed prior to the issuance of any Certificates of Occupancy in the First Plat.
10. Tract C will be utilized for the required clubhouse, swimming pool, playground, sports courts, and playing field. A parking lot will also be installed on Tract C. These amenities are required to be installed with this plat.
11. The required stormwater quality measures are to be located within Tract E of the Sendera Second Plat. The BMP's are required to be installed coincident with the installation of public infrastructure for the First Plat.
12. A development agreement has been prepared outlining the requirements of both the Sub-Divider and the City.

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 final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

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> February 1, 2022 | <u>City Council 1st</u> February 14, 2022 | <u>City Council 2nd</u> February 28, 2022 |
|-------------------------|--|---|---|

STAFF RECOMMENDATION

The Final Plat is substantially the same as the approved preliminary plat and complies with all the requirements of the City.

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21037, Sendera First Final Plat Lots 1 thru 109 and Tracts A, B, C & D to the City Council with a recommendation for approval.

FINAL PLAT OF SENDERA, FIRST PLAT

PART OF NORTHEAST QUARTER OF SECTION 29 AND PART
OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE
32 WEST IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI

LEGAL DESCRIPTION
Part of the Northeast Quarter of Section 29 and part of the Northwest Quarter of Section 28, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 28, then N 87°24'32" W, along the North line of the Northeast Quarter of said Section 28, a distance of 1036.40 feet; then S 2°35'28" W, a distance of 30.00 feet to a point on the South right-of-way line of Hubach Hill Road, on more established, said point also being the Point of Beginning; thence continuing S 2°35'28" W, a distance of 118.47 feet; then S 5°29'52" W, a distance of 72.09 feet; then S 2°35'28" W, a distance of 288.00 feet; then S 2°35'28" E, a distance of 63.64 feet; then S 10°23'31" E, a distance of 288.00 feet; then S 13°02'48" E, a distance of 182.77 feet; then Westery on a curve to the right, said curve having an initial tangent bearing of S 7°12'13" W and a radius of 676.00 feet, an arc distance of 23.32 feet; then S 10°54'07" E, a distance of 196.76 feet; then S 82°11'51" W, a distance of 80.41 feet; then N 89°44'21" W, a distance of 109.41 feet; then N 85°52'42" W, a distance of 51.41 feet; then N 88°08'45" W, a distance of 155.73 feet; then N 9°50'05" E, a distance of 155.30 feet; then Westery on a curve to the right, said curve having an initial tangent bearing of N 80°50'55" W and a radius of 525.00 feet, an arc distance of 45.97 feet; then S 2°12'44" W, a distance of 140.09 feet; then S 11°50'24" W, a distance of 112.72 feet; then S 5°50'35" W, a distance of 120.00 feet; then N 84°04'25" W, a distance of 10.91 feet; then S 5°50'35" W, a distance of 10.91 feet; then N 84°04'25" W, a distance of 50.00 feet; then N 84°04'25" W, a distance of 76.21 feet; then N 83°45'15" W, a distance of 80.77 feet; then N 52°09'25" W, a distance of 189.43 feet; then N 35°48'30" E, a distance of 106.76 feet; then N 13°15'03" W, a distance of 101.15 feet; then N 7°28'14" W, a distance of 98.09 feet; then Westery on a curve to the right, said curve having an initial tangent bearing of S 82°35'46" W and a radius of 1520.00 feet, an arc distance of 289.35 feet; then N 86°53'38" W, a distance of 99.65 feet; then Westery on a curve to the right, said curve being tangent to the last described curve and having a radius of 52.00 feet, an arc distance of 96.40 feet; then Westery on a curve to the left, said curve being tangent to the last described curve and having a radius of 52.00 feet, an arc distance of 96.40 feet; then Westery on a curve to the left, said curve being tangent to the last described curve and having a radius of 52.00 feet, an arc distance of 96.40 feet; then N 84°13'04" W, a distance of 23.38 feet; then Westery on a curve to the right, said curve being tangent to the last described curve and having a radius of 150.00 feet, an arc distance of 32.45 feet; then N 71°50'00" W, a distance of 83.58 feet to a point on the Easery plat line of REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH, a platted subdivision of land in the City of Raymore, Cass County, Missouri, said point also being on the Easery right-of-way line of Brook Parkway, as now established; thence along the Easery plat line of said REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH and the Easery right-of-way line of said Brook Parkway, for the following two (2) courses; then Northerly on a curve to the left, said curve having an initial tangent bearing of N 19°43'59" E and a radius of 1280.00 feet, an arc distance of 375.41 feet; then N 2°55'43" E, a distance of 70.20 feet; then S 87°04'17" E, a distance of 150.00 feet; then S 2°55'43" W, a distance of 4.26 feet; then S 88°14'21" E, a distance of 212.66 feet; then N 83°21'05" E, a distance of 197.73 feet; then N 73°47'34" E, a distance of 10.28 feet; then S 18°15'14" E, a distance of 117.91 feet; then N 74°59'19" E, a distance of 259.80 feet; then Eastery on a curve to the right, said curve being tangent to the last described curve and having a radius of 1000.00 feet, an arc distance of 307.51 feet; then S 87°24'32" W, along the South right-of-way line of said Hubach Hill Road, a distance of 314.97 feet to the Point of Beginning, containing 2738.66 acres, more or less, of unplattd land.

| AREAS | | AREAS | |
|---------|----------------|--------|----------------|
| PARCEL | AREA (SQ. FT.) | PARCEL | AREA (SQ. FT.) |
| TRACT B | 5260.37 | 53 | 786.03 |
| TRACT C | 5365.56 | 54 | 6415.63 |
| TRACT D | 11387.90 | 55 | 6420.99 |
| PLAT 1 | 325299.18 | 56 | 8140.77 |
| TRACT C | 126091.73 | 57 | 4555.01 |
| ROW | 292722.45 | 58 | 4659.68 |
| 1 | 3919.19 | 59 | 6554.76 |
| 2 | 949.81 | 60 | 6558.01 |
| 3 | 9360.00 | 61 | 6423.74 |
| 4 | 9360.00 | 62 | 6394.82 |
| 5 | 9360.00 | 63 | 6471.64 |
| 6 | 9360.00 | 64 | 6472.40 |
| 7 | 10398.85 | 65 | 6496.55 |
| 8 | 9360.00 | 66 | 6403.53 |
| 9 | 9360.00 | 67 | 6339.28 |
| 10 | 9360.00 | 68 | 6332.23 |
| 11 | 9360.00 | 69 | 6316.91 |
| 12 | 9919.11 | 70 | 7778.28 |
| 13 | 12197.28 | 71 | 7375.75 |
| 14 | 10056.75 | 72 | 6228.44 |
| 15 | 11814.50 | 73 | 6466.81 |
| 16 | 11502.83 | 74 | 6456.49 |
| 17 | 9973.10 | 75 | 6456.47 |
| 18 | 6613.46 | 76 | 6467.03 |
| 19 | 4800.80 | 77 | 6542.26 |
| 20 | 4656.78 | 78 | 6726.20 |
| 21 | 5298.69 | 79 | 6785.15 |
| 22 | 5364.83 | 80 | 6623.50 |
| 23 | 5001.72 | 81 | 6483.13 |
| 24 | 4800.00 | 82 | 6733.33 |
| 25 | 4800.00 | 83 | 6666.52 |
| 26 | 4800.00 | 84 | 6622.72 |
| 27 | 8254.79 | 85 | 6692.26 |
| 28 | 7024.47 | 86 | 6984.23 |
| 29 | 5765.14 | 87 | 9747.13 |
| 30 | 5499.69 | 88 | 8766.57 |
| 31 | 5506.02 | 89 | 4479.84 |
| 32 | 5651.25 | 90 | 6462.27 |
| 33 | 6069.18 | 91 | 6365.69 |
| 34 | 6190.16 | 92 | 5939.01 |
| 35 | 6178.82 | 93 | 5808.97 |
| 36 | 5885.31 | 94 | 5762.18 |
| 37 | 5220.10 | 95 | 5760.00 |
| 38 | 6447.87 | 96 | 7600.45 |
| 39 | 6304.72 | 97 | 5884.79 |
| 40 | 4864.49 | 98 | 6070.47 |
| 41 | 5767.25 | 99 | 6098.24 |
| 42 | 5767.25 | 100 | 6199.47 |
| 43 | 5767.25 | 101 | 6185.88 |
| 44 | 5852.33 | 102 | 6054.95 |
| 45 | 8549.81 | 103 | 5783.35 |
| 46 | 6243.69 | 104 | 10348.94 |
| 47 | 9790.77 | 105 | 9531.92 |
| 48 | 7877.32 | 106 | 9531.92 |
| 49 | 4355.83 | 107 | 8531.92 |
| 50 | 4873.72 | 108 | 8487.48 |
| 51 | 5061.70 | 109 | 9102.79 |
| 52 | 5066.85 | 110 | |

DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plan, which subdivision and plat shall hereafter be known as "SENDERA, FIRST PLAT".

STREETS
Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

EASEMENTS
An easement or license is hereby granted to the City of Raymore, Missouri, to locate, construct and maintain or authorize the location, construction and maintenance and use of conduits for all and any purpose, water, gas, sewer mains, poles and wires to all or any of them sewer, under, and along the strips marked "Utility Easement" (U/E) or within any street or thoroughfare dedicated to public use on this plat. Easements dedicated for a specific purpose are hereby restricted to that purpose only.

BUILDING LINES
Building lines or setback lines are hereby established as shown on the accompanying plat and no building shall be constructed between this line and the street right-of-way line.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor has hereto subscribed its hand this _____ day of _____, 20__.

Clayton Properties Group, Inc., a Tennessee Corporation d/b/a Summit Homes, owner of all Lots and Tracts shown on this plat.
By: _____
Brad Kempf, Assistant Secretary

ACKNOWLEDGEMENT
STATE OF _____ }
COUNTY OF _____ } SS

BE IT REMEMBERED that on this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said County of St. Louis, Cass County, Missouri, Clayton Properties Group, Inc., a Tennessee Corporation d/b/a Summit Homes, a corporation duly organized under the laws of the State of Tennessee, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be his act and deed of said company.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and year last above written.

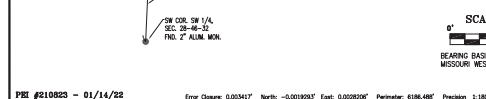
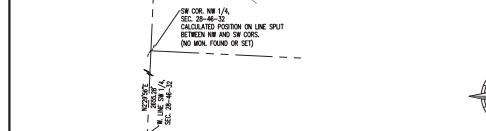
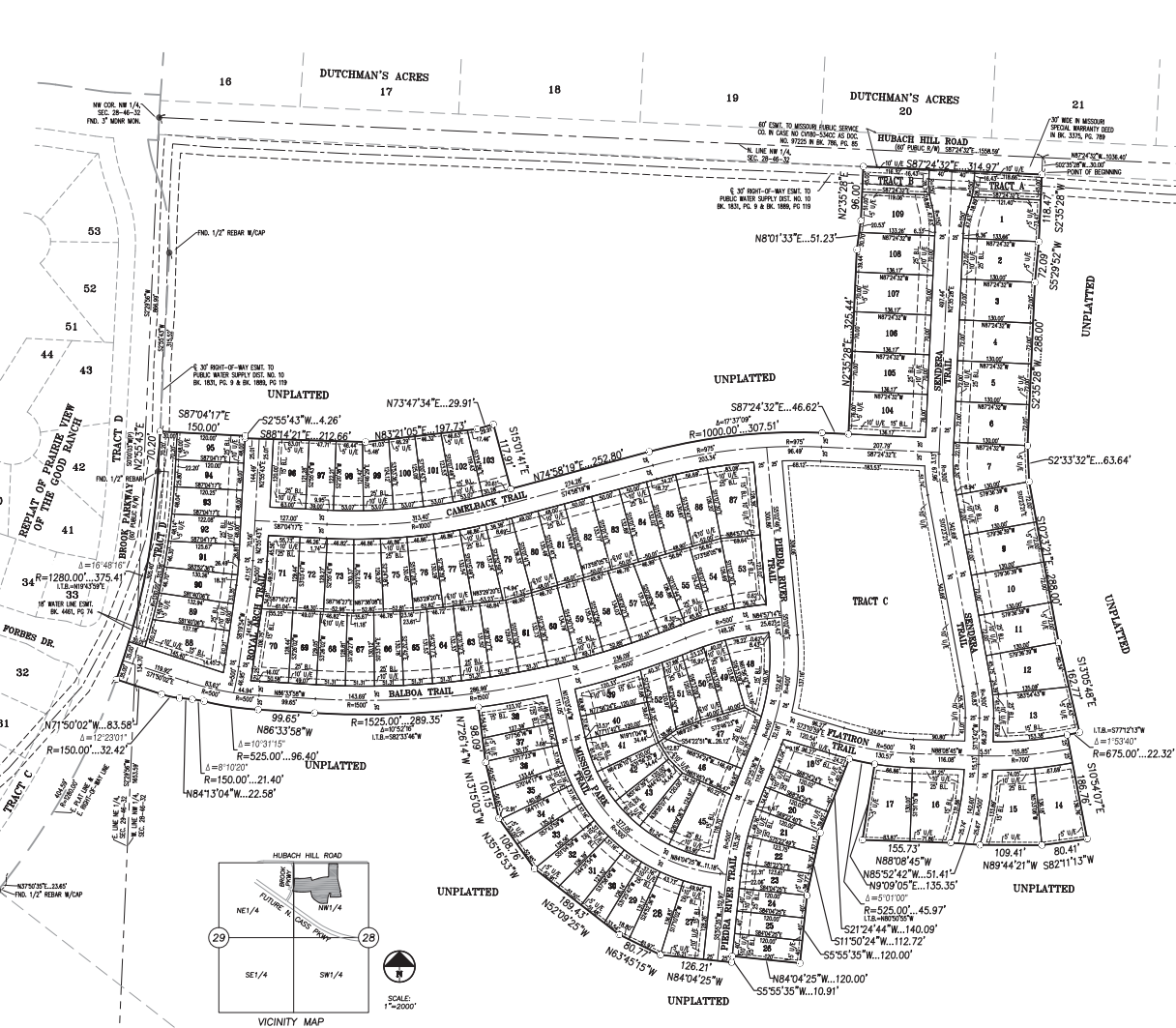
Notary Public: _____ My Appointment Expires: _____
Print Name: _____

APPROVALS
PLANNING AND ZONING COMMISSION
This plan of "SENDERA, FIRST PLAT" was submitted to and duly approved by the City of Raymore, Missouri Planning and Zoning Commission on this _____ day of _____, 20__.

CITY COUNCIL
This plat of "SENDERA, FIRST PLAT" including easements and rights-of-way accepted by the City Council was submitted to and approved by the Raymore City Council by Ordinance No. _____ duly passed and approved by the Mayor of Raymore, Missouri on this _____ day of _____, 20__.

City Engineer: Michael E. Kross, P.E. Mayor: Kristofer P. Turnbow Attest: City Clerk: Erica Hill

THE PLAT TITLED "SENDERA, FIRST PLAT", A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION THAT I AM A LICENSED SURVEYOR UNDER THE CURRENT "MINIMUM STANDARDS FOR PROFESSIONAL SURVEY" AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE AND LAND SURVEY OF MISSOURI AND THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" ESTABLISHED BY THE MISSOURI BOARD FOR PROFESSIONAL ENGINEERS AND SURVEYORS. I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.





Development Agreement

For

Sendera, First Plat

Legal Description Contained on Pages 2-3

**Between Clayton Properties Group, Inc., Grantor
and**

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

February 28, 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 28th day of February, 2022 by and between, **Clayton Properties Group, Inc.** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Sendera, First Plat** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the 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:

1. The terms of this agreement apply to the following property and all portions thereof: **Sendera, First Plat**

Part of the Northeast Quarter of Section 29 and part of the Northwest Quarter of Section 28, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 28; thence N 87°24'32" W, along the North line of the Northwest Quarter of said Section 28, a distance of 1036.40 feet; thence S 2°35'28" W, a distance of 30.00 feet to a point on the South right-of-way line of Hubach Hill Road, as now established, said point also being the Point of Beginning; thence continuing S 2°35'28" W, a distance of 118.47 feet; thence S 5°29'52" W, a distance of 72.09 feet; thence S 2°35'28" W, a distance of 288.00 feet; thence S 2°33'32" E, a distance of 63.64 feet; thence S 10°23'21" E, a distance of 288.00 feet; thence S 13°05'48" E, a distance of 162.77 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 77°12'13" W and a radius of 675.00 feet, an arc distance of 22.32 feet; thence S 10°54'07" E, a distance of 186.76 feet; thence S 82°11'13" W, a distance of 80.41 feet; thence N 89°44'21" W, a distance of 109.41 feet; thence N 85°52'42" W, a distance of 51.41 feet; thence N 88°08'45" W, a distance of 155.73 feet; thence N 9°09'05" E, a distance of 135.35 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of N 80°50'55" W and a radius of 525.00 feet, an arc distance of 45.97 feet; thence S 21°24'44" W, a distance of 140.09 feet; thence S 11°50'24" W, a distance of 112.72 feet; thence S 5°55'35" W, a distance of 120.00 feet; thence N 84°04'25" W, a distance of 120.00 feet; thence S 5°55'35" W, a distance of 10.91 feet; thence N 84°04'25" W, a distance of 50.00 feet; thence N 84°04'25" W, a distance of 76.21 feet; thence N 63°45'15" W, a distance of 80.77 feet; thence N 52°09'25" W, a distance of 189.43 feet; thence N 35°16'53" W, a distance of 108.76 feet; thence N 13°15'03" W, a distance of 101.15 feet; thence N 7°26'14" W, a distance of 98.09 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 82°33'46" W and a radius of 1525.00 feet, an arc

distance of 289.35 feet; thence N 86°33'58" W, a distance of 99.65 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 525.00 feet, an arc distance of 96.40 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 150.00 feet, an arc distance of 21.40 feet; thence N 84°13'04" W, a distance of 22.58 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 150.00 feet, an arc distance of 32.42 feet; thence N 71°50'02" W, a distance of 83.58 feet to a point on the Easterly plat line of REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH, a platted subdivision of land in the City of Raymore, Cass County, Missouri, said point also being on the Easterly right-of-way line of Brook Parkway, as now established; thence along the Easterly plat line of said REPLAT OF PRAIRIE VIEW OF THE GOOD RANCH and the Easterly right-of-way line of said Brook Parkway, for the following two (2) courses; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 19°43'59" E and a radius of 1280.00 feet, an arc distance of 375.41 feet; thence N 2°55'43" E, a distance of 70.20 feet; thence S 87°04'17" E, a distance of 150.00 feet; thence S 2°55'43" W, a distance of 4.26 feet; thence S 88°14'21" E, a distance of 212.66 feet; thence N 83°21'05" E, a distance of 197.73 feet; thence N 73°47'34" E, a distance of 29.91 feet; thence S 15°01'41" E, a distance of 117.91 feet; thence N 74°58'19" E, a distance of 253.67 feet; thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 1025.00 feet, an arc distance of 315.20 feet; thence S 87°24'32" E, a distance of 38.22 feet; thence N 2°35'28" E, a distance of 324.00 feet; thence N 8°01'33" E, a distance of 51.23 feet; thence N 2°35'28" E, a distance of 96.00 feet to a point on the South right-of-way line of said Hubach Hill Road; thence S 87°24'32" E, along the South right-of-way line of said Hubach Hill Road, a distance of 314.97 feet to the Point of Beginning, containing 27.8518 acres, more or less, of unplatted land.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements". The public improvements include: streets, street lights, sanitary sewers, and storm sewers within the public right-of-way.
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works

Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits. No work on installation of Improvements can commence until all State, Federal and City permits are obtained.

6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.

7. The Sub-divider shall secure all permits and approvals necessary from Cass County Public Water Supply District #10 for the provision of water to the subdivision. All improvements to the water service system shall comply with the requirements of the Water District, the City of Raymore and with the requirements of the South Metropolitan Fire Protection District.

8. The placement of the cascading pools and BMP's as part of the on-site stormwater management system shall be completed prior to the issuance of any Certificate of Occupancy for any lot within the First Plat.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all public Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements, a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish

satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

5. Prior to acceptance of the Improvements, the Sub-divider and/or the Homeowner's Association shall submit a stormwater maintenance agreement for the perpetual maintenance of all private stormwater management infrastructure.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.

4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. The Sub-divider agrees to pay the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.

6. Per Ordinance #20004, 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.

7. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices (i.e. stop signs) as shown on the approved construction plans and determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The traffic control devices must be installed prior to the City releasing any building permits.

8. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agree to have installed, at their cost, all required street

name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The street name signage must be installed prior to the City releasing any building permits.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the public Improvements for the subdivision.
3. Landscape buffers, including berms, shall be provided in common area tracts A and B along Hubach Hill Road and in common area Tract D along Brook Parkway in accordance with the approved landscape plan. The landscaping shall be installed prior to the issuance of any Certificate of Occupancy for any home in the first plat.
4. One yard tree shall be provided for each dwelling unit in the front yard of each dwelling unit. For corner lots, one yard tree is required per street frontage.
5. The eight-foot (8') trail required to be constructed within Tracts A and B may be deferred until the future subdivision phase located north of the First Plat is constructed so that a continuous trail can be constructed along Hubach Hill Road that would connect Sendera Trail to Brook Parkway.
6. The five-foot (5') sidewalk required to be constructed within Tract D may be deferred until the future subdivision phase located north of the First Plat is constructed so that a continuous sidewalk can be constructed along Brook Parkway that would connect Hubach Hill Road to Balboa Trail.
7. A five-foot (5') sidewalk is required on all lots and Tract C within the subdivision, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s) or amenities the sidewalk is intended to serve.
8. A five-foot (5') sidewalk shall be installed in the unplatted area between Lots 17 and 18 prior to the issuance of a Certificate of Occupancy for Lots 17 and 18.

9. The swimming pool, clubhouse, playground, sport courts and playing fields within Tract C shall be completed within one (1) year of the issuance of the first Certificate of Occupancy in the First Plat.

10. The subdivision is located within the boundaries of the Hubach Hill and North Cass Parkway Community Improvement District (CID). All lots located within the First Plat are subject to any special assessment approved by the District Board for the life of the District. The purpose of the District is to repay bonds issued by the District to provide funds for the construction of North Cass Parkway and Hubach Hill Road. The amount of the special assessment shall not exceed .60 dollars per hundred dollars of assessed valuation on all taxable real property located within the District. The special assessment expires in 2040.

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 the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.

3. This agreement shall constitute the entire 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 applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

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 ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as an inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and the City acknowledge that the Memorandum of Understanding for Sendera Subdivision, executed by both parties and approved by the City Council on August 23, 2021 remains in effect.

10. 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 certified United States mail (return receipt requested) 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 the Sub-divider, at:

Clayton Properties Group, Inc.
Attn: Brad Kempf
120 SE 30th Street
Lee's Summit, MO 64082

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Sendera, First Plat** if the plat is not recorded; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what Improvements may have been completed in furtherance of the current plat known as **Sendera, First Plat**.

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

CLAYTON PROPERTIES GROUP, INC.

Sub-divider – Signature

Printed Name

Printed Title

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

Attachment A

FEE CALCULATION FOR SENDERA SUBDIVISION FIRST PLAT

Total Cost for 'New' Public Improvements: \$xxxxxx

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

| | | |
|---|---|-----------|
| 1 | Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ <i>*must be paid prior to issuance of a land disturbance permit</i> | \$500.00 |
| 2 | Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# _____ <i>*must be paid prior to issuance of a land disturbance permit</i> | \$xxxxxxx |
| | Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (x ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i> | \$xxxxxxx |
| 3 | Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 <i>*must be paid prior to issuance of a construction permit</i> | \$xxxxx |
| 4 | Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i> | \$xxxxx |
| 5 | Emergency Outdoor Warning Siren Fee: \$9.00 per acre (27.8518 acres) [Schedule of Fees and Charges] 01-00-4185-0000 | \$250.67 |

TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$250.67
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND
DISTURBANCE PERMIT..... \$xxx
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A
CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$xxx

Memorandum

TO: Planning and Zoning Commission
FROM: Michael Krass, Director of Public Works and Engineering
DATE: January 24, 2022
RE: Sendera 1st and 2nd Final Plats

The Engineering Division of Public Works has reviewed the infrastructure plans for the above referenced project and has determined that they comply with the design specifications for the City of Raymore.

It should be noted that water service for this project will be provided by Cass County Public Water Supply District 10.



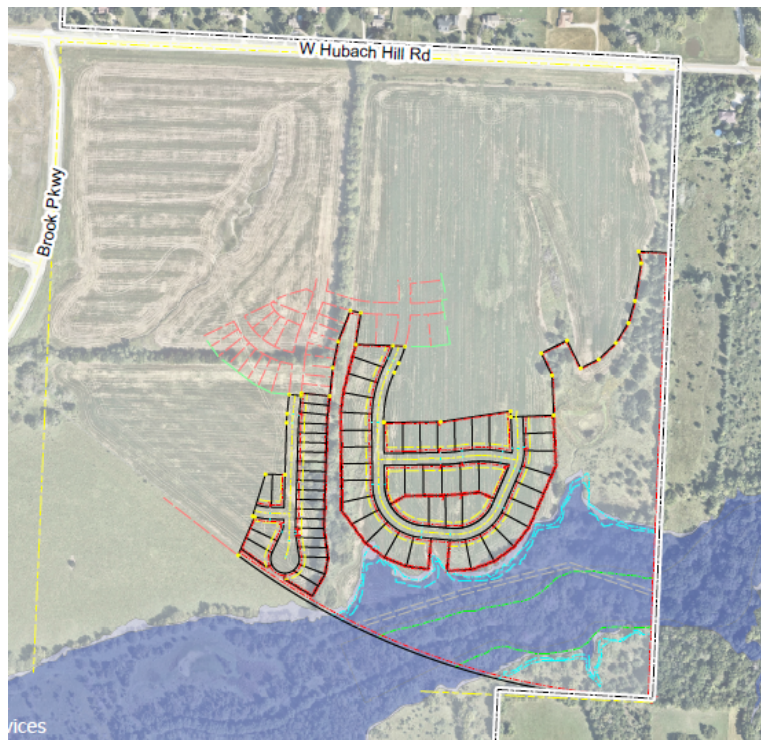
To: Planning and Zoning Commission
From: City Planner Dylan M. Eppert
Date: February 1, 2022
Re: Case #21038 - Sedera Second Plat Lots 110 thru 175 & Tract E.

GENERAL INFORMATION

Applicant/ Clayton Properties Group, Inc.
120 SE 30th St.
Lee's Summit, MO 64082
Property Owner: Great Plains Real Estate Development, LLC
4400 Shawnee Mission Parkway Suite 202
Fairway, KS 66205

Requested Action: Final Plat Approval, Sendera Second Plat

Property Location: South of Hubach Hill Rd and east of Brook Pkwy.



Site Photographs:



View looking south from Hubach Hill Rd. (From Northeast corner of Sendera Subdivision)



View looking south from Hubach Hill Rd (From northwest corner of Sendera Subdivision)



View looking east from existing “Prairie of the Good Ranch” Subdivision (along Brook Pkwy)

Existing Zoning: “PUD” Planned Unit Development

Existing Surrounding Zoning: **North:** Unincorporated Cass County and “R-1P” (Single Family Planned Residential)
South: “A” Agriculture and Unincorporated Cass County
East: Unincorporated Cass County
West: “R-1P” Single Family Planned Residential District

Existing Surrounding Uses: **North:** Single Family Residential, Cass County
South: Agriculture
East: Undeveloped, Cass County
West: Single Family Residential

Total Tract Size: 45.21 Acres

Total Number of Lots: 66 Lots, 1 Tract

Gross Density – units per Acre: 0.69

If we exclude Tract E which contains 28.41 Acres, then we are left with 16.5 acres which gives a density of 2.5 units per acre.

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies Hubach Hill Rd as a Minor Arterial and Brook Parkway is classified as a Minor Collector.

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 Sadera Second Plat – Lots 110 thru 175 and Tract E.*

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. Prairie View of the Good Ranch, the adjacent subdivision to the west, was rezoned from “A” Agricultural District to “R-1P” Single Family Residential Planned District on October 10, 2005. The Planned District allowed for a reduction in the minimum lot depth from 120 feet down to 100 feet; allowed for a reduction in the minimum rear yard building setback from 30 feet down to 25 feet; and allowed for a reduction in the minimum side yard building setback from 10 feet down to 8.3 feet.
2. On June 23, 2008, City Council approved Ordinance #28055, establishing the Hubach Hill Road and North Cass Parkway Community Improvement District (CID). The Sendera subdivision is located within the CID.
3. In 2015 the Planned District requirements for Prairie View of the Good Ranch were adjusted as follows: the minimum lot size was reduced from 8,400 square feet down to 7,200 square feet; the minimum lot width was reduced from 70 feet down to 60 feet; the minimum front yard building setback was reduced from 30 feet down to 25 feet; and the minimum side yard building setback was reduced from 8.3 feet down to 6 feet.
4. On July 26, 2021, City Council approved a modification of development standards applicable to the 65 acres proposed for the Saddlebrook subdivision on the north side of Hubach Hill Road, east of the Stonegate Subdivision. Minimum lot size was reduced to 4,500 square feet; minimum lot width reduced to 45 feet; minimum side yard setback reduced to 5 feet; and

maximum building coverage increased to 40%. City Council also approved the preliminary plat for the subdivision.

- On August 23, 2021, City Council approved the rezoning of the 135 acres for the proposed Sendera Subdivision from “R-1P” Single Family Residential Planned District to “PUD” Planned Unit Development District. The preliminary plat was approved as part of the rezoning.

ENGINEERING DIVISION COMMENTS

See attached memorandum.

STAFF COMMENTS

- The current and proposed bulk and dimensional standards for the “PUD” Planned Unit Development Residential District zoning classification for the property is provided below.

| Requirements | |
|---------------------------------------|-------|
| Minimum Lot Area | |
| Square feet | 4,800 |
| Minimum Lot Width (ft.) | 40 |
| Minimum Lot Depth (ft.) | 100 |
| Yards, Minimum (ft.) | |
| Front | 25 |
| rear | 20 |
| side corner | 15 |
| side | 5 |
| Maximum Building Height (feet) | 35 |
| Maximum Building Coverage (%) | 40% |

- There are three distinct geographic areas within the proposed Sendera subdivision of differing lot sizes and lot widths, see below.

| | Proposed # of Lots | Minimum Lot Size (sq.ft.) | Minimum Lot Width (ft) |
|-----------------------|--------------------|---------------------------|------------------------|
| Product A (Trailside) | 160 | 9,100 | 70 |
| Product B (Colony) | 160 | 4,800 | 40 |
| Product C (Enclave) | 110 | 5,760 | 48 |

- The subject property is part of the Good Ranch Master Planned Community and has been planned for residential development since 1994.

4. The Future Land Use Plan map of the Growth Management Plan designates the subject property appropriate for low density, which is defined by 4 dwelling units per acre. This final plat meets this requirement.
5. The uses permitted in the proposed PUD district are single-family detached homes.
6. The subject property is located within the territorial area of the Cass County Public Water Supply District #10. The applicant is aware that the entire subdivision will be served water by Water District #10.
7. South Metro Fire Protection District has reviewed the plans, comments were provided and the applicant has acknowledged receipt of those comments and agreed to comply.
8. The subdivision adjacency requirements of the Unified Development Code have been met from the existing lots in the Prairie of the Good Ranch subdivision. The subdivision adjacency requirements do not apply to lots within the Dutchman Acres subdivision to the north because the lots are not located in the City limits.
9. The required stormwater quality measures are to be located within Tract E. The BMP's are required to be installed coincident with the installation of public infrastructure.
10. A development agreement has been prepared outlining the requirements of both the Sub-Divider and the City.

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 final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same.

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 | February 1, 2022 | February 14, 2022 | February 28, 2022 |

STAFF RECOMMENDATION

The Final Plat is substantially the same as the approved preliminary plat and complies with all the requirements of the City.

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21038, Sendera Second Final Plat Lots 110 thru 175 and Tract E to the City Council with a recommendation for approval.

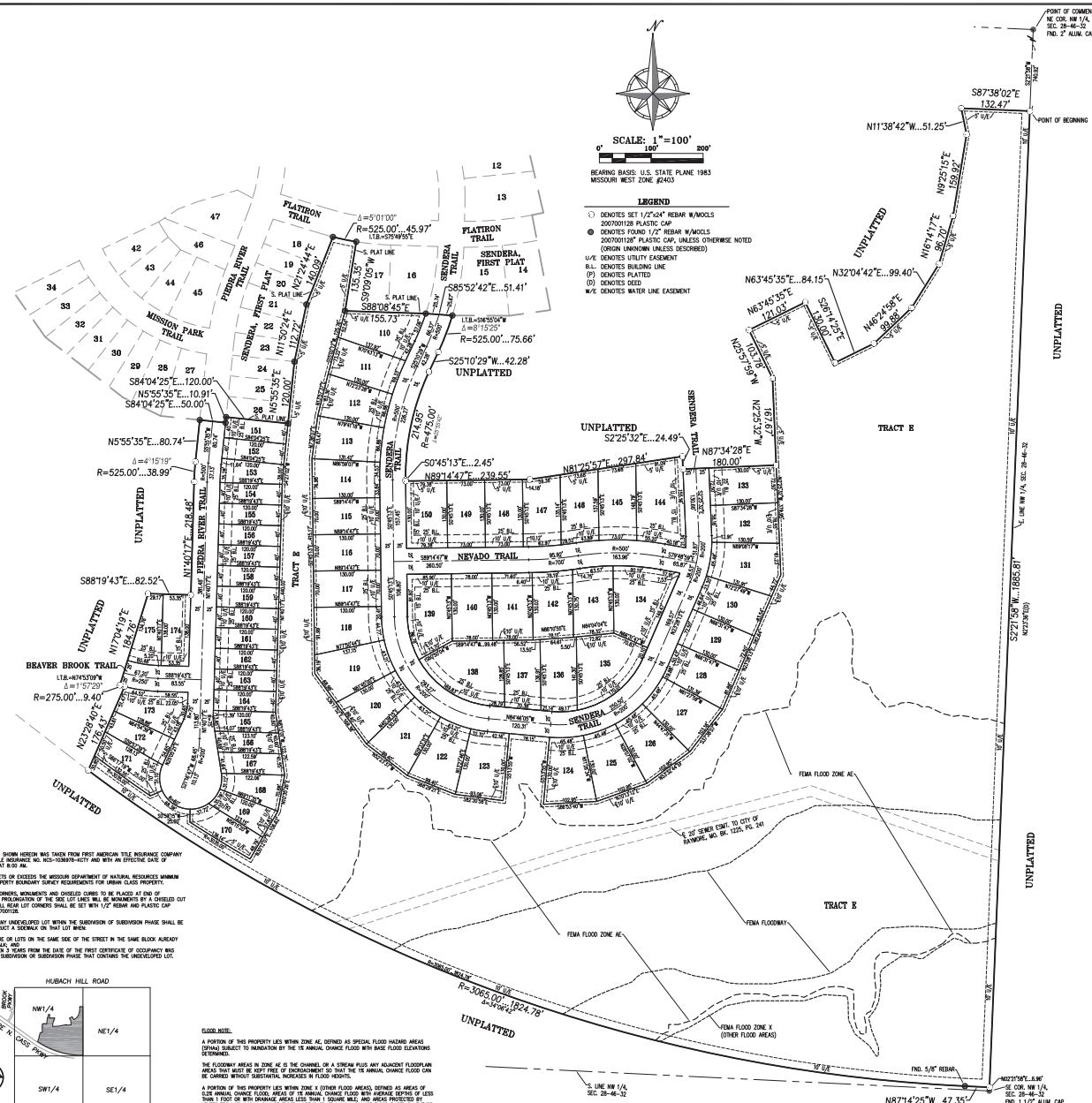
FINAL PLAT OF SENDERA, SECOND PLAT

PART OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH,
RANGE 32 WEST IN THE CITY OF RAYMOR, CASS COUNTY, MISSOURI



SCALE: 1"=100'
BEARING BASIS: U.S. STATE PLAT 1983
MISSOURI WEST ZONE #2403

- LEGEND**
- ① DENOTES SET 1/2" X 3/4" REBAR WALLS
 - ② DENOTES 1/2" REBAR WALLS
 - ③ DENOTES FOUND 1/2" REBAR WALLS
 - ④ DENOTES 1/2" PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
 - ⑤ DENOTES UTILITY EASEMENT
 - ⑥ DENOTES BUILDING LINE
 - ⑦ DENOTES PLATTED
 - ⑧ DENOTES DEED
 - ⑨ DENOTES WATER LINE EASEMENT



| PARCEL | AREA (S.F.) | AREA (AC) |
|----------|-------------|-----------|
| ROW-EAST | 108479.18 | 2.5132 |
| ROW-WEST | 5129.38 | 1.1728 |
| TRACT E | 237164.23 | 28.4078 |
| PLAT 2 | 186934.40 | 42.5270 |
| 110 | 12971.76 | 2.9506 |
| 111 | 9475.59 | 2.1775 |
| 112 | 9694.62 | 2.2226 |
| 113 | 9753.65 | 2.2239 |
| 114 | 9464.44 | 2.1713 |
| 115 | 9100.00 | 2.0989 |
| 116 | 9100.00 | 2.0989 |
| 117 | 9100.00 | 2.0989 |
| 118 | 10323.21 | 2.3270 |
| 119 | 11436.11 | 2.6225 |
| 120 | 10358.88 | 2.378 |
| 121 | 10358.88 | 2.378 |
| 122 | 10358.88 | 2.378 |
| 123 | 10788.71 | 2.4477 |
| 124 | 10713.91 | 2.4460 |
| 125 | 10713.91 | 2.4460 |
| 126 | 10713.91 | 2.4460 |
| 127 | 10784.74 | 2.4276 |
| 128 | 9905.96 | 2.2273 |
| 129 | 9425.00 | 2.164 |
| 130 | 8991.37 | 2.0284 |
| 131 | 11439.19 | 2.6226 |
| 132 | 9728.20 | 2.2233 |
| 133 | 9425.00 | 2.164 |
| 134 | 14284.75 | 3.2373 |
| 135 | 13391.72 | 3.0303 |
| 136 | 9859.59 | 2.2263 |
| 137 | 9281.03 | 2.1211 |
| 138 | 15649.88 | 3.5983 |
| 139 | 12472.35 | 2.8963 |
| 140 | 10140.00 | 2.3228 |
| 141 | 10140.00 | 2.3228 |
| 142 | 10155.57 | 2.3232 |
| 143 | 10246.65 | 2.3251 |
| 144 | 15004.68 | 3.4445 |
| 145 | 10391.01 | 2.3280 |
| 146 | 9931.46 | 2.2801 |
| 147 | 8665.97 | 2.2219 |
| 148 | 8490.00 | 2.1279 |
| 149 | 8490.00 | 2.1279 |
| 150 | 8398.22 | 2.0289 |
| 151 | 4800.00 | 0.1102 |
| 152 | 4800.00 | 0.1102 |
| 153 | 4800.00 | 0.1102 |
| 154 | 4800.00 | 0.1102 |
| 155 | 4800.00 | 0.1102 |
| 156 | 4800.00 | 0.1102 |
| 157 | 4800.00 | 0.1102 |
| 158 | 4800.00 | 0.1102 |
| 159 | 4800.00 | 0.1102 |
| 160 | 4800.00 | 0.1102 |
| 161 | 4800.00 | 0.1102 |
| 162 | 4800.00 | 0.1102 |
| 163 | 4800.00 | 0.1102 |
| 164 | 4800.00 | 0.1102 |
| 165 | 4897.86 | 0.1124 |
| 166 | 4913.79 | 0.1128 |
| 167 | 5007.03 | 0.1149 |
| 168 | 6071.04 | 0.1381 |
| 169 | 5518.96 | 0.1287 |
| 170 | 6798.13 | 0.1561 |
| 171 | 7779.57 | 0.1786 |
| 172 | 6297.51 | 0.1446 |
| 173 | 9125.80 | 0.2095 |
| 174 | 7362.08 | 0.1687 |
| 175 | 6479.28 | 0.1490 |

LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 28, Township 46 North, Range 32 West, in the City of Raymor, Cass County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 28, thence S 2°21'58" W, along the East line of the Northwest Quarter of said Section 28, a distance of 740.92 feet to the Point of Beginning, thence continuing S 2°21'58" W, along the East line of the Northwest Quarter of said Section 28, a distance of 1885.81 feet; thence N 87°14'52" W, a distance of 47.35 feet; thence Weste... on a curve to the right, said curve being tangent to the last described course and having a radius of 3065.00 feet, on an arc distance of 1824.78 feet; thence N 23°28'07" E, a distance of 176.63 feet; thence Weste... on a curve to the right, said curve having an initial tangent bearing of N 74°53'09" W and a radius of 275.00 feet, on an arc distance of 9.40 feet; thence N 17°04'19" E, a distance of 184.76 feet; thence S 88°04'57" E, a distance of 82.52 feet; thence N 17°03'17" E, a distance of 218.48 feet; thence Northe... on a curve to the right, said curve being tangent to the last described course and having a radius of 525.00 feet, on an arc distance of 38.98 feet; thence S 88°04'57" E, a distance of 82.52 feet; thence N 17°03'17" E, a distance of 218.48 feet; thence Northe... on a curve to the right, said curve having an initial tangent bearing of S 18°55'04" W and a radius of 525.00 feet, on an arc distance of 75.68 feet; thence S 25°10'29" W, a distance of 42.28 feet; thence Southe... on a curve to the left, said curve being tangent to the last described course and having a radius of 475.00 feet, on an arc distance of 214.95 feet; thence S 7°49'13" E, a distance of 2.45 feet; thence N 89°14'57" E, a distance of 239.55 feet; thence N 81°25'32" E, a distance of 297.84 feet; thence S 2°22'32" E, a distance of 24.49 feet; thence N 87°34'28" E, a distance of 180.00 feet; thence N 2°25'32" W, a distance of 167.87 feet; thence N 25°57'59" W, a distance of 103.78 feet; thence N 63°45'30" E, a distance of 121.03 feet; thence S 26°14'29" E, a distance of 130.00 feet; thence N 63°42'35" E, a distance of 84.15 feet; thence N 46°24'28" E, a distance of 99.89 feet; thence N 32°04'42" E, a distance of 99.40 feet; thence N 10°14'17" E, a distance of 96.70 feet; thence N 87°20'15" E, a distance of 159.92 feet; thence N 11°38'42" E, a distance of 51.25 feet; thence S 87°38'02" E, a distance of 132.47 feet to the Point of Beginning, containing 65,207.00 acres, more or less, of unplatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plot shall hereafter be known as "SENDERA, SECOND PLAT".

STREETS

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

EASEMENTS

An easement or license is hereby granted to the City of Raymor, Missouri, to locate, construct and maintain or authorize the location, construction and maintenance and use of conduits for all and any purpose, water, gas, sewer, mains, poles and wires to all or any of them over, under, and along the strips marked 10.00' on this plat, within any street or thoroughfare dedicated to public use on this plat. Easements dedicated for a specific purpose are hereby restricted to that purpose only.

BUILDING LINES

Building lines or setback lines are hereby established as shown on the accompanying plat and no building shall be constructed between this line and the street right-of-way line.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his hand this ____ day of _____, 20__.

Clayton Properties Group, Inc., a Tennessee Corporation d/b/a Summit Homes, owner of all Lots and Tracts shown on this plat.

By: Brad Kempf, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF _____, SS
COUNTY OF _____

BE IT REMEMBERED that on this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said County and State, came Brad Kempf, Assistant Secretary of Clayton Properties Group, Inc., a Tennessee Corporation d/b/a Summit Homes, a corporation duly organized under the laws of the State of Tennessee, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to me to be his act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

PLANNING AND ZONING COMMISSION

This plat of "SENDERA, SECOND PLAT" was submitted to and duly approved by the City of Raymor, Missouri Planning and Zoning Commission on this ____ day of _____, 20__.

Secretary: Jim Paternman

CITY COUNCIL

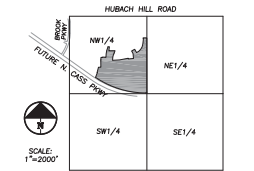
This plat of "SENDERA, SECOND PLAT" including easements and rights-of-way accepted by the City Council was submitted to and approved by the Raymor City Council by Ordinance No. _____ on this ____ day of _____, 20__.

City Engineer: Michael E. Kraus, P.E. Mayor: Kristofer P. Tumbow Attest: City Clerk: Erica Hill

170 6798.13 0.1561
171 7779.57 0.1786
172 6297.51 0.1446
173 9125.80 0.2095
174 7362.08 0.1687
175 6479.28 0.1490

NOTES:

1. THIS SURVEY HAS BEEN MADE FROM FIRST ANCHOR TITLE INSURANCE COMPANY COMMENTS FOR TITLE INSURANCE NO. 925-103899-NCT AND WITH AN EFFECTIVE DATE OF OCTOBER 26, 2005, AT 8:00 AM.
2. THIS SURVEY MEETS OR EXCEEDS THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MINIMUM STANDARDS FOR PROPERTY SURVEYS EXCEPT REQUIREMENTS FOR BENCH MARK PROTECTION.
3. ALL PROPERTY CORNERS, MONUMENTS AND CHISELED CHAINS TO BE PLACED AT END OF CONSTRUCTION. THE PROLONGATION OF THE SURETY LIST LINES WILL BE WARRANTEED BY A CHISELED OUT ON THE CORNER. ALL SURETY LIST CORNERS SHALL BE SET WITH 1/2" REBAR AND PLASTIC CAP SPACED 30 FEET APART.
4. THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OF SUBSEQUENT PHASE SHALL BE REQUIRED TO CONSTRUCT A SEWERAL ON THAT LOT WHEN:



VICINITY MAP
SEC. 28-46-32

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, AS SHOWN AS SPECIAL HAZARD AREAS (SPECIAL SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS EXTERNAL).

THE UNKNOWN AREAS IN ZONE AE, AS CHANGED, OR A STRAIN PLUS ANY ANCHORED FLOORPLAN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS, SO THAT THE YEAR ANNUAL CHANCE FLOOD CAN BE CHASED WITHOUT SUBSTANTIAL PROBLEMS IN FLOOD REPORTS.

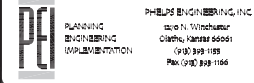
A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (OTHER FLOOD AREAS), AS SHOWN AS SPECIAL HAZARD AREAS (SPECIAL SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS EXTERNAL).

THE UNKNOWN AREAS IN ZONE X, AS CHANGED, OR A STRAIN PLUS ANY ANCHORED FLOORPLAN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS, SO THAT THE YEAR ANNUAL CHANCE FLOOD CAN BE CHASED WITHOUT SUBSTANTIAL PROBLEMS IN FLOOD REPORTS.

THE BEARING OF THE PROPERTY LINES WITHIN THIS PLAT, EXCEPT AS HEREIN OTHERWISE SPECIFIED, IS BASED ON THE PLAT OF "SENDERA, SECOND PLAT", INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY OF RAYMOR, MISSOURI PLANNING AND ZONING COMMISSION ON THIS ____ DAY OF _____, 20__.

NO 200701, CASS COUNTY, MISSOURI, MAP NO. 2007000007, MAP NO. 2007000008, MAP NO. 2007000009, MAP NO. 2007000010, ALL DATED JANUARY 2, 2007.

THE PLAT TITLED "SENDERA, SECOND PLAT", A SUBDIVISION IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND SUCH SURVEY MEETS OR EXCEEDS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY SURVEYS" AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE AND LAND SURVEY OF THE STATE OF MISSOURI AND THE MISSOURI COUNCIL ON PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. FURTHER, I HAVE CONSULTED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.





Development Agreement

For

Sendera, Second Plat

Legal Description Contained on Pages 2-3

**Between Clayton Properties Group, Inc., Grantor
and**

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

February 28, 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 28th day of February, 2022 by and between, **Clayton Properties Group, Inc.** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Sendera, Second Plat** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the 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:

1. The terms of this agreement apply to the following property and all portions thereof: **Sendera, Second Plat**

All that part of the Northwest Quarter of Section 28, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 28; thence S 2°21'58" W, along the East line of the Northwest Quarter of said Section 28, a distance of 740.92 feet to the Point of Beginning; thence continuing S 2°21'58" W, along the East line of the Northwest Quarter of said Section 28, a distance of 1885.81 feet; thence N 87°14'25" W, a distance of 47.35 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 3065.00 feet, an arc distance of 1824.78 feet; thence N 23°28'40" E, a distance of 176.43 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of N 74°53'09" W and a radius of 275.00 feet, an arc distance of 9.40 feet; thence N 17°04'19" E, a distance of 184.76 feet; thence S 88°19'43" E, a distance of 82.52 feet; thence N 1°40'17" E, a distance of 218.48 feet; thence Northerly on a curve to the right, said curve being tangent to the last described course and having a radius of 525.00 feet, an arc distance of 38.99 feet; thence N 5°55'35" E, a distance of 80.74 feet to a point on the Southerly plat line of SENDERA, FIRST PLAT, a platted subdivision of land in the City of Raymore, Cass County, Missouri; thence along the Southerly plat line of said SENDERA, FIRST PLAT, for the following ten (10) courses; thence S 84°04'25" E, a distance of 50.00 feet; thence N 5°55'35" E, a distance of 10.91 feet; thence S 84°04'25" E, a distance of 120.00 feet; thence N 5°55'35" E, a distance of 120.00 feet; thence N 11°50'24" E, a distance of 112.72 feet; thence N 21°24'44" E, a distance of 140.09 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 75°49'55" E and a radius of 525.00 feet, an arc distance of 45.97 feet; thence S 9°09'05" W, a distance of 135.35 feet; thence S 88°08'45" E, a distance of 155.73 feet; thence S 85°52'42" E, a distance of 51.41 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 16°55'04"W and a radius of 525.00 feet, an arc

distance of 75.66 feet; thence S 25°10'29" W, a distance of 42.28 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 475.00 feet, an arc distance of 214.95 feet; thence S 0°45'13" E, a distance of 2.45 feet; thence N 89°14'47" E, a distance of 239.55 feet; thence N 81°25'57" E, a distance of 297.84 feet; thence S 2°25'32" E, a distance of 24.49 feet; thence N 87°34'28" E, a distance of 180.00 feet; thence N 2°25'32" W, a distance of 167.67 feet; thence N 25°57'59" W, a distance of 103.78 feet; thence N 63°45'35" E, a distance of 121.03 feet; thence S 26°14'25" E, a distance of 130.00 feet; thence N 63°45'35" E, a distance of 84.15 feet; thence N 46°24'58" E, a distance of 99.88 feet; thence N 32°04'42" E, a distance of 99.40 feet; thence N 16°14'17" E, a distance of 96.70 feet; thence N 9°25'15" E, a distance of 159.92 feet; thence N 11°38'42" W, a distance of 51.25 feet; thence S 87°38'02" E, a distance of 132.47 feet to the Point of Beginning, containing 45.2070 acres, more or less, of unplatted land.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements". The public improvements include: streets, street lights, sanitary sewers, and storm sewers within the public right-of-way.
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits. No work on installation of Improvements can commence until all State, Federal and City permits are obtained.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay

for all other engineering and surveying necessary to design and construct other improvements to the property.

7. The Sub-divider shall install permeable pavers or similar stormwater quality facilities in the islands in each cul-de-sac as part of the Improvements.

8. The Sub-divider shall secure all permits and approvals necessary from Cass County Public Water Supply District #10 for the provision of water to the subdivision. All improvements to the water service system shall comply with the requirements of the Water District, the City of Raymore and with the requirements of the South Metropolitan Fire Protection District.

9. The placement of the cascading pools and BMP's as part of the on-site stormwater management system shall be completed prior to the issuance of any Certificate of Occupancy for any lot within the Second Plat.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all public Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements, a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

5. Prior to acceptance of the Improvements, the Sub-divider and/or the Homeowner's Association shall submit a stormwater maintenance agreement for the perpetual maintenance of all private stormwater management infrastructure.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.
2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to pay the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.
6. Per Ordinance #20004, 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.
7. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices (i.e. stop signs) as shown on the approved construction plans and determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The traffic control devices must be installed prior to the City releasing any building permits.
8. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The street name signage must be installed prior to the City releasing any building permits.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the public Improvements for the subdivision.
3. One yard tree shall be provided for each dwelling unit in the front yard of each dwelling unit. For corner lots, one yard tree is required per street frontage.
4. The six-foot (6') trail segment provided as an amenity within Tract E and connecting the sidewalk on Flatiron Trail to the sidewalk on Sendera Trail between Lots 123 and 124 shall be constructed with the Improvements for the Second Plat.
5. The six-foot (6') trail segment provided as an amenity within Tract E and connecting the sidewalk on Bell Rock Trail with the trail segment between Lots 123 and 124 may be deferred until the future subdivision phase that would contain Bell Rock Trail.
6. The six-foot (6') trail segment provided as an amenity within Tract E and connecting the sidewalk in the cul-de-sac on Piedra River Trail to the trail segment south of Lot 121 shall be constructed with the Improvements for the Second Plat.
7. A five-foot (5') sidewalk shall be installed along the south side of Sendera Trail in Tract E between Lots 123 and 124 prior to the issuance of a Certificate of Occupancy for Lots 123 and 124.
8. The subdivision is located within the boundaries of the Hubach Hill and North Cass Parkway Community Improvement District. All lots located within the First Plat are subject to any special assessment approved by the District Board for the life of the District.
9. The subdivision is located within the boundaries of the Hubach Hill and North Cass Parkway Community Improvement District (CID). All lots located within the First Plat are subject to any special assessment approved by the District Board for the life of the District. The purpose of the District is to repay bonds issued by the District to provide funds for the construction of North Cass Parkway and Hubach Hill Road. The amount of the special assessment shall not exceed .60 dollars per hundred dollars of assessed valuation on all taxable real property located within the District. The special assessment expires in 2040.

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 the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the entire 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 applied for in the subdivision, until breach or breaches has or have been cured.
5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.
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 ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. The Sub-divider hereby warrants and represents to the City as an inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.
9. The Sub-divider and the City acknowledge that the Memorandum of Understanding for Sendera Subdivision, executed by both parties and approved by the City Council on August 23, 2021 remains in effect.
10. 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 certified United States mail (return receipt requested) 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 the Sub-divider, at:

Clayton Properties Group, Inc.
Attn: Brad Kempf
120 SE 30th Street
Lee's Summit, MO 64082

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Sendera, Second Plat** if the plat is not recorded; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what Improvements may have been completed in furtherance of the current plat known as **Sendera, Second Plat**.

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

CLAYTON PROPERTIES GROUP, INC.

Sub-divider – Signature

Printed Name

Printed Title

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

Attachment A

FEE CALCULATION FOR SENDERA SUBDIVISION SECOND PLAT

Total Cost for 'New' Public Improvements: \$xxxxxx

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

| | | |
|---|---|-----------|
| 1 | Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ <i>*must be paid prior to issuance of a land disturbance permit</i> | \$500.00 |
| 2 | Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# _____ <i>*must be paid prior to issuance of a land disturbance permit</i> | \$xxxxxxx |
| | Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (x ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i> | \$xxxxxxx |
| 3 | Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 <i>*must be paid prior to issuance of a construction permit</i> | \$xxxxx |
| 4 | Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i> | \$xxxxx |
| 5 | Emergency Outdoor Warning Siren Fee: \$9.00 per acre (45.2070 acres) [Schedule of Fees and Charges] 01-00-4185-0000 | \$406.86 |

TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$406.86
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND
DISTURBANCE PERMIT..... \$xxx
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A
CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$xxx

Memorandum

TO: Planning and Zoning Commission
FROM: Michael Krass, Director of Public Works and Engineering
DATE: January 24, 2022
RE: Sendera 1st and 2nd Final Plats

The Engineering Division of Public Works has reviewed the infrastructure plans for the above referenced project and has determined that they comply with the design specifications for the City of Raymore.

It should be noted that water service for this project will be provided by Cass County Public Water Supply District 10.

MONTHLY REPORT December 2021

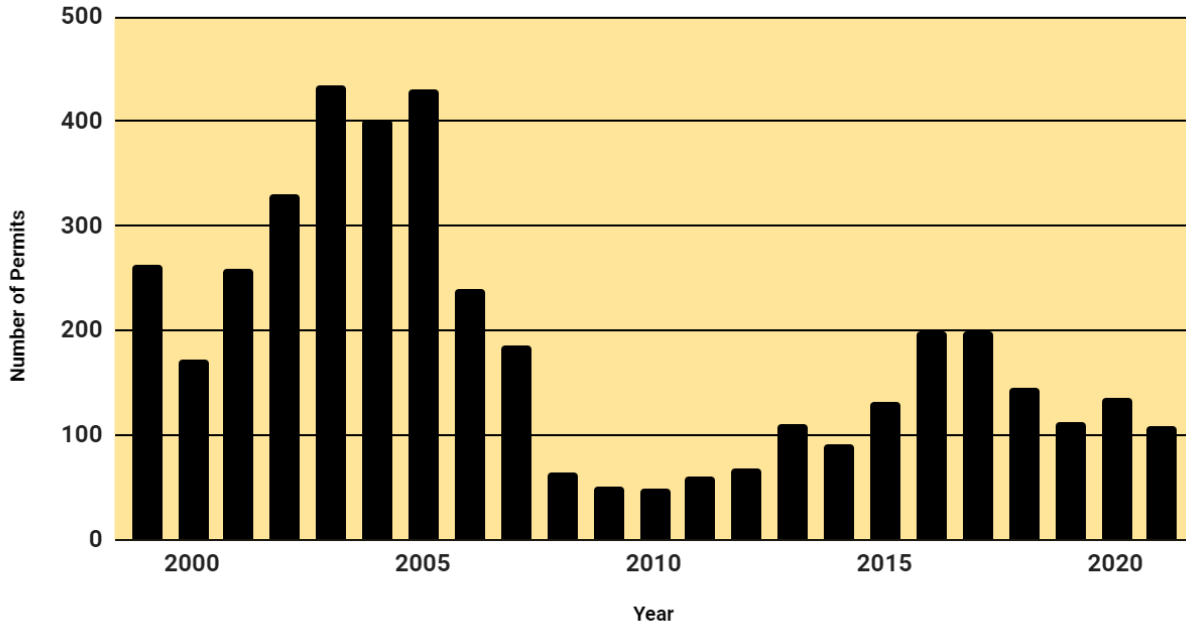
Building Permit Activity

| Type of Permit | Dec 2021 | 2021 YTD | 2020 YTD | 2020 Total |
|--|-----------------|-----------------|-----------------|-------------------|
| Detached Single-Family Residential | 7 | 108 | 136 | 136 |
| Attached Single-Family Residential | 46 | 166 | 22 | 22 |
| Multi-Family Residential | 0 | 0 | 396 | 396 |
| Miscellaneous Residential (deck; roof) | 43 | 574 | 1,240 | 1,240 |
| Commercial - New, Additions, Alterations | 3 | 38 | 13 | 13 |
| Sign Permits | 12 | 37 | 37 | 37 |
| Inspections | Dec 2021 | 2021 YTD | 2020 YTD | 2020 Total |
| Total # of Inspections | 236 | 3,882 | 4,447 | 4,447 |
| Valuation | Dec 2021 | 2021 YTD | 2020 YTD | 2020 Total |
| Total Residential Permit Valuation | \$8,871,800 | \$57,700,900 | \$40,314,600 | \$40,314,600 |
| Total Commercial Permit Valuation | \$265,500 | \$39,600,680 | \$46,094,200 | \$46,094,200 |

Additional Building Activity:

- Site work continues for The Venue of The Good Ranch townhome development.
- Tenant work was completed for the Heartland Dental Office building in the Raymore Marketplace.
- Building construction continues on the South Town Storage facility, a covered parking area for RV's and similar vehicles
- Site work continues for Alexander Creek Third Plat.
- Site work was completed for Eastbrooke at Creekmoor 2nd Plat
- Site work continues for Eastbrooke at Creekmoor 3rd Plat
- Building construction continued for the South Metropolitan Fire Protection District administration building.
- Construction continued on the townhome units in Sunset Plaza, located east of Sunset Lane and south of 58 Highway
- Construction has commenced on Building 3 in the Raymore Commerce Center
- Tenant finish work was completed for Buff City Soap to locate at 2007 W. Foxwood Drive
- Tenant finish work continued for Wing Stop to locate at 1941 W. Foxwood Drive
- Tenant finish work continued for Salon 319 to locate at 319 Municipal Circle

Single Family Building Permits



Code Enforcement Activity

| Code Activity | Dec 2021 | 2021 YTD | 2020 YTD | 2020 Total |
|--|----------|----------|----------|------------|
| Code Enforcement Cases Opened | 44 | 575 | 565 | 565 |
| <i>Notices Mailed</i> | | | | |
| -Tall Grass/Weeds | 0 | 85 | 96 | 96 |
| - Inoperable Vehicles | 16 | 191 | 185 | 185 |
| - Junk/Trash/Debris in Yard | 8 | 94 | 92 | 92 |
| - Object placed in right-of-way | 0 | 5 | 6 | 6 |
| - Parking of vehicles in front yard | 4 | 45 | 20 | 20 |
| - Exterior home maintenance | 8 | 63 | 43 | 43 |
| - Other (trash at curb early; signs; etc) | 0 | 6 | 6 | 6 |
| Properties mowed by City Contractor | 0 | 42 | 73 | 73 |
| Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed) | 1 | 2 | 3 | 3 |
| Signs in right-of-way removed | 59 | 524 | 460 | 460 |
| Violations abated by Code Officer | 8 | 86 | 133 | 133 |

Development Activity

Current Projects

- Madison Valley Phase 2 Preliminary Plat
- Knoll Creek Preliminary Plat
- Sendera First and Second Final Plat
- Timber Trails Mixed Use Development Preliminary Plan
- Brown Event Center Conditional Use Permit
- LeMor Estates Rezoning Lots 7 & 10, R-1 to R-2
- Watermark Site Plan
- Grube Rezoning
- Johnny's Tavern Site Plan

| | As of Dec 31, 2021 | As of Dec 31, 2020 | As of Dec 31, 2019 |
|---|--------------------------------------|--------------------------------------|--------------------|
| Homes currently under construction | 572 (252 units at Lofts of Foxridge) | 570 (396 units at Lofts of Foxridge) | 150 |
| Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home) | 200 | 268 | 348 |
| Total number of dwelling units in City | 9,073 | 8,801 | 8,663 |

Actions of Boards, Commission, and City Council

City Council

December 13, 2021

- Approved the reappointment of Kelly Fizer and Mario Urquilla to the Planning and Zoning Commission
- Approved the reappointment of Terri Woods, Ben Bailey and Aaron Harrison to the Board of Adjustment
- Approved on 2nd reading the rezoning of Lot 7 and Lot 10 in LeMor Estates
- Approved on 2nd reading the 34th amendment to the Unified Development Code
- Approved on 2nd reading the correction of the legal description for the Watermark Apartment Community rezoning
- Approved The Estates at Knoll Creek Preliminary Plat

December 20, 2021

- Approved the Madison Valley Preliminary Plat
- Approved on 1st reading the Conditional Use Permit for the Brown Event Space
- Approved on 1st reading the correction of the legal description in the Watermark rezoning request

Planning and Zoning Commission

December 7, 2021

- Recommended approval of the Conditional Use Permit for the Brown Event Center
- Approved the Watermark Apartment Community Site Plan

Board of Adjustment

December 14, 2021

- Approved a variance to allow a 2nd driveway at 712 Raven Street

Upcoming Meetings – January & February

January 4, 2022 Planning and Zoning Commission

- Meeting cancelled

January 10, 2022 City Council

- 2nd reading - Brown Event Center

January 18, 2022 Planning and Zoning Commission

- Johnny's Tavern Site Plan
- Rezoning of 10+ acres from M-1 to R-3A located south of Dawn Street, east of Sunrise Drive (public hearing)

January 24, 2022 City Council

- No applications currently pending

January 31, 2022 Joint Meeting of City Council and the Planning and Zoning Commission

February 1, 2022 Planning and Zoning Commission

- Sendera, First Plat
- Sendera, Second Plat

February 14, 2022 City Council

- 1st reading - Rezoning of 10+ acres from M-1 to R-3A located south of Dawn Street, east of Sunrise Drive (public hearing)
- 1st reading - Sendera, First Plat
- 1st reading - Sendera, Second Plat

February 15, 2022 Board of Adjustment

- Application filed by Sean Seibert requesting a variance to the front yard setback for Lot 30 in Oak Ridge Farms (public hearing)

February 15, 2022 Planning and Zoning Commission

- No applications currently pending

February 28, 2022 City Council

- 2nd reading - Rezoning of 10+ acres from M-1 to R-3A located south of Dawn Street, east of Sunrise Drive (public hearing)
- 2nd reading - Sendera, First Plat
- 2nd reading - Sendera, Second Plat

Department Activities

- Director Jim Cadoret participated in the Planner's Roundtable hosted quarterly by the Mid-America Regional Planning Council.
- Code Enforcement Officer Drayton Vogel participated in a virtual training session on code enforcement officer safety sponsored by the International Code Council.
- Development Services Director Jim Cadoret and City Planner Dylan Eppert met with department heads to continue staff work efforts on completion of the City Comprehensive Plan.
- A Certificate of Occupancy was issued for the new Buff City Soap located at 2007 W. Foxwood Drive Suite E.
- GIS Coordinator Heather Eisenbarth participated in the monthly meeting of the Missouri Geographic Information Systems Advisory Council.
- A Certificate of Occupancy was issued for [Heartland Dental](#) to open at 826 W. Foxwood Drive.
- Economic Development Director David Gress attended the monthly Raymore Chamber of Commerce Morning Coffee, hosted by 319 Salon & Suites (319 Municipal Circle).
- Economic Development Director David Gress and Mayor Kristofer Turnbow attended the annual board retreat of the Raymore Chamber of Commerce Board.
- Building Official Jon Woerner completed building construction plan review for the Raymore-Peculiar School District LEAD facility to be located in the former Orscheln's building.
- Demolition was commenced on the former Golden Corral restaurant. Construction on the new [Whataburger](#) restaurant will soon follow.
- The Raymore Universally Designed Home constructed by Wade Beck, Pinnacle Homes of Kansas City, received the [Better Living Design Designation](#) from the Better Living Design Institute.
- Economic Development Director David Gress and Mayor Kris Turnbow attended the Holiday Coffee Breakfast hosted by Country Club Bank (1000 W. Foxwood Drive).
- Dylan Eppert, Jim Cadoret, David Gress, Mike Ekey and Mayor Kris Turnbow attended the Missouri ARPA Economic Development Programs Webinar.

- A building permit has been issued for the Raymore-Peculiar School District LEAD Center to begin construction at the former Orscheln Farm & Home building.
- Foxwood Springs completed the replacement of their fire sprinkler system.

GIS Activities

- Web mapping application creation, indoor facility map for (point) asset collection
- Software updates & configuration for enterprise components, including printer(s)
- Creation of database index field(s) for (water) data to support new schema requirements
- Script updates of log reporting to include use detail of database services & sites
- Update of annual databases as requested; DNR, MO1Call, MARC, etc
- Production of cartographic maps as requested, City, wards, snow, etc
- Reporting as requested; activity, construction, etc
- Mapping of public assets & address management for dwellings/utilities
- Data delivery as requested; contractors, design engineers, architects, etc
- QA/QC of feature datasets, quarterly and annual review/update