

Raymore Planning and Zoning Commission Agenda

Tuesday August 2, 2022

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 the July 19, 2022 Meeting
6. Unfinished Business - None
7. New Business
 - a. Case # 22019 Oak Ridge Farms 4th Plat - Site Plan
 - b. Case # 22020 Oak Ridge Farms 4th Plat - Final Plat
8. City Council Report
9. Staff Report
10. Public Comment
11. Commissioner 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, JULY 19, 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, KELLY FIZER, JIM PETERMANN, TOM ENGERT, MAYOR KRIS TURNBOW, JEREMY MANSUR, MARIO URQUILLA, AND ERIC BOWIE (arrived at 7:01pm). ALSO PRESENT WAS DIRECTOR OF DEVELOPMENT SERVICES DAVID GRESS, CITY PLANNER DYLAN EPPERT, ASSISTANT CITY ENGINEER TRENT SALSBURY, CITY ATTORNEY JONAHTAN ZERR, 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**

- a. Melissa Harmer, Communications Manager: Question P Informational Presentation

5. **Consent Agenda**

- a. **Approval of Minutes from the May 17, 2022 meeting**
- b. **Case #22011 - Ridgeview Estates 1st Final Plat**
- c. **Case #22017- Ascend at Raymore Final Plat**

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, 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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

6. **Unfinished Business - none**

7. **New Business -**

- a. **Case #22010 - Ridgeview Estates Site Plan**

Dan Sanders of MACO Development Company, 111 N Main St., Clarkton MO 64837 came to the podium to explain the site plan request before the Commission. Following the approval of the PUD rezoning, the developers have been getting everything together to be able to start construction in the fall of 2022. The development is a 60-unit, single story, senior community

which will be low density at 7.5 units per acre. It is an age restricted community, allowing senior residents 55 and older. Ridgeview Estates will include all appliances such as washers and dryers, central heat and air, and will be two bedroom, two bathroom units. The outdoor areas will have attractive landscaping, and will be built in with brick exterior.

City Planner Dylan Eppert gave the Staff report, highlighting that the subject property is generally located south of Lucy Webb Road and west of Dean Avenue. The existing zoning is "PUD" Planned Unit Development, with surrounding uses being undeveloped land to the north and south, Single-Family Residential to the east, and I-49 to the west. The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development, and the Major Thoroughfare Plan Map identifies Dean Avenue as a Minor Arterial and Lucy Webb Road as a Major Collector. There is an adequate amount of parking, with the proposed parking ratio exceeding City Code requirements for parking. The landscaping requirement has also been met. There was a sign that was proposed but it was too large to be approved. The South Metro Fire District has given their approval for the development, and while a second access to the development is not required, the developer has added one to the development anyway. Site access will mainly be provided by Prairie Grass Drive, which is consistent with the Preliminary Plat submitted by the developer. Staff recommends the Commission accept the findings of fact and approve the case.

Commissioner Faulkner asked Mr. Eppert about common open space, and whether or not the application and development meet this requirement.

Mr. Eppert replied that while it was not noted in the Staff Report, the development does meet the requirements as stated by the Code.

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to accept staff proposed findings of fact and approve Case #22010 - Ridgeview Estates Site Plan subject to the 14 conditions as outlined in the Staff Report.

The Commission asked to verify the case number.

Commissioner Bowie asked if the sign discussion would come back before the Commission.

Mr. Eppert stated that the sign would be an administrative approval and that the applicant would need to file for a sign permit with the City.

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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

b. Case #22016 - Ascend at Raymore Site Plan

Matt Schlicht of Engineering Solutions, 21 SE 29th Terrace, Lee's Summit MO 64082, and project engineer for Griffin Riley Property Group, came to the podium to explain the requested approval of the site plan for the Ascend development. The development will include a mixture of two different four-plex types, including a traditional style building with all four doors on one side, and a new style of over-under building with two doors on the front and two doors on the back of the building. There is more than adequate parking, as well as one garage space per unit available. The site plan shows a clubhouse, dog park, playground area, and other amenity areas that will meet the needs of both the older and younger population. The site plan also shows the landscape plan. There will be a fence to the south and east of the development.

City Planner Dylan Eppert gave the Staff Report. The request is for a site plan approval for Ascend, which is generally located south of Dawn Street and east of Sunrise Drive. The current zoning is "R-3A" Multiple Family Residential District. The surrounding uses are C-3 and M-1 to the north, M-1 to the east, R-3B and PUD to the south, and R-3A to the west. The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Business Park development. The Major Thoroughfare Plan Map classified E Walnut Street as a Major Arterial. South Sunrise Drive and Dawn Street are classified as local roads. Landscaping, parking, and open space requirements are all adequately met for the development. This site will be internally private, but the developers are altering Dawn Street to make it easier for snow plows to turn around in the area. The water will be public. There will be 116 units that will work out to 11.67 units per acre, which is under the maximum 12 units per acre as allowed by the MOU. Staff recommends the Commission accept the proposed findings of fact and approve the case.

Commissioner Faulkner asked to clarify the case number, and asked about the width of the sidewalk in the development.

Mr. Eppert replied that the sidewalk is changing in width due to the development hooking up to a previously existing sidewalk that is 4', which is narrower than the Code states new sidewalks should be.

Commissioner Faulkner noted a discrepancy in the number of trees shown on the drawing to the number listed in the Site Plan. The schematics for a cable retainer assembly that is shown does not seem to match the item numbers listed beside it.

Mr. Schlicht noted that the Site Plan should be used as the guide for how many trees are being planted, and that there was a different company used for the page showing the assembly.

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to accept staff proposed findings of fact and approve Case #22016 - Ascend Site Plan subject to the 2 amendments and 15 conditions outlined.

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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

8. City Council Report

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

9. Staff Report

City Planner Dylan Eppert gave the Staff Report, highlighting the Community Conversation on July 27, 2022. There were two final plats on the consent agenda, but the process will now be that final plats will be presented during New Business instead. There will be a meeting on August 2, 2022. Mr. Gress noted how many inspections have been taking place and gave an update on the tenants for the Van Trust buildings.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie thanked Staff.

Commissioner Mansur thanked Staff.

Commissioner Petermann thanked Staff.

Commissioner Faulkner thanked Staff.

Chairman Wiggins thanked Staff.

Commissioner Fizer thanked Staff.

Commissioner Engert thanked Staff.

Commissioner Urquilla thanked Staff and asked about progress on Ward Road. Congratulations to the City for the Spirit of Raymore fireworks celebration for the Fourth of July.

Mayor Turnbow thanked Staff and reiterated the importance of Question P on the August 2nd ballot.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the July 19, 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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

The July 19, 2022 meeting adjourned at 7:48 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: August 2, 2022
Re: Case # 22019 - Oak Ridge Farms 4th Plat - Site Plan

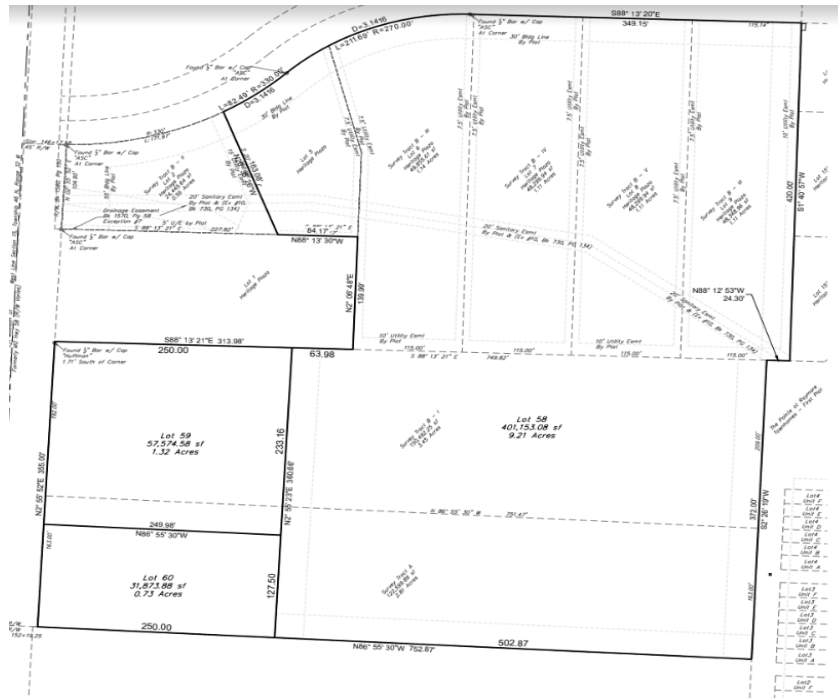
GENERAL INFORMATION

Applicant/ Sean A. Siebert
Property Owner: ORF 4 LLC
 33 I St.
 Lake Lotawana, MO 64086

Requested Action: Site plan approval for Oak Ridge Farms 4th Plat

Property Location: Generally located south of Pine St, east of N. Madison St.

Aerial Photograph:



Property Photographs:



Looking south from Pine St.



Looking southeast from intersection of Pine and Madison



Looking east from N. Madison St. (South of Sonic)



Looking northeast from Perkins Parking Lot.

Existing Zoning: "R-3A" Multiple Family Residential District

Existing Surrounding Uses: **North:** C-2 and City of Raymore Property (General Commercial District)
South: C-2 (General Commercial and BP Buisness Park)
East: R-2 (Single and Two-Family) R-3A (Multiple Family Residential District)
West: C-2 (General Commercial District)

Total Tract Size: 9.21 Acres

Density – units per Acre: 11.94

Subdivision Plat: Replat of Heritage Plaza and adjacent unplatted lots

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has N. Madison St. classified as a Major Arterial and Pine St. classified as a Minor Collector.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for Oak Ridge Farms 4th Plat

SITE PLAN REQUIREMENTS AND STANDARDS

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 site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

- A. Purpose
The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action
 - a. All site plans will be reviewed by the Community Development Director.
 - b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
 - c. The Community Development Director must complete the review within 20 days of receiving a complete application.
2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to

the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
 - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. Heritage Plaza Lot 1 (Final Plat) was approved on August 26 1985.
2. Heritage Plaza 2nd Plat (Final Plat) was approved on October 25, 1985.
3. Heritage Plaza (Revised Preliminary Plat) was approved on October 28, 1985.
4. The "R-3" Multiple-Family residential zoning for the Pointe at Raymore Townhomes to the southeast was approved on June 21, 2009.
5. Heritage Plaza Lot 10 (Final Plat) was approved October 27, 1986
6. Oak Ridge Farms 3rd Plat was approved to be rezoned from "R-1" Single-family Residential District to "PUD" Planned Unit Development District on September 28, 2020.
7. The two large lots to the south included as part of the proposed rezoning remain unplatted at this time.

8. The City Council approved the rezoning of the subject property from "C-2" General Commercial District to "R-3A" Multiple Family Residential District on April 25, 2022.

ENGINEERING DIVISION COMMENTS

In the attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

R-3A	
Minimum Lot Area	
per lot	12,000 sq.ft.
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (ft.)	90
Minimum Lot Depth (ft.)	120
Yards, Minimum (ft.)	
Front	30
rear	30
side	10
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

2. **Special Use Conditions:**

a. **Single-Family Attached and Multiple-Family Dwellings**

• **Number of Buildings per Lot**

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

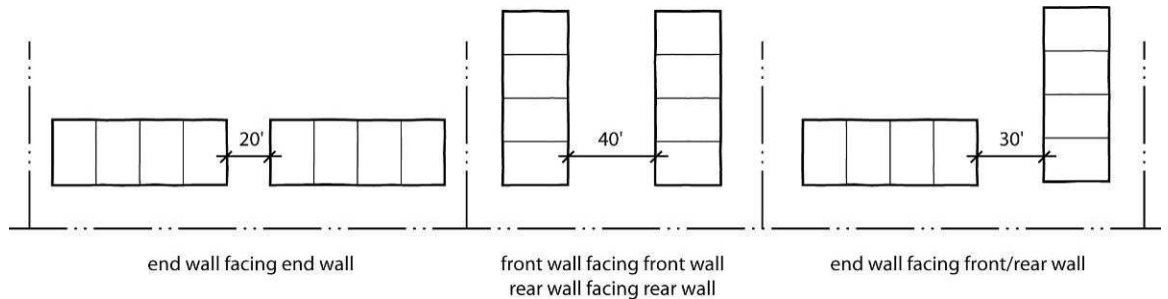
• **Number of Units per Building**

- (1) No more than eight attached single-family dwelling units are permitted within a single building.
- (2) There is no limit on the number of multiple-family dwellings permitted within a single building.

• **Minimum Separation between Buildings**

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- (1) back to back, 40 feet;
- (2) front to front, 40 feet;
- (3) end to end, 20 feet;
- (4) end to back, 30 feet;
- (5) end to front, 30 feet;
- (6) no dwelling unit will face directly upon the rear of a building; and
- (7) service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



• **Building Design** (*Amendment 33 - Ordinance 2020-068 11.23.2020*)

Attached single-family and multiple-family dwellings must:

- (1) be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- (2) be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.
- (3) Any portion of the building that is within one-hundred (100) feet of a less intense zoning district may not exceed one-hundred twenty-five percent (125%) of the maximum height permitted in the less-intense zoning district.
- (4) Four-sided design, including entryways, windows and consistent materials along with architectural details shall be utilized on all elevations to add diversity and visual character to the building(s).
- (5) Front entrance features shall include pedestrian-scale design elements. This includes: side lights or transom windows, architectural ornamentation or single-story roofs or canopies that are then integral to the overall architectural design of the building.

- (6) Variety in exterior materials is encouraged. Composition of entirely one material is prohibited. A brick, stone or similar material base is required up to at least three (3) feet of the front building facade.
- (7) Prohibited building materials include:
 - a. Plywood sheathing, including oriented strand board (OSB) and CDX plywood [fiber cement siding, T1-11 plywood, LP Smartsiding, and similar materials are allowed].
 - b. Painted CMU
 - c. Corrugated metal
 - d. Painted metal
 - e. Wood shake roofing material
 - f. Plastic awning material
- (8) Roof mounted equipment, including ventilators and satellite dishes, shall be completely screened from view using parapet walls at the same height as the equipment. Screening shall be of the same materials and design as the larger building to maintain a unified appearance.

- **Private Yards for Attached Single-Family Dwellings**

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- (1) attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- (2) a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;
- (3) required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- (4) private yards may be enclosed with fences.

- **Common Open Space for Multiple-Family Dwellings**

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- (1) a minimum of 150 square feet of common open space must be provided per dwelling unit;

- (2) common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- (3) common open space must be maintained by the property owners association.

The proposed development complies with all of the applicable special conditions for the proposed use.

3. Parking: A multiple family dwelling development must comply with the following parking standard:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Household Living	
Multi-Family Dwelling (+3)	1.5 per dwelling unit

With a total of 110 units (17, 4-plexes = 68 and 7, 6 plexes = 42) a total of 165 parking spaces were required. Parking will be provided by driveways to each dwelling unit as well as providing attached garages to each of the dwelling units.

The proposed site plan is in compliance with the parking standards for the City of Raymore. The site plan does not require ADA parking spaces as these units will be served by driveways.

4. Landscaping

Thirty percent (30%) of the lot is required to be reserved for landscaped areas. A total of forty-two percent (42%) of the site is provided with landscaping. The street frontage trees along Pine St. are going to be preserved as well as providing a landscape buffer along the northeast side of the subject property.

No screening is required along the west or south property line. The adjacent land to the west is zoned commercial as well as the land to the south. Screening will be required along this area upon the development of the commercially zoned lots (lots 59 & 60) which are also owned by the applicant.

1 yard tree is required per unit within the front yard and corner lots will have to provide 2 yard trees.

5. Pedestrian Access:

Pedestrian Access to the site has been provided. An 8' walking trail will be required to be constructed along Pine St. to make the connection from N. Madison St. to where it terminates at the east property line on Pine St. Internally, 5' sidewalks will serve both sides of the street throughout the development.

6. **Signage:** A master signage plan was not submitted with the application. A sign permit is required prior to installation of any sign.

It should be noted that the location and design of the monument sign must be in compliance with the UDC. If a monument sign is used for this development it must have the required landscaping as per the UDC.

7. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. South Metro is requiring the installation of an emergency drive along the west side of the proposed development. This emergency drive would allow emergency vehicles to navigate around the proposed development if access could not be gained from Pine St. The emergency drive shall be installed in accordance with the requirements of the Fire District.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Stormwater will be collected on site and discharged to a off-site collection pond located within the Oak Ridge Farms 3rd Plat. Adequate capacity has been determined to exist.
10. **Site Lighting:** The proposed development does not require a lighting plan as this is addressed as a residential subdivision, including attached garages and driveways as opposed to a proposed parking lot, with parking lot lighting.
11. **Trash Enclosure:** Trash enclosures were not proposed for this development. Individual trash carts will be provided to each unit as the City will provide trash service for the residents of this proposed development.
12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. The landscape plan does not show any screening around the equipment. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

13. **Site Access**

Access to the site will be provided off of Pine St. The streets that are internal to the site will be private and will create a loop that will circle back to Pine St.

A second fire access will be required and located on the west side of the property until the two commercial pad sites do develop.

14. Lots 59 and 60 remained zoned “C-2” General Commercial District from when the property was approved to be rezoned from “C-2” General Commercial District to “R-3A” Multiple Family Residential District on April 25, 2022.

Site Plan approval would be required for each lot as development occurs in the future.

15. The school district has been made aware of the project and did not express any concerns regarding the project.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. **the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies. The special conditions outlined by the UDC relative to Attached Single Family dwellings have been met.

- b. **the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. **the proposed use is allowed in the district in which it is located;**

A multiple family residential development is an allowable use in the R-3A zoning district.

- d. **vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of Pine St, which has capacity to serve the development.

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from Pine St. The developer is also going to install an 8' wide walking trail connection on Pine St. This connection will fill the gap from N. Madison St. to the eastern property line of the subject property.

- f. **the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the buildings does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. **open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

The natural mature trees along Pine Street are being preserved as part of this proposed development, and access points were limited to allow all trees to remain without conflicting with driveways.

No other natural or unique features exist on the property.

- h. **the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are minor alterations to the existing topography of the lot that will be made for this project. There are existing trees that are internal to the site that will need to be removed as part of the site work, but the removal of trees has been minimized by the placement of proposed buildings, as was done in previous phases of the Oak Ridge Farms subdivision.

The existing trees along Pine St. are required to be preserved.

- i. **provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use meets the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and**

utilizes native plant materials selected to withstand the local climate and individual site microclimates; and

Adequate landscaping is provided for the site. The trees along Pine St. are required to remain without disturbance. There is a type-A landscape buffer on the northeast side of the subject property required as the R-3A zoning requires this buffer when abutting an R-2 zoned property (Heritage Hills 6th Plat).

Additional screening will be required upon the development of the commercially zoned lots (59 & 60), which will be reviewed upon the submission of a site plan application for those lots.

- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination is not required as the streets are private and no on street parking is provided. This development is treated more like a residential neighborhood.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
August 2, 2022

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #22019 Oak Ridge Farms 4th Plat - Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to installation of any public improvements:

3. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements.

Prior to issuance of a Building Permit

4. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

5. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
6. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.
7. The public improvements shall be accepted by the City Council. Prior to acceptance of the public improvements by the City Council an easement shall be provided to the City for the off-site sanitary sewer line extension and for the off-site water main extension.
8. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

9. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
10. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
- 11.. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.



REVISIONS

C. 100

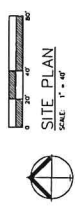


Table 1:

17 = 68 units
4 = units
6 = units





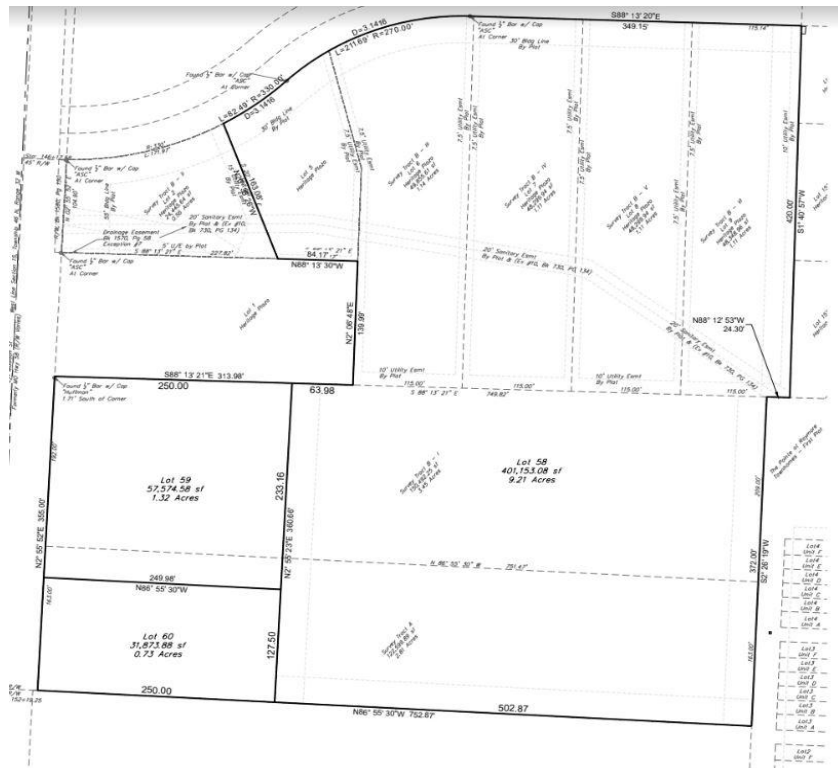
To: Planning and Zoning Commission
 From: Dylan M. Eppert, City Planner
 Date: August 2, 2022
 Re: Case #22020 - Oak Ridge Farms 4th Plat - Final Plat

GENERAL INFORMATION

Applicant/
 Property Owner: Sean Siebert
 ORF 4 LLC.
 33 I St.
 Lake Lotawana, MO 64086

Requested Action: Final Plat Approval, Oak Ridge Farms 4th Plat

Property Location: south of Pine St. and east of Madison St.



Site Photographs:



Looking south from Pine St.



Looking southeast from intersection of Pine and Madison



Looking east from N. Madison St. (South of Sonic)



Looking northeast from Perkins Parking Lot

Existing Zoning: "R-3A" Multiple Family Residential District

Existing Surrounding Zoning: **North:** "C-2" General Commercial District
South: "C-2" General Commercial District
East: "R-2" Single and Two Family District
"R-3A" Multiple Family Residential District
West: "C-2" General Commercial District

Existing Surrounding Uses: **North:** Commercial and City Owner Property
South: Commercial
East: Residential
West: Commercial

Total Tract Size: 11.26 Acres

Total Number of Lots: 3 Lots

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Pine St. as a Minor Collector and N. Madison St. as a Major Arterial.

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 Oak Ridge Farms 4th Plat.

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. Heritage Plaza Lot 1 (Final Plat) was approved on August 26 1985.
2. Heritage Plaza 2nd Plat (Final Plat) was approved on October 25, 1985.
3. Heritage Plaza (Revised Preliminary Plat) was approved on October 28, 1985.

4. The "R-3" Multiple-Family residential zoning for the Pointe at Raymore Townhomes to the southeast was approved on September 23, 1985.
5. Heritage Plaza Lot 10 (Final Plat) was approved October 27, 1986
6. Oak Ridge Farms 3rd Plat was approved to be rezoned from "R-1" Single-family Residential District to "PUD" Planned Unit Development District on September 28, 2020.
7. The two large lots to the south as part of the proposed rezoning remain unplatted at this time.
8. On April 25, 2022 the City Council approved the rezoning of the subject property from C-2 (General Commercial) to R-3A (Multiple Family Residential District).
9. The applicant has also submitted a Site Plan application for review and approval concurrent with the Final Plat application.

ENGINEERING DIVISION COMMENTS

In its attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The Bulk Dimensional Standards for a property zoned "R-3A" Multiple-Family Residential District are shown below:

R-3A	
Minimum Lot Area	
per lot	12,000 Sq Ft.
Per dwelling unit	2,000 Sq Ft.
Minimum Lot Width (feet)	90
Minimum Lot Depth (feet)	120
Yards, Minimum (feet)	
front	30
rear	30
side	10
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

2. All existing trees along the south side of Pine Street shall be preserved where practical.
3. One yard tree shall be provided in the front yard for each dwelling unit. Corner lots shall be provided with one tree in each front yard.

4. The internal roadways serving the development shall be private roads/drives and shall be maintained by the developer/property owner.

PLANNING COMMISSION 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 Concept plan and Memorandum of Understanding that was submitted with the rezoning request on April 25, 2022. 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 concept plan.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	August 2, 2022	August 8, 2022	August 22, 2022

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22020 Oak Ridge Farms 4th Plat to the City Council with a recommendation for approval.

Final Plat

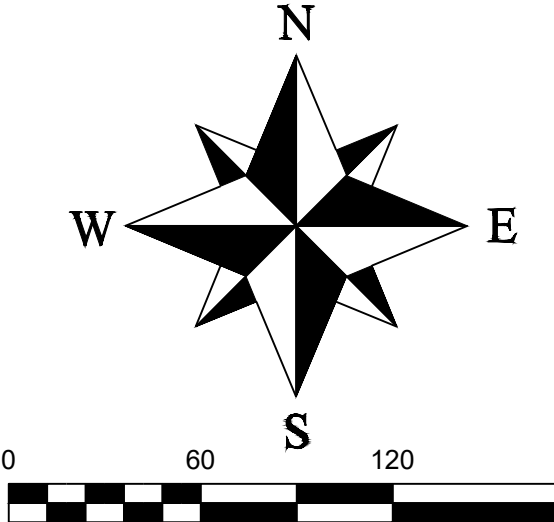
Oak Ridge Farms 4th Plat, Lots 58-60

Replat Lots 5 - 9, Heritage Plaza & Part of

Section 15, Township 46 North, Range 32 West

Raymore, Cass County, Missouri

LEGEND



- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-200508319D)
 - ⊙ Found Survey Monument (As Noted)
 - Ⓢ Potential Encroachments, as noted
 - x — x — Existing Fence Line - Chain Link
 - w — Existing Water Line
 - ss — Existing Sanitary Sewer Main
 - STORM — Existing Storm Sewer
 - Existing Gas Line
 - T — T — Existing Underground Telephone
 - Existing Underground Electric

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTH FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT.
 - SEMI-PERMANENT MONUMENTS: SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-200508319-D" AT ALL REAR LOT CORNERS AND AT OTHER LOCATIONS MARKED "1". CURBS ARE NOTICED AT THE PROJECTION OF SIDE LOT LINES.
 - PERMANENT MONUMENTS: SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "LS-200508319-D" AT ALL LOCATIONS MARKED "s".
- THE POSITION OF EXISTING MONUMENTS AS INDICATED BY AN "m", "1" OR "s" IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE DISTANCE NOTED FROM THE NEAREST PROPERTY CORNER.
- ALL BEARING SHOWN ON THIS PLAT ARE BASED UPON THE NORTH LINE OF THE NW 1/4 OF SECTION 20-T.46-R.32 AS BEING N 90°-00'-00" E.
- THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

CITY OF RAYMORE, MISSOURI: PLANNING AND ZONING COMMISSION:

THIS PLAT OF "Oak Ridge Farms 4th Plat, Lots 58-60" WAS SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____, 2022.

_____, SECRETARY

CITY COUNCIL:

THIS PLAT OF "Oak Ridge Farms 4th Plat, Lots 58-60", 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 THE ____ DAY, OF ____, 2022.

_____, MAYOR

ATTEST:

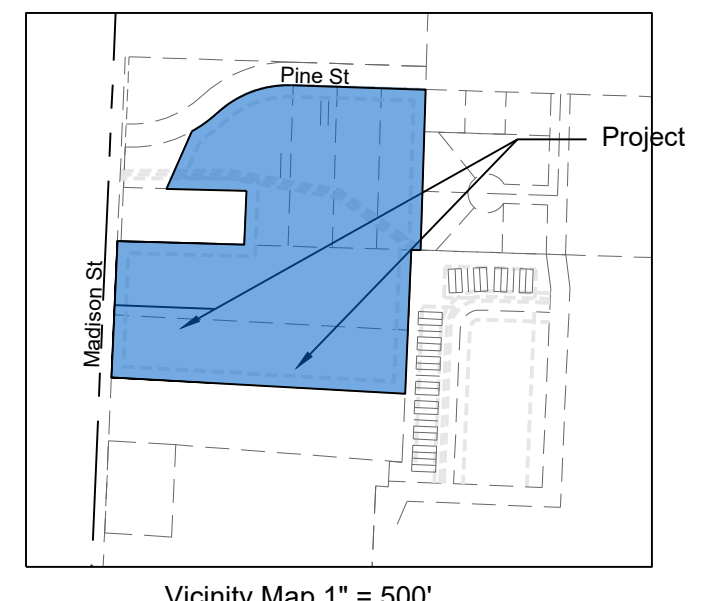
_____, CITY CLERK

_____, CITY ENGINEER

CASS COUNTY: RECORDER'S OFFICE:

ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____, 20__.

_____, DEPUTY COUNTY RECORDER OF DEEDS



PROPERTY DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter of Section 15, Township 46, Range 32, in Raymore, Cass County, Missouri, described as follows: Beginning at a point in the East right-of-way line of Missouri State Highway 58 and 1,134.46 feet North of the South line of said Southwest Quarter of the Northwest Quarter of Section 15, running thence North along said right-of-way line of Highway 58, 192 feet, thence North 89 degrees 30 minutes 47 seconds East 772 feet, thence South 0 degrees 2 minutes 56 seconds West 209 feet, thence North 89 degrees 13 minutes 30 seconds West 771.87 feet to the point of beginning, except that part deed to the City of Raymore in Book 1580 at Page 150 Subject to any part thereof in public roads.

and

Part of the Southwest Quarter of the Northwest Quarter of Section 15, Township 46, Range 32 in Cass County, Missouri, described as follows: Beginning at a point in the East Right of Way line of Missouri State Highway No. 58 and 971.46 feet North of the South line of said Southwest Quarter of the Northwest Quarter of Section 15, running thence North along said Right of Way line of Highway No. 58, 163 feet; thence South 89° 13' 30" East, 771.87 feet; thence South 0° 02' 56" West, 163 feet; thence North 89° 13' 30" West 731.73 feet to the Point of Beginning, except that part conveyed to the City of Raymore by Warranty Deed recorded in Book 1724 Page 220.

All of Lot 2, except that part conveyed to the City of Raymore by Warranty Deed recorded in Book 1570 at Page 56, HERITAGE PLAZA, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 11 at Page 94.

and

Lot 5, HERITAGE PLAZA, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 11 at Page 94.

and

Lot 6, HERITAGE PLAZA, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 11 at Page 94.

and

Lot 7, HERITAGE PLAZA, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 11 at Page 94.

and

Lot 8, HERITAGE PLAZA, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 11 at Page 94.

and

Lot 9, HERITAGE PLAZA, a subdivision in Raymore, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 11 at Page 94.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"Oak Ridge Farms 4th Plat, Lots 58-60"

EASEMENTS:

- AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING OR MAINTAINING FACILITIES INCLUDING, BUT NOT LIMITED TO, POLES, WIRES, PIPES, CONDUITS, TRANSFORMERS, SERVICE PEDESTALS, METERS AND STRUCTURES FOR WATER, GAS, ELECTRICITY, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE T.V., OR OTHER UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OR STRIPS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U.E.".
 - WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS, "SEWER EASEMENT" OR "S.E." OR "DRAINAGE EASEMENT" OR "D.E.", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
- ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASSES, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH
 - THE PROPER, SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, OR,
 - THE AGENTS AND EMPLOYEES OF RAYMORE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:

BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR LOCATED BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

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

IN TESTIMONY WHEREOF:

_____, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS ____ DAY OF ____, 20__.

_____, Member

NOTARY CERTIFICATION:

STATE OF _____)
 COUNTY OF _____)
 ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE _____ OF _____ AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED AS THE FREE ACT AND DEED OF SAID L.L.C..

IN WITNESS THEREOF:

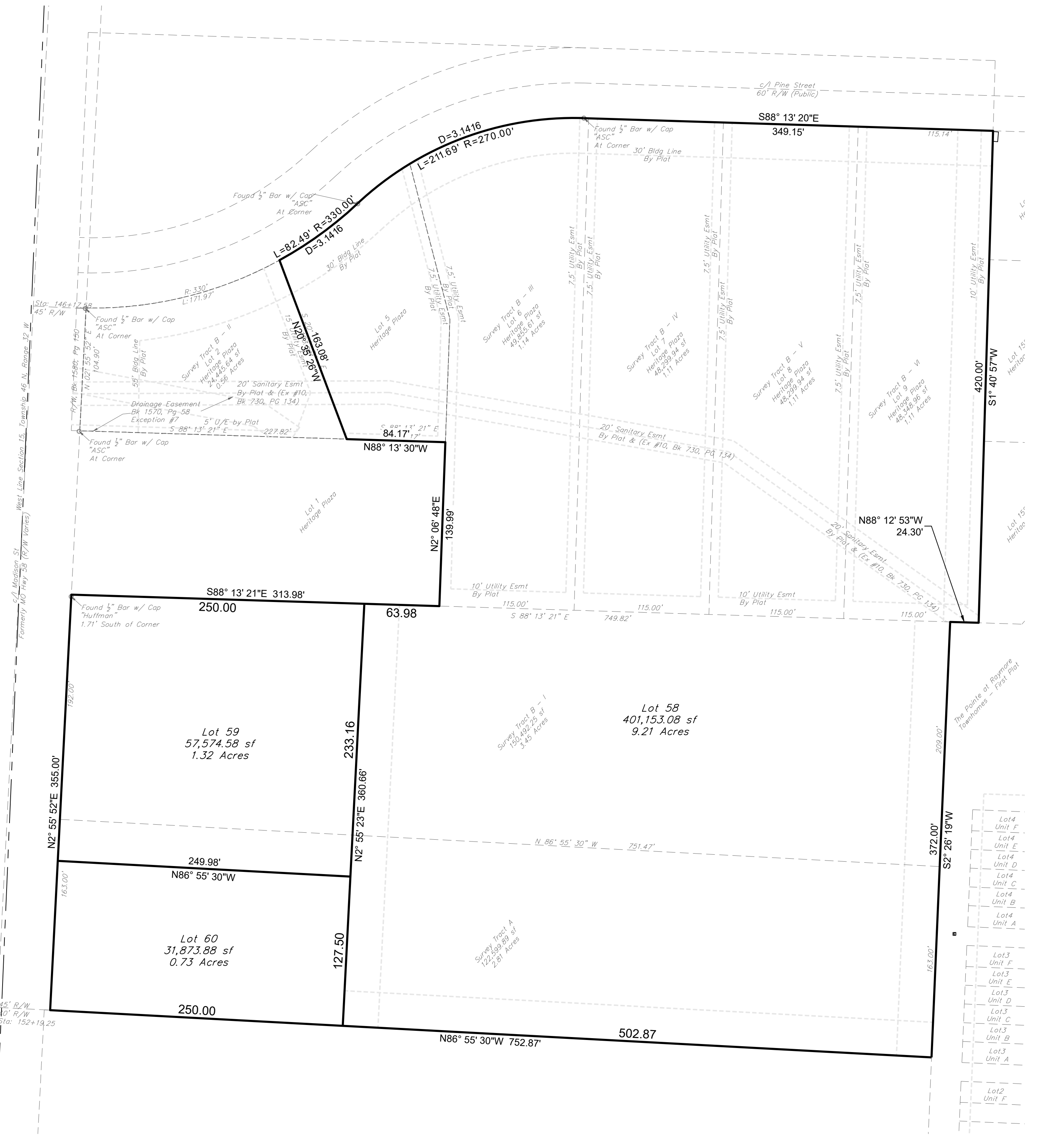
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

_____, NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____, DATE: _____
 MATTHEW J. SCHLICHT, MOPLS 2012000102
 ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 200508319-D



REVISIONS	DATE

Oak Ridge Farms 4th Plat, Lots 58-60
 Replat of Heritage Plaza, Lots 5 - 9
 Section 15, Township 46 North, Range 32 West
 Raymore, Cass County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	15	46N	32W	Cass	Raymore Sublet
DRAWN BY	SCALE		DATE OF PREPARATION		
M. Schlicht, PLS., PE	1" = 60'		July 1, 2022		

FINAL PLAT

PROFESSIONAL SEAL
 MATTHEW J. SCHLICHT
 NUMBER PLS-2012000102
 PROFESSIONAL LAND SURVEYOR



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 10TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849



Development Agreement

For

***Oak Ridge Farms 4th Final Plat
Lots 58 thru 60***

Legal Description Contained on Page 2

**Between CT Midland, LLC, Grantor and
City of Raymore, Grantee**

**100 Municipal Circle
Raymore, MO 64083**

August 22, 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE THIS 22nd day of August, 2022 by and between, **ORF 4, LLC** 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 **Oak Ridge Farms Lots 4th Plat 58 through 60** 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: **Oak Ridge Farms Lots 4th Plat 58 through 60.**

All that part of Northwest 1/4 of Section 15, Township 46 North, Range 32 West, Raymore, Cass County, Missouri being more particularly described as follows:

All of Lots 5 thru 9, Heritage Plaza, a subdivision as recorded in the Office of the Recorder, Cass County, Missouri; and

A part of the Southwest quarter of the Northwest quarter of Section 15, Township 46, Range 32, Raymore, Cass County, Missouri, described as follows: Beginning in the East right-of-way line of Missouri State Highway #58 and 809.96 feet North of the South line of said Southwest Quarter of the Northwest Quarter of said Section 15; thence North along said right-of-way line of said highway, 161.5 feet; thence South 89°13'30" East 771.73 feet; thence South 0°02'56" West 178 feet' thence North 88°00' West 771.98 feet to the Point of Beginning, EXCEPT the West 260 feet and that part in road; and

Part of the Southwest Quarter of the Northwest Quarter of Section 15, Township) 46, Range 32, Raymore, Cass County, Missouri described as follows: Beginning at a point in the East right-of-way line of Missouri State Highway 58 and 1,134.46 feet North of the South line of said Southwest Quarter of the Northwest Quarter of Section 15; running thence North along said right-of-way line of Highway 58, 192 feet; thence North 89 degrees 30 minutes 47 seconds East 772 feet; thence South 0 degrees 2 minutes 56 seconds West 209 feet; thence North 89 degrees 13 minutes 30 seconds West 771.87 feet to the point of beginning, EXCEPT the West 260 feet and that part in roads.

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 improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
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.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the public improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other public improvements to the property.
7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main(s). Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.
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 improvement must be installed prior to the City releasing any building permit
9. The internal roadways serving the development shall be private roads/drives and shall be maintained by the property owner.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all 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. The Sub-divider shall be responsible for the installation and maintenance of all private infrastructure and amenities within the development, including, but not limited to private roadways, sanitary sewer lines, water lines, common areas, and/or off-street parking areas.

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 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 Improvements for the subdivision.

6. The Sub-divider agrees to pay to 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.

7. 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.

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, any traffic control devices 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 improvement must be installed prior to the City releasing any building permits.

9. 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 improvement must be installed prior to the City releasing any building permits.

10. Parkland dedication shall be addressed in accordance with Section 445.040(H) of the Unified Development Code, and shall be paid as fee-in-lieu at the time the final plat and/or site plan is approved. The **Oak Ridge Farms Lots 4th Plat 58 through 60** contains, partially, Lots 5 thru 9, Heritage Plaza, therefore is not wholly subject to the Parkland Dedication requirements. Parkland fee-in-lieu shall be paid in accordance with the schedule below, and as identified on Attachment A

- a. **Lot 58:** \$29,812.00 (UDC Section 445.040(H))
- b. **Lot 59:** \$978.76 (\$0.017 per square foot of land)
- c. **Lot 60:** \$541.76 (\$0.017 per square foot of land)

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. A Type-A screen shall be required along the east property line for the portion of the development that abuts the Heritage Hills 6th Plat.
3. A Type-A screen shall be required to be maintained along the western property line for the portions of the property that abut the Heritage Plaza 2nd and Heritage Plaza 3rd Plats.
4. A Type-A screen shall also be required to be installed upon Lots 59 and 60, which are zoned C-2 General Commercial, upon the development of said lots. Such screening shall be the responsibility of the property owner and/or developer of said lots.
5. Development of Lot 58 shall be done in accordance with the approved Site Plan.
6. Development of Lots 59 and 60 shall be subject to the review and approval of a Site Plan application, which shall be submitted in accordance with the Unified Development Code.
7. An eight foot (8') wide sidewalk/trail shall be constructed across all lots on the south side of Pine Street, and shall be installed as part of the public improvements.
8. Stormwater control is being collected and stored off-site from the lots included within this plat. All stormwater management infrastructure shall be installed and operational, and a stormwater maintenance agreement shall be submitted to the City prior to the issuance of a Certificate of Occupancy for any applicable or affected building(s) intended to be served by the off-site facilities.
9. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

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 and City acknowledge the Memorandum of Understanding for Oak Ridge Farms Subdivision, executed by both parties and approved by City Council on April 25, 2022 remains in effect.

9. 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 ORF, LLC, LLC at:

ORF, LLC, LLC
Attn: Sean Seibert
3303 Main Street
Grandview, MO 64030

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving the final plat for **Oak Ridge Farms 4th Plat Lots 58 through 60**; 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 **Oak Ridge Farms Lots 4th Plat 58 through 60**.

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

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

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 OAK RIDGE FARMS 4th PLAT

Total Cost for 'New' Public Improvements: \$353,100

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 PAID
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>	\$ PAID
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (23.0 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>	\$ PAID
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>	\$3,531.00
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>	\$17,686.00
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (11.26 acres) [Schedule of Fees and Charges] 01-00-4185-0000 <i>*must be paid prior to recording of the final plat</i>	\$101.34
6	Parkland Dedication Fee in Lieu - UDC Section 445.040(H) 27-00-4705-0000 <i>*must be paid prior to recording of the final plat</i>	\$31,332.52

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