

Raymore Planning and Zoning Commission Agenda

Tuesday September 6, 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 August 2, 2022 Meeting
6. Unfinished Business - None
7. New Business
 - a. Case # 22023: FY 2023-2027 Capital Improvement Program (*Public Hearing*)
 - b. Case # 18022: Timber Trails 3rd Plat - Final Plat
 - c. Annual Review of the Unified Development Code (UDC)
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. 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.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. 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, and open the public hearing, if applicable.
2. Applicant 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 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, AUGUST 2, 2022**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, TOM ENGERT, MAYOR KRIS TURNBOW, JEREMY MANSUR, MARIO URQUILLA, AND ERIC BOWIE. ABSENT WAS CHAIRMAN MATTHEW WIGGINS. 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** – Vice Chair Fizer called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Vice Chair Fizer declared a quorum present to conduct business.
4. **Personal Appearances - none**
5. **Consent Agenda**

a. **Approval of Minutes from the July 19, 2022 meeting**

Motion by Commissioner Faulkner, Seconded by Commissioner Mansur, to approve the Consent Agenda.

Vote on Motion:

Chairman Wiggins	Absent
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 8-0-0.

6. **Unfinished Business - none**

7. **New Business -**

a. **Case #22019 - Oak Ridge Farms 4th Plat Site Plan**

Matt Schlicht, Engineering Solutions, 50 SE 30th St., Lee's Summit MO, came before the Commission to explain the request. This project will consist of 110 total units, with a mix of 4- and 6-plex units. The new buildings are very similar in style to the existing buildings in the same subdivision. The units will either have a single car or double car garage, as well as a mixture of bedrooms and bathrooms. The facility is maintenance-provided, and will be under one common ownership. Part of the request is to create a final plat for the housing development and two smaller plats for commercial use along Madison.

City Planner Dylan Eppert gave the Staff Report. The property is currently zoned R-3A, with a total tract size of 9.21 acres and a density of 11.94 units per acre. The Growth Management Plan identifies this property as appropriate for Commercial development, and the Major Thoroughfare Plan Map identifies North Madison Street as a Major Arterial and Pine Street as a Minor Collector. There are special requirements for this development, and all requirements have been met. Parking is required at 1.5 spaces per dwelling unit, and that requirement has been met as well. The 30% landscaping requirement has been met, with the development proposing 42%. Pine Street will be required to maintain the mature trees currently existing. There is a screening requirement to the northeast. Pedestrian access will be via Pine Street, and there will be a walking trail to connect Pine Street and North Madison. The school district has been made aware of the project and has no concerns or issues with the proposed development. The Fire Department has been made aware of the project and will require a second access point to the development. The second access will be between lots 59 and 60 of the commercial developments to the east of North Madison and to the south of the development. Staff recommends the Commission accept the proposed findings of fact and approve Case #22019 with the subject 11 conditions.

Commissioner Bowie asked if access will only be granted through Pine Street.

Mr. Eppert confirmed that there is only one residential access point through Pine Street, and no residential access from North Madison.

Commissioner Faulkner asked about a discrepancy regarding screening requirements, and about what lots are covered in the MOU versus the Case being discussed.

Development Services Director David Gress explained that there are no additional screening requirements for this development, but current screening is to be preserved. Mr. Eppert stated that the Case is just for the site plan for lot 58, but the MOU covers lots 58, 59, and 60.

Commissioner Faulkner had a question about public trash pickup on private streets.

Mr. Gress gave an overview of how Constable Sanitation collects trash, and their requirements for trash collection on private streets.

Commissioner Faulkner voiced a concern about trash trucks not being able to turn around on the stub street located to the southeast of the development, and had a question about the plans showing the northwest corner of the development being inconsistent.

Mr. Schlicht stated that the design of the stub street was more for the residents to be able to get into and out of their driveways with ease, and because certain requirements have been met, no turnaround is required at the end of the stub street. Mr. Schlicht mentioned that he will take a look at the corner and get it corrected.

Commissioner Urquilla asked if there will be room for parking in the driveway.

Mr. Eppert responded that yes, there is room for driveway parking. Mr. Schlicht replied that the end units will have two garage spaces and two driveway spaces, and the interior units will have one garage space and one driveway space. One side of the street will be available for parking as well.

Motion by Commissioner Mansur, Seconded by Commissioner Faulkner, to accept staff proposed findings of fact and approve Case #22019 - Oak Ridge Farms 4th Plat Site Plan, subject to the 11 conditions as outlined in the Staff Report.

Vote on Motion:

Chairman Wiggins	Absent
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 8-0-0.

b. Case #22020 - Oak Ridge Farms 4th Plat Final Plat

Matt Schlicht came back to the podium to give the highlights for the Case. Mr. Schlicht noted that the proposal is to create one large lot for the apartments and two smaller lots for the commercial properties to the southwest.

Mr. Eppert gave the Staff Report, highlighting that this case also includes lots 59 and 60 which were not included in the previous case. Mr. Eppert reiterated that the trees along Pine Street will remain intact and be used as a landscaping barrier for the development. Site Plan approval will be required for the two commercial lots, and that is also the time when screening for those developments will be discussed.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to accept staff proposed findings of fact and forward Case #22020 - Oak Ridge Farms 4th Plat - Final Plat to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Wiggins	Absent
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 8-0-0.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the one City Council meeting that has taken place since the Planning & Zoning Commission last met.

9. Staff Report

City Planner Dylan Eppert gave the Staff Report, highlighting that the August 16, 2022 meeting will be canceled, but the September 6, 2022 meeting is planned to take place. Mr. Gress stated that he will have the department's monthly report out to the Commissioners later in the month of August. Mr. Gress also stated that the City Council meetings will be changing time from 7pm to 6pm, and asked the Commissioners to consider doing the same for the Planning & Zoning meetings.

The Commissioners asked questions about the proposed changes and held a discussion with Staff regarding the idea.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie thanked Staff, and asked for a chart that shows the progression of a Case from beginning to end.

Commissioner Mansur thanked Staff.

Commissioner Petermann thanked Staff.

Commissioner Faulkner thanked Staff.

Vice Chair Fizer thanked Staff and fellow Commissioners.

Commissioner Engert thanked Staff and Vice Chair Fizer for filling in as Chair.

Commissioner Urquilla thanked Staff and Vice Chair Fizer.

Mayor Turnbow thanked Vice Chair Fizer and noted that he's excited about the election results coming in.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the August 2, 2022 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Wiggins	Absent
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 8-0-0.

The August 2, 2022 meeting adjourned at 7:41 p.m.

Respectfully submitted,

Emily Jordan

City of
**RAYMORE,
MISSOURI**



Capital improvement Program for Fiscal Year Beginning Nov. 1, 2022



RAYMORE

come home to more

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ELECTED OFFICIALS, PLANNING COMMISSION & CAPITAL IMPROVEMENT COMMITTEE

Mayor and City Council

Kristofer Turnbow	Mayor
Reginald Townsend (Mayor Pro Tem)	Ward I
Victoria Wills	Ward I
Joseph Burke III	Ward II
Tabitha Forster	Ward II
Kevin Barber	Ward III
Jay Holman	Ward III
Sonja Abdelgawad	Ward IV
John Berendzen	Ward IV

Planning & Zoning Commission

Eric Bowie	Ward I
Kelly Fizer, <i>Vice Chair</i>	Ward I
Jim Peterman	Ward II
Mario Urquilla	Ward II
Matthew Wiggins, <i>Chair</i>	Ward III
Jerry Faulkner	Ward III
Thomas Engert	Ward IV
Jeremy Mansur	Ward IV

Capital Improvement Committee

Jim Feuerborn, City Manager
Ryan Murdock, Assistant City Manager

Elisa Williams	Finance Director
David Gress	Development Services Director
Mike Krass	Public Works Director / City Engineer
Jim Mayberry	Integrated Technology Systems Director
Nathan Musteen	Parks & Recreation Director
Brandon Keller	Economic Development Director

Volunteer Boards & Commissions
 Arts Commission
 Board of Appeals
 Board of Zoning Adjustment
 License Tax Review Committee
 Planning & Zoning Commission
 Tax Increment Financing Committee
 Tree Board

City of Raymore

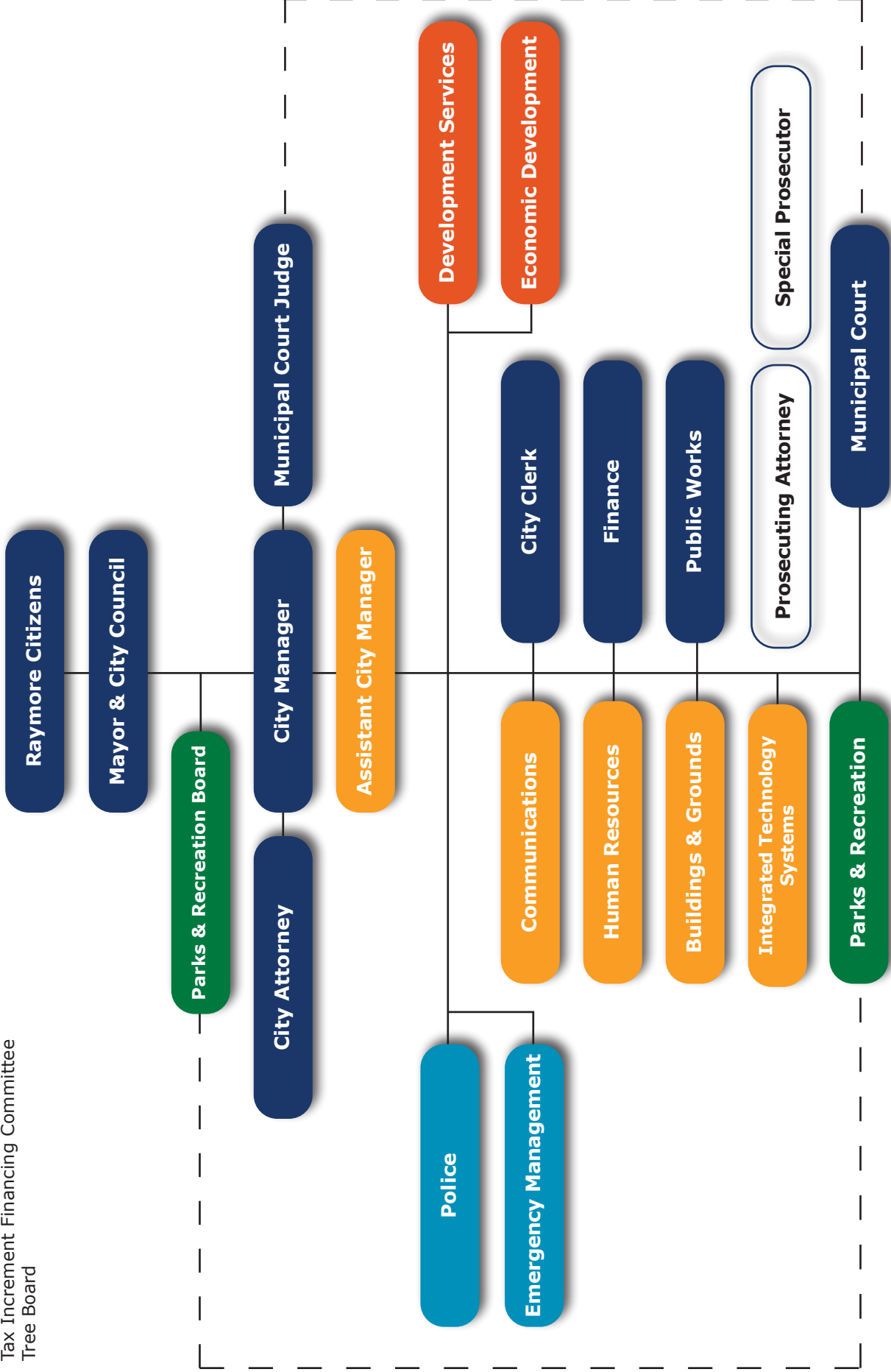




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GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Raymore
Missouri**

For the Fiscal Year Beginning

November 01, 2021

Christopher P. Morrill

Executive Director



City of
**RAYMORE,
MISSOURI**

100 Municipal Circle • Raymore, Mo.
816-331-0488 • www.raymore.com

August 15, 2022

**The Honorable Kristofer Turnbow and
Members of the Raymore City Council**

Dear Mayor Turnbow and Members of Council:

The Adopted Capital Budget for Fiscal Year 2023 and the five-year Capital Improvement Program (CIP) FY 2023 - 2027 are hereby transmitted for Council consideration. The Capital Budget and CIP are designed to further the City Council's goals as established in its:

- *FY 2023– 2027 CIP*
- *Growth Management Plan*
- *Strategic Plan*
- *Parks Master Plan*
- *Stormwater Master Plan*
- *Transportation Master Plan*
- *Water System Master Plan*
- *Wastewater System Master Plan*

With these plans in mind the CIP Committee collects project requests submitted by the Department Heads for creation and consideration by the CIP Committee. The CIP Committee, through a series of meetings, develops the project plan for the term of the program. Projects are studied and ranked according to criteria set forth by the Committee. Projects proposed for the CIP are reviewed, evaluated and recommended to the City Manager. The projects accepted by the City Manager are now presented to the City Council for consideration.



REVENUES

The Capital Budget is funded through a number of different operating and capital funds. Some projects may be funded from more than one fund. Some funds are fairly restricted as to what they may be used for, and others may be used more broadly. The authorized use of the capital fund is explained within the fund narrative. Year-to-year revenues into the capital funds from FY 2022 to FY 2023 are anticipated to remain relatively constant.

Sales Taxes: The Transportation Fund (36), Capital Improvement Fund (45), Stormwater Sales Tax Fund (46) and Park Sales Tax Fund (47) obtain as their primary revenue source sales taxes. As stated in the General Fund, estimated FY 2023 revenues are based on current receipts, no loss of business and limited new business coming on line. Within the Parks Sales Tax Fund and the Stormwater Sales Tax Fund, the City Council determines each year how to allocate twenty percent of the revenue from the Park/Stormwater Sales Tax. Forty percent of the revenue from the half-cent Park/Stormwater Sales Tax is allocated to the Stormwater Sales Tax Fund by law; forty percent of the revenue is allocated to the Park Sales Tax Fund by law; and twenty percent is at the discretion of the Council to allocate. For FY 2023, it is proposed to allocate the discretionary 20% at 10% to the Park Sales Tax Fund, resulting in a total 50% being allocated to the Park Sales Tax Fund and 10% being allocated to the Stormwater Sales Tax Fund, resulting in a total 50% being allocated to the Stormwater Sales Tax Fund.

Building fees and permits: This is another major component of revenue for certain capital funds including the Park Fee in Lieu Fund (27), Excise Fund (37), Water Connection Fee Fund (52) and Sewer Connection Fee Fund (53). The new residential starts for FY 2023 are estimated at 153 and no new commercial or industrial starts are contemplated in these proposed capital budgets.

Transfers from other funds: A final source of revenue for certain capital funds relies on transfers into them from other funds according to pre-established formulas or funding needs. This allows for a set operational amount to be transferred into the capital fund to avoid spikes in the other funds as needs arise. The two funds that rely on transfers into them are the Building and Equipment Replacement Fund (05) and the Enterprise Capital Maintenance Fund (54). The Building and Equipment Fund (05) receives a set transfer payment each year of \$100,000 from the Capital Improvement Fund (45). Capital Improvement Fund (54) receives approximately \$600,000 each year from the Enterprise Fund (50).

PROPOSED FY 2023 CAPITAL BUDGET

The proposed FY 2023 capital budget includes project funding of \$9,509,319 for 26 recommended projects. Immediately following this transmittal message are two project summary sheets showing all of the projects by category and by funding source.

These projects can be found within the capital budget narratives. Each project is listed with project description, justification, budget impact and project cost. Further information can be found within the project detail sheets of the CIP.

FY 2023 CAPITAL PROJECT SUMMARY

Buildings & Grounds	\$49,032
Parks	\$550,190
Sanitary Sewer	\$147,514
Stormwater	\$666,000
Transportation	\$7,759,700
Water	\$336,833
Total	\$9,509,319

ACKNOWLEDGMENTS

My sincere thanks go to the department heads and division managers who worked hard to prepare the capital budget, and especially the Capital Improvement Committee. Parks & Recreation Director Nathan Musteen worked with the Park Board on the submission for Parks & Recreation capital projects. Public Works Director Mike Krass has a major role in putting together data for most of the projects in the capital budget and capital improvement program. Finance Director Elisa Williams put in countless hours of work in working with the CIP Committee, vetting projects and providing estimates and guidance before anything is recommended to the City Manager. My sincere thanks and gratitude go to them for their work.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jim Feuerborn". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jim Feuerborn, City Manager

CAPITAL IMPROVEMENT PROGRAM

FY 2023-2027

Capital improvement programming is a guide allowing the efficient and effective use of public funds on public projects. The result of this improvement programming process is the Capital Improvement Program (CIP), a document published annually that proposes the development, modernization, or replacement of physical public projects over a five-year period. The CIP shows the arrangement of projects in a sequential order based on the schedule of priorities and assigns an estimated cost and anticipated method of financing for each project. The first year of the CIP shows specific funding and reflects projects funded during the regular budget process as the Capital Budget.

Programming capital improvements over time can promote better use of the City's limited resources and assists in the coordination of public and private development. By looking beyond the first year budget and projecting what, where, when, and how capital investments should be made, capital programming enables the City to maintain an effective level of service to the present and future population.

The Capital Improvement Program is a statement of the City's long and short-term capital improvement plans. The short-term element is stated in each year's adopted budget, the Capital Budget. The first year of the adopted CIP is incorporated into the annual operating budget as the Capital Budget. The long-

term portion is presented in the City's five-year Capital Improvement Program.

GOALS OF CAPITAL IMPROVEMENT PROGRAM

The goal of the CIP is to establish a system of procedures and priorities by which to evaluate public improvement projects in terms of public safety, public need, the City's Growth Management Plan, project continuity, financial resources, the City Council vision statement, and the strategic goals for the City. The following CIP goals guide the CIP process.

1. Focus attention on and assist in the implementation of established community goals as outlined in the adopted Growth Management Plan.
2. Focus attention on and assist in the implementation of the strategic goals established by the City Council.
3. Forecast public facilities and improvements that will be needed in the near future.
4. Anticipate and project financing needs in order to maximize federal, state, and county funds.
5. Balance the needs of future land development areas in the City with the needs of existing developed areas.

6. Promote and enhance the economic development of the City of Raymore in a timely manner.
7. Balance the need of public improvements and the present financial capability of the City to provide these improvements.
8. Provide improvements in a timely and systematic manner.
9. Allow City departments to establish a methodology and priority system to continue providing efficient and effective services.
10. Provide an opportunity for citizens and interested parties to voice their requests for community improvement projects.

RESPONSIBILITY FOR THE DEVELOPMENT OF THE CIP

The following information summarizes the process used to adopt the CIP and the responsibility of each of the five major groups in that process. The City Charter provides that “The City Manager shall prepare and submit to the Mayor and Council a five (5) year capital program prior to the final date for submission of the budget. The Council by resolution shall adopt the capital program with or without amendment on or before the last day of the month of the current fiscal year.”

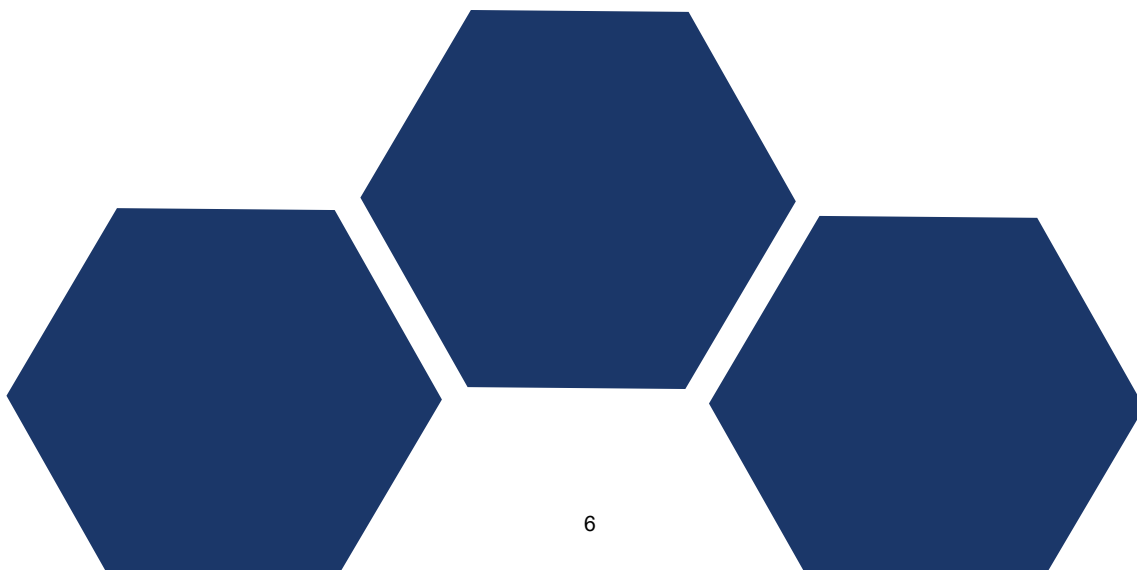
Capital Improvement Committee — A group of key City staff representatives initiates the CIP process. The staff committee is responsible for establishing an inventory of capital needs within their respective areas, undertaking an evaluation of each project request, describing each proposed project in sufficient detail for others to understand, and, as a group, providing a preliminary ranking of each project relative to the funding cycle.

City Manager — The Capital Improvement Committee’s recommendations are forwarded to the City Manager, who reviews the proposed program for consistency with legal requirements, previous plans, and financial viability. The City Manager then finalizes the recommendations for City Council consideration. Capital projects proposed by the Park Board are passed on to the City Council unchanged as long as they are within the funding amounts available.

Planning & Zoning Commission — The Planning & Zoning Commission has two primary responsibilities in the CIP process. First, the commission ensures that recommendations within the CIP are consistent with the comprehensive plan. Second, the commission takes public comment at a hearing, and serves as a recommending body to the City Council.

Public — Citizens are invited to supply input at all stages of the process, and in particular at the public hearing held by the Planning Commission as well as a second one held by the City Council.

City Council — Finally, the City Council reviews the recommended CIP based upon input from the above groups. This review is usually accomplished in a series of work sessions. A public hearing on the proposed CIP is held by the Council. Finally, the City Council will adopt the Capital Budget as an element of the annual operating budget and endorse the Capital Improvement Program by resolution.



PRIORITIES SETTING

The following criteria is outlined in the Growth Management Plan.

1. Maintenance

- Ordinary: Is this project necessary to improve the quality of life, but is not essential and could be postponed to a later date?
- Continuation: Is this project a continuation of a previous year's ongoing effort and therefore worthy of a higher degree of consideration?
- Imminent: Is this a project that represents some threat to the public health or safety if not undertaken?

2. Redevelopment

- Stabilization of Decline: A project in the original town core, heading toward physical decline, might receive a higher rating than one within a blighted area because it can be seen as eliminating a greater problem before it occurs.
- New Construction: Projects that encourage new construction in older areas of the community are as important, in many instances, as projects in new areas. Consequently, they should be given consideration in the programming process.

3. Public Policy Support

- Growth Management Plan: Projects that serve to implement the goals of the Growth Management Plan should be given immediate consideration.
- Council Goals: Consideration should be given to projects that address adopted Council goals.
- Intergovernmental Considerations: Consideration should be given to projects that encourage intergovernmental cooperation, and/or implement federal or state mandates.
- Geographic Distribution: The CIP should be developed with an eye toward distributing projects in all areas of the city needing attention.
- Timing: It is critical to allow financing for timely projects, such as matching funds for state grants. The CIP process should be flexible and re-evaluated to accommodate such circumstances; and the availability of

such funds should be factored into the rating. Private sector initiatives should be evaluated and supported with public projects so that growth is adequately served.

4. Investment Opportunities

- Term: Consideration should be given to whether the implementation of a project has an immediate impact on the community.
- Characteristics of the Investment: Projects that are calculated to spur economic development should be given a high priority. Care should be taken not to spend public dollars when improvements might be constructed privately in the future, or to undertake projects that might benefit some private parties at the expense of others.
- Leverage: A project that leverages monies from other entities (grants, private investment, special assessments, etc.) might be rated more highly than one which must stand alone; particularly if the "window of opportunity" is small and a program must be taken advantage of immediately.
- Uniqueness and/or Innovation: Some projects represent a unique opportunity to the community. These projects, then, should receive additional consideration.

5. Debt Capacity

- Availability: Clearly the ability of the community to fund improvements must be a consideration. Consequently, a project that utilizes currently budgeted funds should be rated higher than a project that requires a tax bond vote.
- Revenue Source: Some projects may receive a higher rating because of the way they can be funded. For example, a project funded by revenue stream unique to that project may be rated more highly than one that requires general obligation debt. In some instances, some monies are obligated for specific purposes by ordinance, ballot language or bond requirements.

CIP PROJECT COST & TIMING

Proposed project costs are estimates. Near-term project costs, as well as those where design work has been done, are generally the most accurate. The timing of projects is dependent on available funding, administrative capacity, and coordination with other projects when it is beneficial to achieve cost savings and to avoid conflicts.

ORGANIZATION OF THE CIP

The City of Raymore Capital Improvement Program is composed of four major sections.

Section One — Introduction

This section includes narrative information describing the CIP and how it was developed. An overview of the excise tax 10-year road plan is provided in this section. These projects are incorporated into the other sections, but receive detailed treatment here in compliance with the excise tax process.

Section Two – Summary Information

This section provides a summary of projects, including funded amounts by year.

Section Three—Project Detail Sheets

The project detail sheets provide a descriptive narrative of the project, including a detailed breakdown of estimated cost, proposed funding, project description, and justification. The detail sheets in this section are divided into the following areas:

- Buildings & Grounds
- Community Development
- Parks & Recreation
- Sanitary Sewer
- Storm Water
- Transportation
- Water Supply

Section Four—Projects Identified as Future Needs

This section includes a listing of projects identified by department heads. These projects have been identified as future needs of the City, for which no funding source has currently been identified.

CAPITAL FUNDS

Fund Number	Fund
05	BERP Fund
27	Park Fee In-Lieu Fund
36	Transportation Fund
36.38	Transportation GO Bond Funds
37	Excise Tax Fund
45	Capital Improvement Fund
46	Stormwater Sales Tax Fund
47	Park Sales Tax Fund
47.37	Parks GO Bond Funds
52	Water Tap Fund
53	Sewer Connection Fund
54	Enterprise Capital Maintenance Fund



EXCISE TAX PROJECT SUMMARY

10-YEAR ROAD PLAN

The 10-Year Road Plan lays out a plan for the use of funds accumulated in the Excise Tax Fund.

Chapter 605 of the Raymore Municipal Code provides for the collection and administration of the Excise Tax. Section 605.050, Findings, Purpose, Intent and Authority, provides:

- “New growth and development in the City has resulted, and will continue to result, in increased usage, burden and demand on the existing streets of the City, and the need for construction of new streets to add capacity and to complete the street network planned to support full-build-out of the City.” [Section 605.050.A.3]
- “The City assumes the responsibility for, and is committed to, raising revenue for the design, construction, reconstruction and repair and maintenance of adequate roads, streets and bridges necessary to serve the population of the City . . . ” [Section 605.050.A.4]
- “[The Excise Tax] is for the purpose of raising revenue, the proceeds of which shall be used for streets and related improvements throughout the City, including but not limited to the design, construction, reconstruction and improvements to streets, roads and bridges and related improvements in the City . . . ” [605.050.B.1]

While the City Code does provide that the excise tax may be used for repair and maintenance, it has historically been the City’s practice to use funds from this source to increase the capacity of the City’s road system to cope with the impacts of new development.

In the FY 2015 Budget, the City practice was changed to include maintenance of high volume, large capacity streets as a use for the Excise Tax Funds.

ADOPTED FY 2023 10-YEAR ROAD PLAN

For several years until FY 2012 the 10-Year Road Plan called for the construction of 163rd Street between Foxridge Drive and Kentucky Road in 2020. It has become clear, however, that given the amount of revenue that is raised from this source each year it will be more than 10 years before sufficient funds are amassed in the Excise Tax Fund. City staff currently estimates that sufficient funds will not be amassed until FY 2027. Accordingly, no major projects are currently listed in the 10-year road plan. In FY 2023, staff is recommending that amount be \$50,000.

Capital Improvement Program by Funding Source and Project - 5 Year Summary

By Fund

	2022-23	2023-24	2024-25	2025-26	2026-27
Building & Equipment Replacement Program (05)					
Server Replacement Program	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Video Streaming Servers	\$ 34,032				
Park Fee-in-Lieu Fund (27)					
Dog Park	\$ 103,200				
Transportation Fund (36)					
Annual Curb Replacement Program	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000	\$ 424,000
Annual Street Preservation Program	\$ 848,000	\$ 848,000	\$ 848,000	\$ 848,000	\$ 848,000
Right of Way Infrastructure Repairs	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000
Roadside Trail Maintenance	\$ 25,000				
Salt Dome Pad Repairs	\$ 74,200				
Sidewalk Replacement Program	\$ 330,000				
Transportation GO Bond Fund (36.38)					
GO Bond Kurzweil Road	\$ 1,103,000				
GO Bond I49/58Hwy	\$ 3,000,000				
GO Bond Street Lights	\$ 1,102,000				
Excise Tax Fund (37)					
Maintenance of Thoroughfare Routes	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000
Dean Avenue Access Management	\$ 350,000	\$ 500,000			
Median at Kentucky & 58Hwy		\$ 200,000			
Capital Improvement Fund (45)					
Curb Ramp Repair & Replacement	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500
Centerview Sound System Upgrades	\$ 10,000				
Mayor's Christmas Tree	\$ 35,990				
Dean Avenue Access Management		\$ 650,000			
Stormwater Sales Tax Fund (46)					
Annual Curb Replacement Program	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000	\$ 212,000
Johnston Lake Dam Study	\$ 30,000				
Hunter's Glen Storm Repairs	\$ 424,000				
Stormwater Culvert Rehabilitation		\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000
Good Parkway Improvements			\$ 180,000		
Park Sales Tax Fund (47)					
Dog Park	\$ 350,000				
Disc Golf Course Relocation	\$ 51,000				
T.B. Hanna Station Phase 2		\$ 332,000			
Good Parkway Improvements			\$ 400,000		
Baseball Concession Stand Renovations				\$ 168,000	
Recreation Park Baseball Complex Scoreboards				\$ 50,000	
Baseball Shade Structure Replacement				\$ 200,000	
Recreation Park Parking Lot Expansion					\$ 302,000
RAC Playground					\$ 150,000
Park GO Bond Fund (47.38)					
(no projects scheduled)					
Water Connection Fee Fund (52)					
(no projects scheduled)					
Sewer Connection Fund (53)					
(no projects scheduled)					
Enterprise Cap. Maint Fund (54)					
Sanitary Sewer Inflow and Infiltration Reduction	\$ 147,514	\$ 151,201	\$ 154,981	\$ 158,856	\$ 162,827
Hydrant Replacement	\$ 161,983	\$ 165,223	\$ 168,527	\$ 171,898	\$ 175,336
Mayberry Court Waterline Replacement	\$ 100,700				
Original Town Valve Installation Program	\$ 74,200				
Total Projects by Fiscal Year	\$ 9,509,319	\$ 4,265,924	\$ 3,171,008	\$ 3,016,254	\$ 3,057,663

City of Raymore, Missouri
Capital Improvement Program
 FY 23 thru FY 27

FUNDING SOURCE SUMMARY

Source	FY 23	FY 24	FY 25	FY 26	FY 27	Total
05 - BERP Fund	49,032	15,000	15,000	15,000	15,000	109,032
27 - Park Fee In Lieu Fund	103,200					103,200
36 - Transportation Sales Tax Fund	1,860,200	1,431,000	1,431,000	1,431,000	1,431,000	7,584,200
36.38 - Transportation GO Bond Funds	5,205,000					5,205,000
37 - Excise Tax Fund	562,000	912,000	212,000	212,000	212,000	2,110,000
45 - Capital Improvement Sales Tax Fund	178,490	782,500	132,500	132,500	132,500	1,358,490
46 - Stormwater Sales Tax Fund	666,000	477,000	657,000	477,000	477,000	2,754,000
47 - Park Sales Tax Fund	401,000	332,000	400,000	418,000	452,000	2,003,000
54 - Enterprise Capital Maintenance Fund	484,397	316,424	323,508	330,754	338,163	1,793,246
GRAND TOTAL	9,509,319	4,265,924	3,171,008	3,016,254	3,057,663	23,020,168

City of Raymore, Missouri
Capital Improvement Program
 FY 23 thru FY 27

PROJECTS BY FUNDING SOURCE

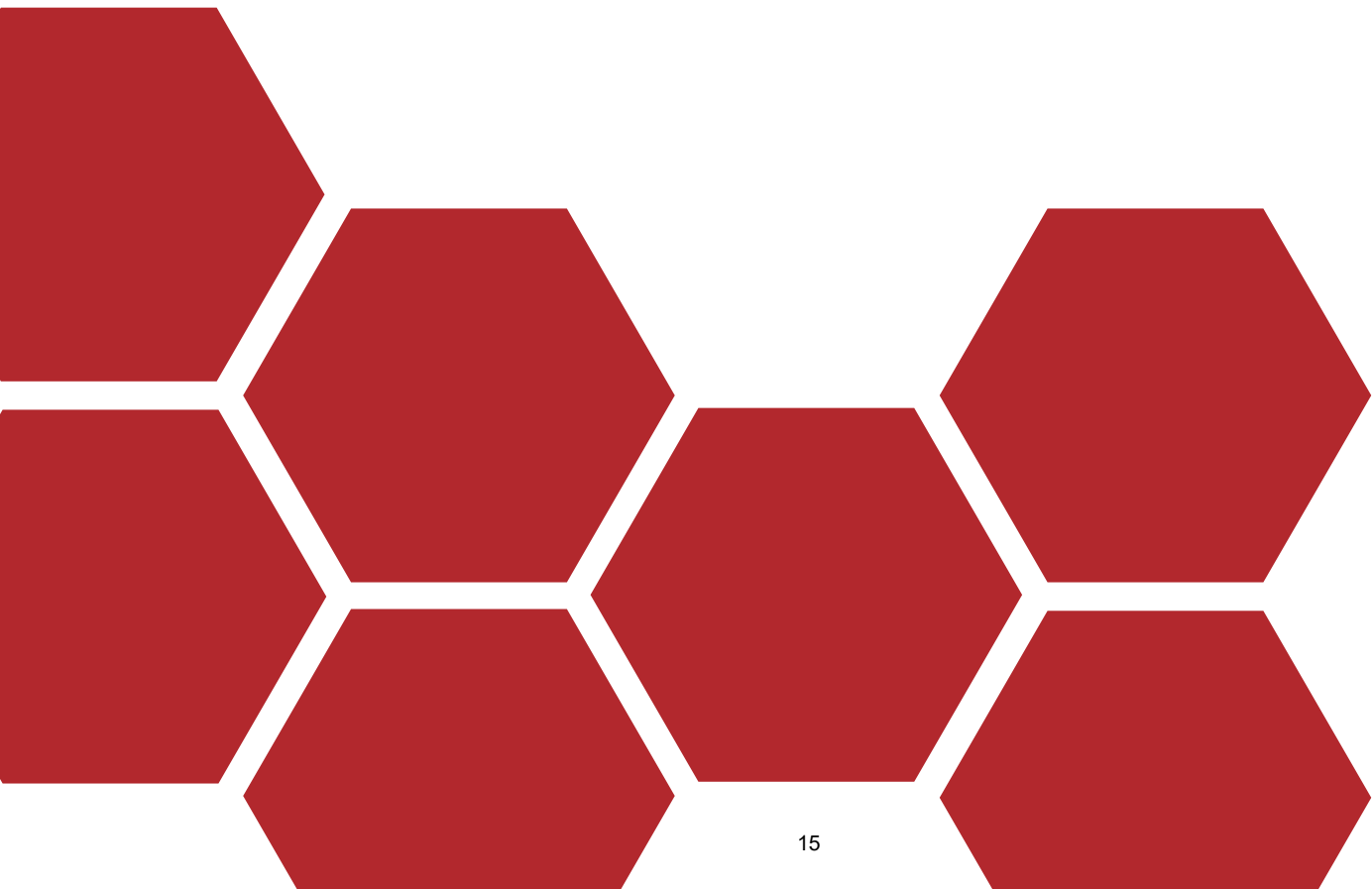
Source	Project #	Priority	FY 23	FY 24	FY 25	FY 26	FY 27	Total
05 - BERP Fund								
Server Replacement Program	23-BG-001	2	15,000	15,000	15,000	15,000	15,000	75,000
Video Streaming Site Servers	23-BG-002	2	34,032					34,032
05 - BERP Fund Total			49,032	15,000	15,000	15,000	15,000	109,032
27 - Park Fee In Lieu Fund								
Dog Park	13-PRK-005	3	103,200					103,200
27 - Park Fee In Lieu Fund Total			103,200					103,200
36 - Transportation Sales Tax Fund								
Annual Curb Replacement Program	09-TRAN-122	2	424,000	424,000	424,000	424,000	424,000	2,120,000
Annual Street Preservation Program	09-TRAN-124	3	848,000	848,000	848,000	848,000	848,000	4,240,000
Right of Way Infrastructure Repairs	10-TRAN-117	3	159,000	159,000	159,000	159,000	159,000	795,000
Roadside Trail Maintenance	21-TR-002	3	25,000					25,000
Salt Dome Pad Repairs	23-TRAN-001	3	74,200					74,200
Sidewalk Replacement Program	23-TRAN-003	2	330,000					330,000
36 - Transportation Sales Tax Fund Total			1,860,200	1,431,000	1,431,000	1,431,000	1,431,000	7,584,200
36.38 - Transportation GO Bond Fund								
Kurzweil Road	22-TRAN-007	1	1,103,000					1,103,000
I49/58 HWY	22-TRAN-008	2	3,000,000					3,000,000
Street Lights	22-TRAN-009	3	1,102,000					1,102,000
36.38 - Transportation GO Bond Funds Total			5,205,000					5,205,000
37 - Excise Tax Fund								
Maintenance of Thoroughfare Routes	13-TRAN-001	2	212,000	212,000	212,000	212,000	212,000	1,060,000
58 Hwy Access Modifications At Kentucky Road	20-TRAN-002	2		200,000				200,000
Dean Avenue Access Management	23-TRANS-003	2	350,000	500,000				850,000
37 - Excise Tax Fund Total			562,000	912,000	212,000	212,000	212,000	2,110,000
45 - Capital Improvement Sales Tax F								
Curb Ramp Repair & Replacement	22-TRAN-002	2	132,500	132,500	132,500	132,500	132,500	662,500
Centerview Sound System Upgrades	23-BG-003	2	10,000					10,000
Mayor's Christmas Tree	23-BG-004	2	35,990					35,990
Dean Avenue Access Management	23-TRANS-003	2		650,000				650,000

Source	Project #	Priority	FY 23	FY 24	FY 25	FY 26	FY 27	Total
45 - Capital Improvement Sales Tax Fund Total			178,490	782,500	132,500	132,500	132,500	1,358,490
46 - Stormwater Sales Tax Fund								
Annual Curb Replacement Program	15-STM-001	2	212,000	212,000	212,000	212,000	212,000	1,060,000
Stormwater Culvert Rehabilitation	22-STM-003	1		265,000	265,000	265,000	265,000	1,060,000
Johnston Lake Dam Study	23-STM-001	3	30,000					30,000
Hunters Glen Storm Repairs	23-STM-002	n/a	424,000					424,000
Good Parkway Improvements	26-PRK-001	3			180,000			180,000
46 - Stormwater Sales Tax Fund Total			666,000	477,000	657,000	477,000	477,000	2,754,000
47 - Park Sales Tax Fund								
Dog Park	13-PRK-005	3	350,000					350,000
Scoreboards - Baseball Complex	22-PRK-007	3				50,000		50,000
Disc Golf Course Relocation	23-PRK-002	3	51,000					51,000
T.B. Hanna Station Phase 2	23-PRK-008	3		332,000				332,000
Baseball Concession Stand Renovations	24-PK-001	3				168,000		168,000
Good Parkway Improvements	26-PRK-001	3			400,000			400,000
Baseball Shade Structure Replacement	26-PRK-002	3				200,000		200,000
Recreation Park Parking Lot Expansion	27-PK-001	3					302,000	302,000
RAC Playground	27-PK-002	3					150,000	150,000
47 - Park Sales Tax Fund Total			401,000	332,000	400,000	418,000	452,000	2,003,000
54 - Enterprise Capital Maintenance								
Sanitary Sewer Inflow & Infiltration Reduction	09-SAN-119	1	147,514	151,201	154,981	158,856	162,827	775,379
Hydrant Replacement	19-WAT-001	1	161,983	165,223	168,527	171,898	175,336	842,967
Mayberry Court Waterline Replacement	23-WAT-001	2	100,700					100,700
Original Town Valve Installation Program	23-WAT-002	2	74,200					74,200
54 - Enterprise Capital Maintenance Fund Total			484,397	316,424	323,508	330,754	338,163	1,793,246
GRAND TOTAL			9,509,319	4,265,924	3,171,008	3,016,254	3,057,663	23,020,168



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BUILDINGS & GROUNDS





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City of Raymore, Missouri
Capital Improvement Program
 FY 23 thru FY 27

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 23	FY 24	FY 25	FY 26	FY 27	Total
<i>Category</i>							
Buildings and Grounds							
<i>Buildings</i>							
Server Replacement Program	23-BG-001	15,000	15,000	15,000	15,000	15,000	75,000
	<i>Sub-Total</i>	15,000	15,000	15,000	15,000	15,000	75,000
<i>Equipment: Computers</i>							
Video Streaming Site Servers	23-BG-002	34,032					34,032
	<i>Sub-Total</i>	34,032					34,032
Department Total:		49,032	15,000	15,000	15,000	15,000	109,032
GRAND TOTAL		49,032	15,000	15,000	15,000	15,000	109,032

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Buildings and Grounds

Contact IT Director

Project #	23-BG-001
Project Name	Server Replacement Program

Type Equipment

Useful Life 5 years

Category Buildings

Priority 2 Very Important

Status Active

Report Type

Total Project Cost: \$75,000

Description

This project will move the server replacement program from general funding to the BERP program.

Justification

This project will allow for dedicated funding through the BERP program.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Equip/Vehicles/Furnishings	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
05 - BERP Fund	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Budget Impact/Other

Capital Improvement Program

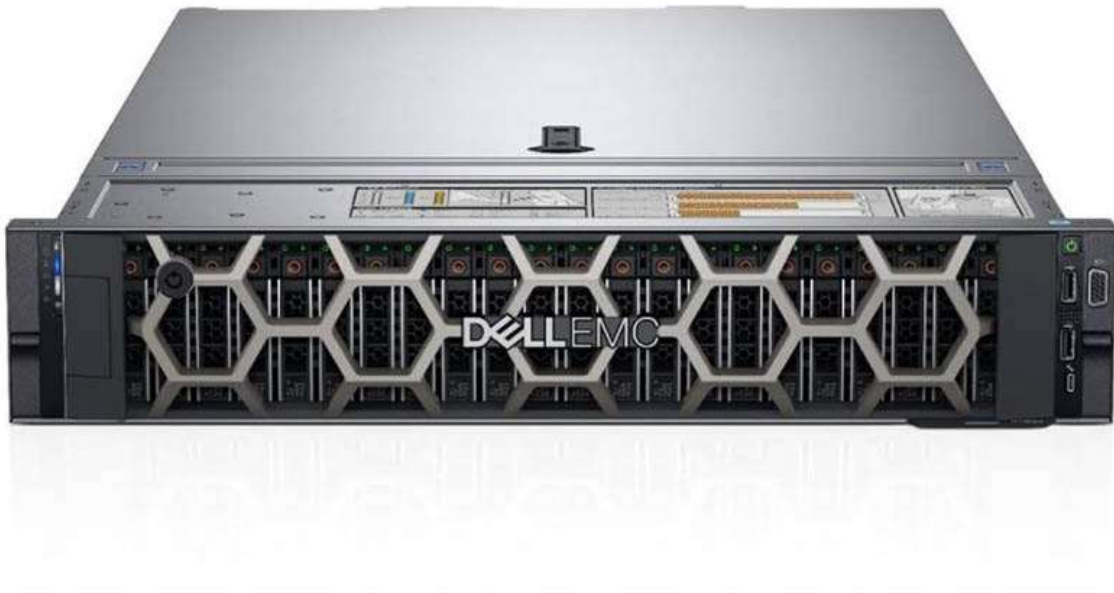
FY 23 *thru* FY 27

City of Raymore, Missouri

Department Buildings and Grounds

Contact IT Director

Project #	23-BG-001
Project Name	Server Replacement Program



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Buildings and Grounds

Contact IT Director

Project #	23-BG-002
Project Name	Video Streaming Site Servers

Type Equipment
 Useful Life 5 years
 Category Equipment: Computers
 Priority 2 Very Important
 Status Active

Report Type

Total Project Cost: \$34,032

Description
This project involves the setup and installation of video streaming servers at the Raymore Activity Center, and Hawk Ridge Park.

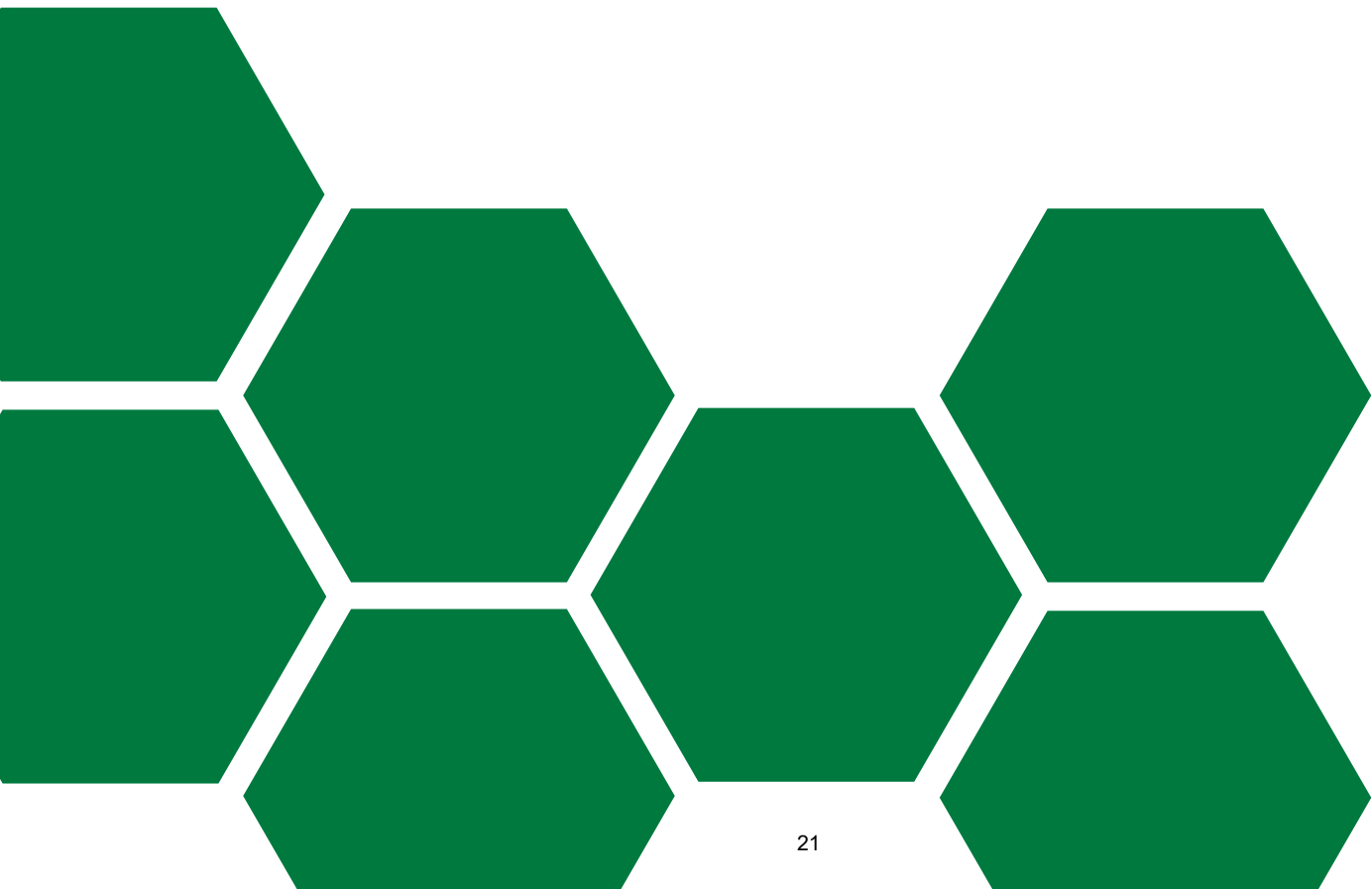
Justification
Due to bandwidth limitations between facilities, there are ongoing security camera issues when sending multiple video streams to the server located at City Hall. By installing site servers they will store the data locally and still be able to send a single stream back to City Hall for viewing.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Equip/Vehicles/Furnishings	34,032					34,032
Total	34,032					34,032

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
05 - BERP Fund	34,032					34,032
Total	34,032					34,032

Budget Impact/Other

PARKS & RECREATION





RAYMORE

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City of Raymore, Missouri
Capital Improvement Program
 FY 23 thru FY 27

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 23	FY 24	FY 25	FY 26	FY 27	Total
<i>Category</i>							
Parks & Recreation							
<i>Equipment: Computers</i>							
Centerview Sound System Upgrades	23-BG-003	10,000					10,000
<i>Sub-Total</i>		10,000					10,000
<i>Park Improvements</i>							
Dog Park	13-PRK-005	453,200					453,200
Scoreboards - Baseball Complex	22-PRK-007				50,000		50,000
Mayor's Christmas Tree	23-BG-004	35,990					35,990
Disc Golf Course Relocation	23-PRK-002	51,000					51,000
T.B. Hanna Station Phase 2	23-PRK-008		332,000				332,000
Good Parkway Improvements	26-PRK-001			580,000			580,000
Baseball Shade Structure Replacement	26-PRK-002				200,000		200,000
Recreation Park Parking Lot Expansion	27-PK-001					302,000	302,000
RAC Playground	27-PK-002					150,000	150,000
<i>Sub-Total</i>		540,190	332,000	580,000	250,000	452,000	2,154,190
<i>Park Maintenance</i>							
Baseball Concession Stand Renovations	24-PK-001				168,000		168,000
<i>Sub-Total</i>					168,000		168,000
Department Total:		550,190	332,000	580,000	418,000	452,000	2,332,190
GRAND TOTAL		550,190	332,000	580,000	418,000	452,000	2,332,190

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	13-PRK-005
Project Name	Dog Park

Type New Construction
Useful Life 30 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type CIP

Total Project Cost: \$453,200

Description

This project involves the construction of fencing, infrastructure and dog park amenities. Includes purchase of amenities, connection to water, construction of double gated fencing, parking lot, walking paths and landscaping.

Justification

The City currently does not have a dog park. Citizens have indicated an interest in adding such an area to the park system. Park land dedication plays a vital role in the location and timing of this project.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Planning/Design	35,614					35,614
Construction/Maintenance	356,131					356,131
Other	61,455					61,455
Total	453,200					453,200

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
27 - Park Fee In Lieu Fund	103,200					103,200
47 - Park Sales Tax Fund	350,000					350,000
Total	453,200					453,200

Budget Impact/Other

Staff anticipates additional staffing and maintenance costs of \$6,360 per fiscal year. This will provide an additional park as well as make the City more inviting to people to visit or move in to the community.

Budget Items	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Other (Insurance, Utilities)	1,000	1,000	1,000	1,000	1,000	5,000
Staff Cost	4,800	4,800	4,800	4,800	4,800	24,000
Supplies/Materials	560	560	560	560	560	2,800
Total	6,360	6,360	6,360	6,360	6,360	31,800

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 13-PRK-005

Project Name Dog Park



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 22-PRK-007
Project Name Scoreboards - Baseball Complex

Type Equipment
Useful Life
Category Park Improvements
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$50,000

Description

This project includes the installation of scoreboards on fields 1, 2, 3 and 4 at the Recreation Park Baseball/Softball Complex.

Justification

The Park Foundation has donated funding for scoreboards on fields 5 and 6. The addition of fields 1 - 4 would provide scoreboards for the remaining fields at the complex.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance				50,000		50,000
Total				50,000		50,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
47 - Park Sales Tax Fund				50,000		50,000
Total				50,000		50,000

Budget Impact/Other

Staff anticipates additional utility costs of \$350 per fiscal year.

Budget Items	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Other (Insurance, Utilities)	350	350				700
Total	350	350				700

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	22-PRK-007
Project Name	Scoreboards - Baseball Complex



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation

Contact IT Director

Type Equipment

Useful Life 10 years

Category Equipment: Computers

Priority 2 Very Important

Status Active

Total Project Cost: \$10,000

Project #	23-BG-003
Project Name	Centerview Sound System Upgrades

Report Type

Description

This project involves the installation and programming of additional channels for the lavalier microphones and additional programming changes.

Justification

When the Centerview system was installed, both the microphones and lavalier microphones were placed on the same channels. Programming would not allow the gain to be set higher on the handheld microphones without having feedback issues with the lavalier microphones. By separating each device to its own channel, higher gain setting for the microphones can be accomplished.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Equip/Vehicles/Furnishings	10,000					10,000
Total	10,000					10,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
45 - Capital Improvement	10,000					10,000
Sales Tax Fund						
Total	10,000					10,000

Budget Impact/Other

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Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	23-BG-004
Project Name	Mayor's Christmas Tree

Type Equipment
Useful Life 20 years
Category Park Improvements
Priority 2 Very Important
Status Active

Report Type

Total Project Cost: \$35,990

Description
Replacement of the Mayor's Christmas Tree for display at T.B. Hanna Station

Justification
The Christmas tree used for the holiday season reached the end of its useful life and needed to be replaced. This project replaces the old tree with a new tree.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Other	35,990					35,990
Total	35,990					35,990

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
45 - Capital Improvement Sales Tax Fund	35,990					35,990
Total	35,990					35,990

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 23-BG-004

Project Name Mayor's Christmas Tree



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type Maintenance
Useful Life 20 years
Category Park Improvements
Priority 3 Important
Status Active

Project # 23-PRK-002
Project Name Disc Golf Course Relocation

Report Type

Total Project Cost: \$51,000

Description

This project involves the redesign and relocation of the disc course to accommodate recent park improvements including the trail system and expansion of the RAC. Construction includes demolition of the tee boxes, relocating the baskets and replacement of all course signage. All 18 holes will be affected by the project.

Justification

The disc golf course is a very popular amenity and continues to gain new players every year. With the expansion of the Raymore Activity Center at Recreation Park, the disc golf course needs to move to a better location to accommodate the RAC expansion. Utilizing the 18 acres at Moon Valley and the wooded area between Moon Valley and Recreation Park, the disc golf course will remain a favorite with park patrons and regional use.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Planning/Design	15,525					15,525
Construction/Maintenance	35,475					35,475
Total	51,000					51,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
47 - Park Sales Tax Fund	51,000					51,000
Total	51,000					51,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	23-PRK-002
Project Name	Disc Golf Course Relocation



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type New Construction
Useful Life
Category Park Improvements
Priority 3 Important
Status Active

Project # 23-PRK-008
Project Name T.B. Hanna Station Phase 2

Report Type

Total Project Cost: \$332,000

Description

This project involves the construction of three corner entrances at T.B. Hanna Station. Matching the current corner improvements at Olive and Washington Streets, the project will provide a finished look to the entire city block and be an inviting approach for park patrons from all directions, while protecting large mature trees currently at the unfinished corners.

Justification

At the present time there is only one access to the park from the surrounding streets.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance		332,000				332,000
Total		332,000				332,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
47 - Park Sales Tax Fund		332,000				332,000
Total		332,000				332,000

Budget Impact/Other

No anticipated impact on the operating budget beyond regular maintenance at a minimal cost. Regular maintenance extends the useful life.

Capital Improvement Program

City of Raymore, Missouri

FY 23 thru FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 23-PRK-008

Project Name T.B. Hanna Station Phase 2



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type Improvement
Useful Life 20 years
Category Park Improvements
Priority 3 Important
Status Active

Project # 26-PRK-001
Project Name Good Parkway Improvements

Report Type

Total Project Cost: \$580,000

Description

The Good Parkway Improvements project includes both the reconstruction of a ½ mile asphalt trail and additional streambank stabilization and improvements for safety and flood damage control in both the north and south segments of the Good Parkway Linear Park.

Justification

The north asphalt trail is nearing its life expectancy and replacement of the trail should meet current trail specifications of 10ft wide and concrete. Rerouting the trail and adding a new bridge where the creek turns and the bank is eroding should be considered.

The low-water crossing in the south segment should be addressed. This area functions appropriately as a floodplain, however residents have complained about the flooding and maintenance. At a minimum, the low water crossing should be mechanically cleaned and rip rap stabilization should be installed in eroded areas.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance			580,000			580,000
Total			580,000			580,000
Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
46 - Stormwater Sales Tax Fund			180,000			180,000
47 - Park Sales Tax Fund			400,000			400,000
Total			580,000			580,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	26-PRK-001
Project Name	Good Parkway Improvements



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	24-PK-001
Project Name	Baseball Concession Stand Renovations

Type Maintenance
Useful Life 20 years
Category Park Maintenance
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$168,000

Description
New roofs on the two concession stands at Recreation Park.

Justification
The current roofs on the concession stands at Recreation Park were installed in the early 2000's. The colors are faded and in need of painting. The metal roofs are nearing their life expectancy.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance				168,000		168,000
Total				168,000		168,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
47 - Park Sales Tax Fund				168,000		168,000
Total				168,000		168,000

Budget Impact/Other
Minimal maintenance costs are anticipated.

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 24-PK-001

Project Name Baseball Concession Stand Renovations



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	26-PRK-002
Project Name	Baseball Shade Structure Replacement

Type Maintenance
Useful Life 10 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$200,000

Description
Replacement of the shade structures at the baseball/softball complex.

Justification
The shade structures at Recreation Park are showing wear and tear. Some holes have formed and the color is beginning to fade. 2026 will be 10 years since the structures were originally installed. Replacement is needed.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance				200,000		200,000
Total				200,000		200,000
Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
47 - Park Sales Tax Fund				200,000		200,000
Total				200,000		200,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	26-PRK-002
Project Name	Baseball Shade Structure Replacement



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director
Type New Construction
Useful Life 30 years
Category Park Improvements
Priority 3 Important
Status Active

Project # 27-PK-001
Project Name Recreation Park Parking Lot Expansion

Report Type

Total Project Cost: \$302,000

Description

Demolition of the old skate park and parking lots to create a larger parking area to help with tournament parking and prepare for a future championship baseball field.

Justification

Recreation Park is in dire need of additional parking almost every weekend. This project will make use of the original location of the skatepark and provide over 75 additional parking spots.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Planning/Design					36,228	36,228
Construction/Maintenance					265,772	265,772
Total					<u>302,000</u>	<u>302,000</u>
Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
47 - Park Sales Tax Fund					302,000	302,000
Total					<u>302,000</u>	<u>302,000</u>

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 27-PK-001

Project Name Recreation Park Parking Lot Expansion



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	27-PK-002
Project Name	RAC Playground

Type Equipment
Useful Life 20 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$150,000

Description

This project is an addition of a playground near the RAC.

Justification

The Park Board identified the need for providing an additional playground at this location. This new play amenity will enhance the area, provide additional play features for the summer camp, utilize a prime location, increase park visibility from Madison Street and ultimately promote rentals at a future identified picnic shelter, the Recreation Park Pavilion, to be built on location of the old park house

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance					150,000	150,000
Total					150,000	150,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
47 - Park Sales Tax Fund					150,000	150,000
Total					150,000	150,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

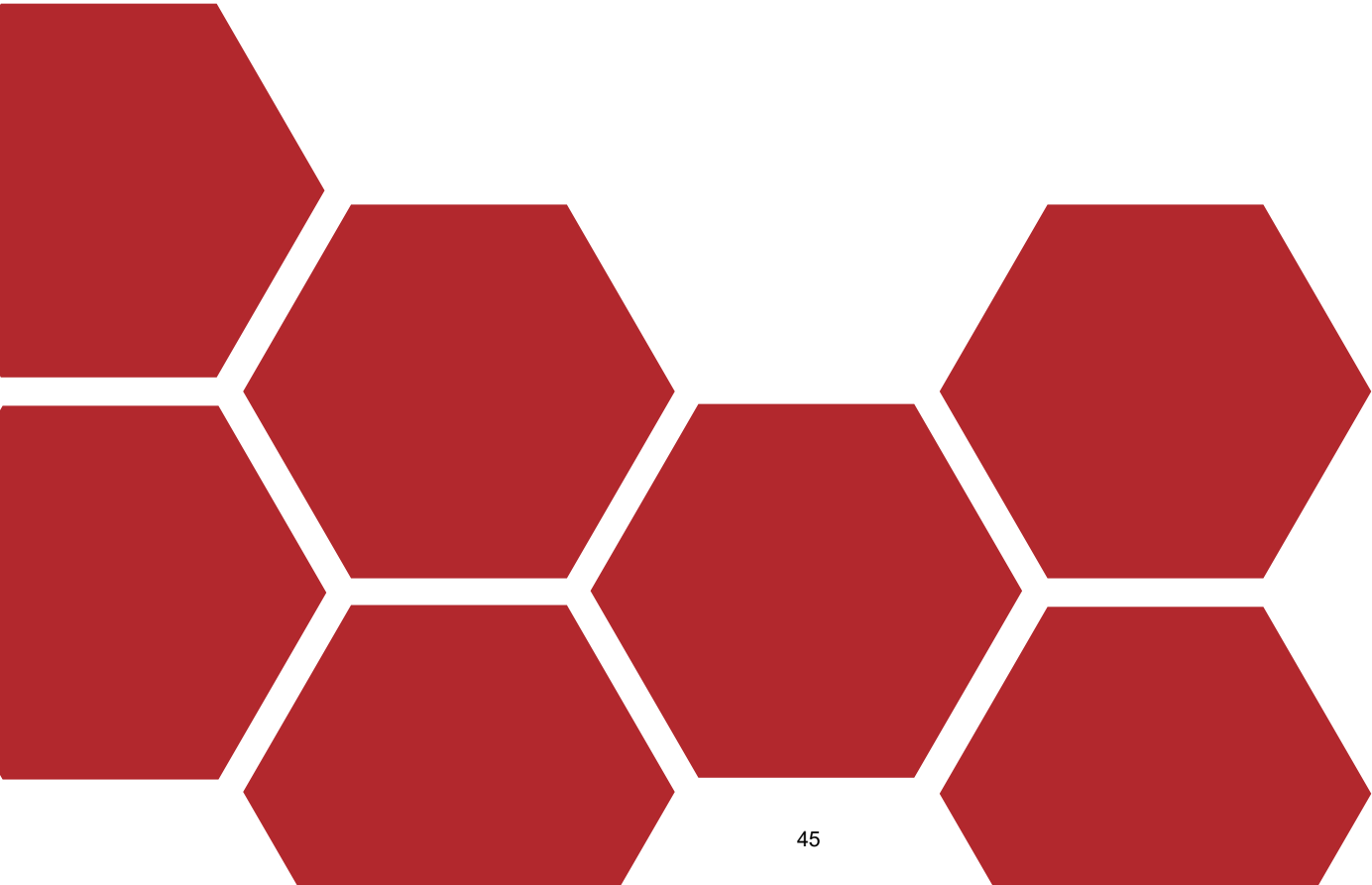
Department Parks & Recreation

Contact Parks and Recreation Director

Project #	27-PK-002
Project Name	RAC Playground



SANITARY SEWER





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City of Raymore, Missouri
Capital Improvement Program
 FY 23 thru FY 27

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 23	FY 24	FY 25	FY 26	FY 27	Total
<i>Category</i>							
Sanitary Sewer							
<u><i>Wastewater</i></u>							
Sanitary Sewer Inflow & Infiltration Reduction	<i>09-SAN-119</i>	147,514	151,201	154,981	158,856	162,827	775,379
	<i>Sub-Total</i>	147,514	151,201	154,981	158,856	162,827	775,379
	Department Total:	147,514	151,201	154,981	158,856	162,827	775,379
GRAND TOTAL		147,514	151,201	154,981	158,856	162,827	775,379

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Sanitary Sewer
 Contact Public Works Director
 Type Maintenance
 Useful Life 50 years
 Category Wastewater
 Priority 1 Critical
 Status Active

Project # 09-SAN-119
 Project Name Sanitary Sewer Inflow & Infiltration Reduction

Report Type CIP

Total Project Cost: \$2,580,125

Description

This project involves relining of sewer mains, sealing of manholes and other actions to eliminate the infiltration of clean water entering the sanitary sewer system.

Justification

Clean water entering the sanitary sewer system results in increased costs due to the need to have larger pump stations and having pumps run more often than necessary, thereby increasing utility costs. In addition, the increased inflow/infiltration increases treatment costs for treatment by the Little Blue Valley Sewer District (LBVSD). The City has committed to LBVSD to make substantial efforts to reduce inflow and infiltration. The 2004 Sanitary Sewer Master Plan identified areas of significant inflow and infiltration throughout the City. This project will continue the City's longstanding annual program to alleviate inflow and infiltration in identified areas.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	147,514	151,201	154,981	158,856	162,827	775,379
Total	147,514	151,201	154,981	158,856	162,827	775,379

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
54 - Enterprise Capital Maintenance Fund	147,514	151,201	154,981	158,856	162,827	775,379
Total	147,514	151,201	154,981	158,856	162,827	775,379

Budget Impact/Other

A reduction in the flow will result in a decrease in the City's payment for treatment. Staff estimates annual savings of \$30,000. This maintains an overall systemize approach to maximize our maintenance dollars, as well as provide a clean safe sanitary system.

Budget Items	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Maintenance	-30,000	-30,000	-30,000	-30,000	-30,000	-150,000
Total	-30,000	-30,000	-30,000	-30,000	-30,000	-150,000

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Sanitary Sewer

Contact Public Works Director

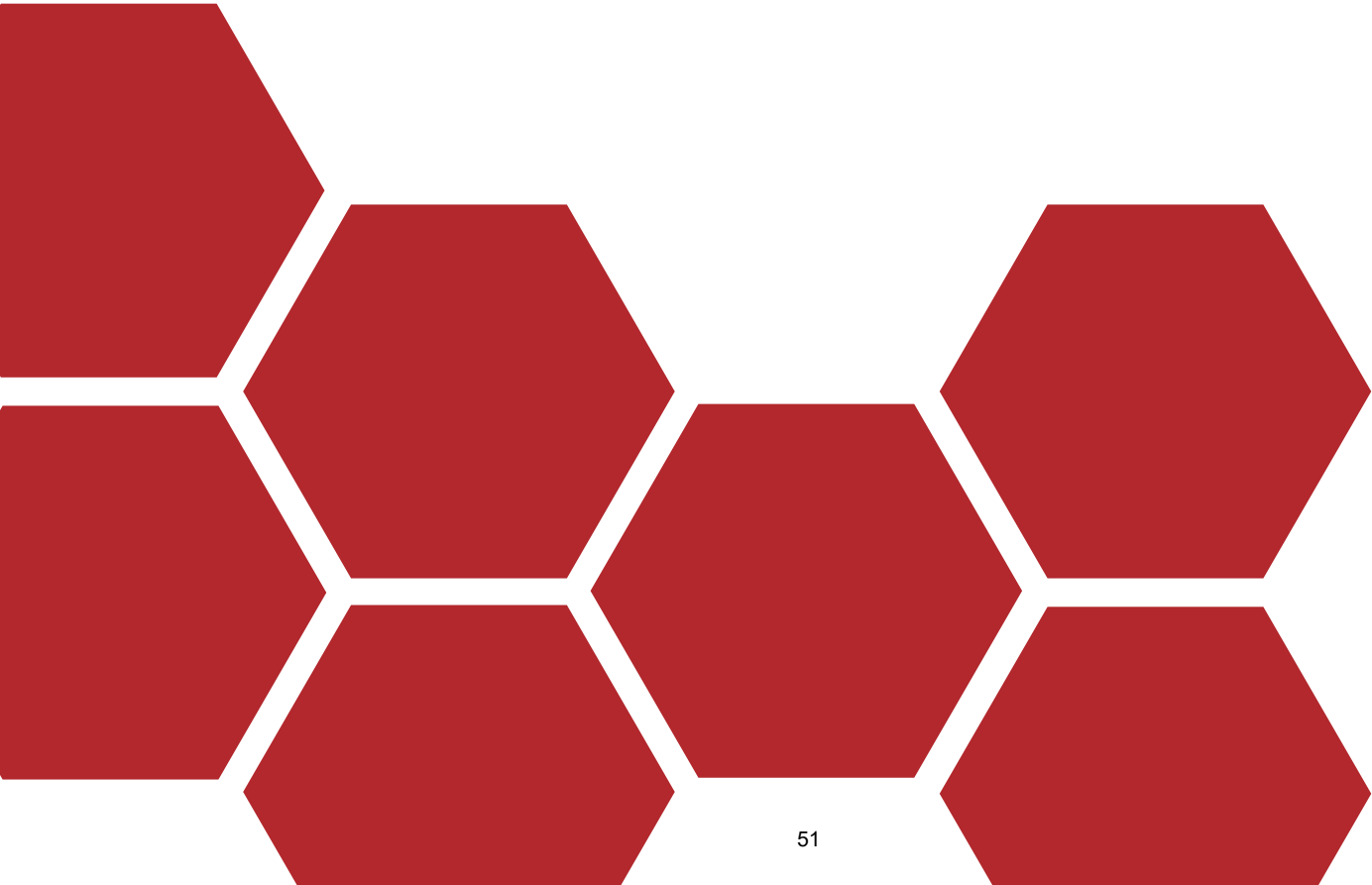
Project #	09-SAN-119
Project Name	Sanitary Sewer Inflow & Infiltration Reduction





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STORMWATER





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City of Raymore, Missouri
Capital Improvement Program
 FY 23 thru FY 27

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 23	FY 24	FY 25	FY 26	FY 27	Total
<i>Category</i>							
Stormwater							
<i>Storm Sewer/Drainage</i>							
Annual Curb Replacement Program	<i>15-STM-001</i>	212,000	212,000	212,000	212,000	212,000	1,060,000
Stormwater Culvert Rehabilitation	<i>22-STM-003</i>		265,000	265,000	265,000	265,000	1,060,000
Johnston Lake Dam Study	<i>23-STM-001</i>	30,000					30,000
Hunters Glen Storm Repairs	<i>23-STM-002</i>	424,000					424,000
	<i>Sub-Total</i>	666,000	477,000	477,000	477,000	477,000	2,574,000
	Department Total:	666,000	477,000	477,000	477,000	477,000	2,574,000
	GRAND TOTAL	666,000	477,000	477,000	477,000	477,000	2,574,000

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type Improvement
Useful Life 50 years
Category Storm Sewer/Drainage
Priority 2 Very Important
Status Active

Project # 15-STM-001
Project Name Annual Curb Replacement Program

Report Type CIP

Total Project Cost: \$2,572,000

Description

The City is in the midst of a multi-year program to address curb deterioration. Proposed funding from both the Transportation and Storm Water Funds will provide for removal and replacement of approximately 18,000 feet of curb and gutter at various locations each year.

Justification

The concrete curb and gutter has deteriorated in many areas throughout the City. Engineering staff completed a condition survey of curb and gutter throughout the city in 2020, and the survey was updated in summer and fall of 2022. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Admin/Inspection	12,000	12,000	12,000	12,000	12,000	60,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
46 - Stormwater Sales Tax Fund	212,000	212,000	212,000	212,000	212,000	1,060,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000

Budget Impact/Other

Estimated reduction in maintenance costs of \$750 per fiscal year. The replacement now significantly extends the useful life of the curbs. This will provide a cleaner stormwater environment.

Budget Items	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Maintenance	-750	-750	-750	-750	-750	-3,750
Total	-750	-750	-750	-750	-750	-3,750

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Stormwater
Contact Public Works Director

Project #	15-STM-001
Project Name	Annual Curb Replacement Program



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Storm Sewer/Drainage
Priority 1 Critical
Status Active

Project # 22-STM-003
Project Name Stormwater Culvert Rehabilitation

Report Type CIP

Total Project Cost: \$1,210,000

Description

This project involves the rehabilitation / replacement of stormwater culverts in the Woodcreek, Silverlake, Cumberland Hills and Heritage Hills subdivisions

Justification

In the spring of 2021, Engineering staff initiated a televised inspection program of stormwater culverts that were near or past the expected service life of 25 years. The culverts in these neighborhoods were found to have missing portions of the pipe, which has reduced the structural capacity of the culverts. This can lead to the formation of sinkholes and pavement failures if not addressed.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance		265,000	265,000	265,000	265,000	1,060,000
Total		<u>265,000</u>	<u>265,000</u>	<u>265,000</u>	<u>265,000</u>	<u>1,060,000</u>

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
46 - Stormwater Sales Tax Fund		265,000	265,000	265,000	265,000	1,060,000
Total		<u>265,000</u>	<u>265,000</u>	<u>265,000</u>	<u>265,000</u>	<u>1,060,000</u>

Budget Impact/Other

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Stormwater

Contact Public Works Director

Project # 22-STM-003

Project Name Stormwater Culvert Rehabilitation



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type Study
Useful Life
Category Storm Sewer/Drainage
Priority 3 Important
Status Active

Project # 23-STM-001
Project Name Johnston Lake Dam Study

Report Type

Total Project Cost: \$30,000

Description

The evaluation of the Johnston Lake Dam includes the following services: inspection, flood routing, breach analysis and a safety inspection and report. Additionally, an emergency action plan with an operations and maintenance plan will be provided.

Justification

With the increased popularity of Hawk Ridge Park and additional amenities scheduled for construction, it is critical to evaluate the safety and stability of the dam located on Johnston Lake. This study will inspect the integrity of the dam, create an emergency action plan in the event of a failure and provide staff with an operation and maintenance plan.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Other	30,000					30,000
Total	30,000					30,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
46 - Stormwater Sales Tax Fund	30,000					30,000
Total	30,000					30,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Stormwater
Contact Public Works Director

Project #	23-STM-001
Project Name	Johnston Lake Dam Study



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type Unassigned
Useful Life
Category Storm Sewer/Drainage
Priority n/a
Status Active

Project #	23-STM-002
Project Name	Hunters Glen Storm Repairs

Report Type

Total Project Cost: \$424,000

Description

The project involves rehabilitating existing stormwater infrastructure in the Hunters Glen subdivision; specifically between Oak Street and Redwood Drive.

Justification

The pipe in this area has reached the end of its service life. The tops of the pipes are beginning to fail which is creating a safety hazard for residents in the area.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	400,000					400,000
Admin/Inspection	24,000					24,000
Total	424,000					424,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
46 - Stormwater Sales Tax Fund	424,000					424,000
Total	424,000					424,000

Budget Impact/Other

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Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Stormwater
Contact Public Works Director

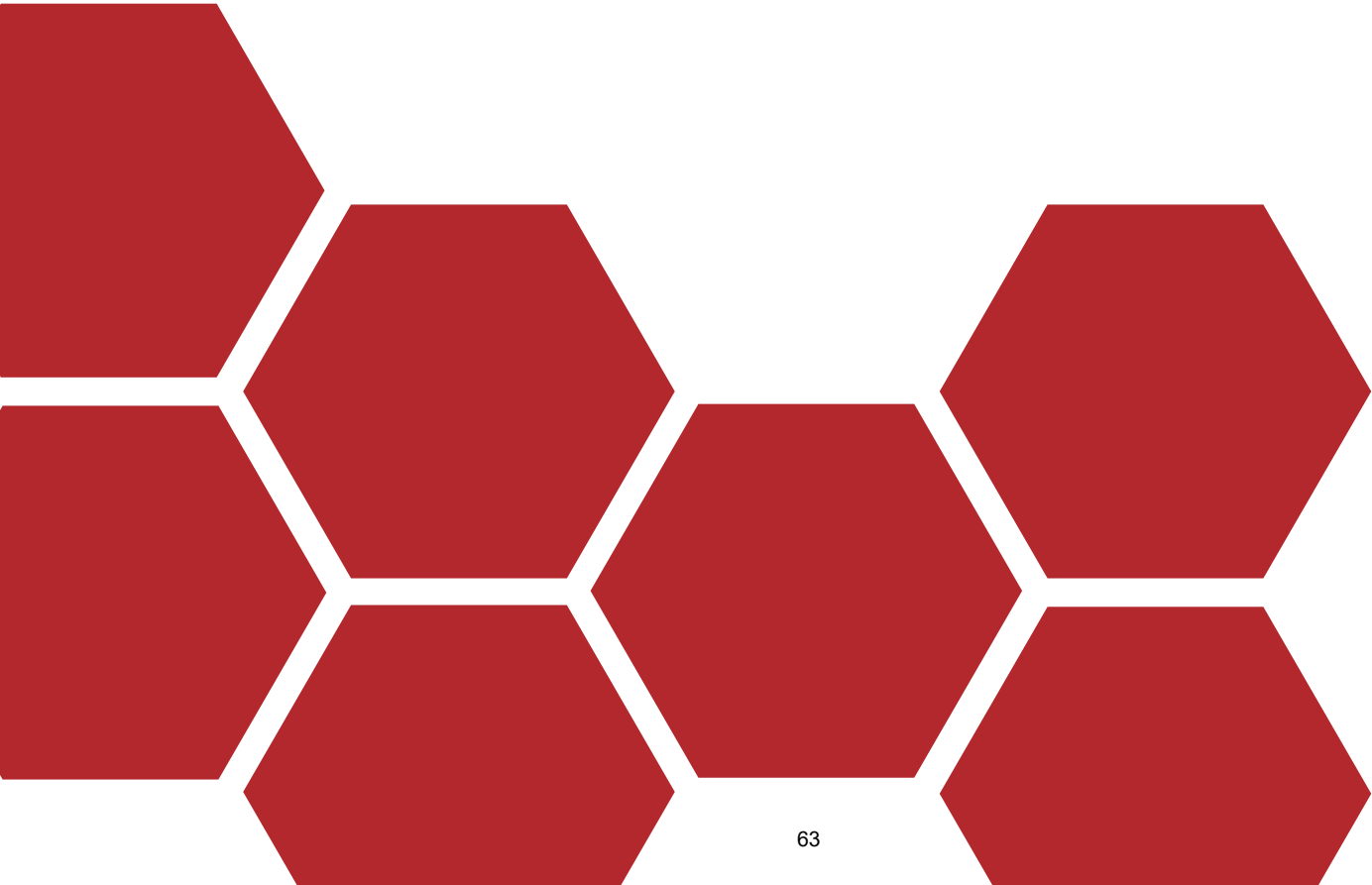
Project #	23-STM-002
Project Name	Hunters Glen Storm Repairs





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TRANSPORTATION





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City of Raymore, Missouri
Capital Improvement Program

FY 23 thru FY 27

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category		FY 23	FY 24	FY 25	FY 26	FY 27	Total
Transportation							
<u>Buildings Improvements</u>							
Salt Dome Pad Repairs	23-TRAN-001	74,200					74,200
Sub-Total		74,200					74,200
<u>Equipment: PW Equip</u>							
Street Lights	22-TRAN-009	1,102,000					1,102,000
Sub-Total		1,102,000					1,102,000
<u>Park Maintenance</u>							
Roadside Trail Maintenance	21-TR-002	25,000					25,000
Sub-Total		25,000					25,000
<u>Street Construction</u>							
Right of Way Infrastructure Repairs	10-TRAN-117	159,000	159,000	159,000	159,000	159,000	795,000
Maintenance of Thoroughfare Routes	13-TRAN-001	212,000	212,000	212,000	212,000	212,000	1,060,000
58 Hwy Access Modifications At Kentucky Road	20-TRAN-002		200,000				200,000
Curb Ramp Repair & Replacement	22-TRAN-002	132,500	132,500	132,500	132,500	132,500	662,500
Kurzweil Road	22-TRAN-007	1,103,000					1,103,000
149/58 HWY	22-TRAN-008	3,000,000					3,000,000
Sub-Total		4,606,500	703,500	503,500	503,500	503,500	6,820,500
<u>Street Paving</u>							
Annual Street Preservation Program	09-TRAN-124	848,000	848,000	848,000	848,000	848,000	4,240,000
Sidewalk Replacement Program	23-TRAN-003	330,000					330,000
Sub-Total		1,178,000	848,000	848,000	848,000	848,000	4,570,000
<u>Street Reconstruction</u>							
Annual Curb Replacement Program	09-TRAN-122	424,000	424,000	424,000	424,000	424,000	2,120,000
Sub-Total		424,000	424,000	424,000	424,000	424,000	2,120,000
Department Total:		7,409,700	1,975,500	1,775,500	1,775,500	1,775,500	14,711,700
Transportation - Excise Tax							
<u>Street Reconstruction</u>							
Dean Avenue Access Management	23-TRANS-003	350,000	1,150,000				1,500,000
Sub-Total		350,000	1,150,000				1,500,000
Department Total:		350,000	1,150,000				1,500,000
GRAND TOTAL		7,759,700	3,125,500	1,775,500	1,775,500	1,775,500	16,211,700

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 50 years
Category Street Reconstruction
Priority 2 Very Important
Status Active

Project # 09-TRAN-122
Project Name Annual Curb Replacement Program

Report Type CIP

Total Project Cost: \$6,537,612

Description

The City is in the midst of a multi-year program to address curb deterioration. The proposed FY 2023 and future funding from both the Transportation and Stormwater Funds will provide for removal and replacement of approximately 18,000 feet of curb and gutter at various locations each year.

Justification

The concrete curb and gutter has deteriorated in many areas throughout the City. Engineering staff completed a condition survey of curb and gutter throughout the city in 2020, and the survey was updated in summer and fall of 2022. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance measure.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	400,000	400,000	400,000	400,000	400,000	2,000,000
Admin/Inspection	24,000	24,000	24,000	24,000	24,000	120,000
Total	424,000	424,000	424,000	424,000	424,000	2,120,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36 - Transportation Sales Tax Fund	424,000	424,000	424,000	424,000	424,000	2,120,000
Total	424,000	424,000	424,000	424,000	424,000	2,120,000

Budget Impact/Other

Budget Items	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Maintenance	-750	-750	-750	-750	-750	-3,750
Total	-750	-750	-750	-750	-750	-3,750

Capital Improvement Program

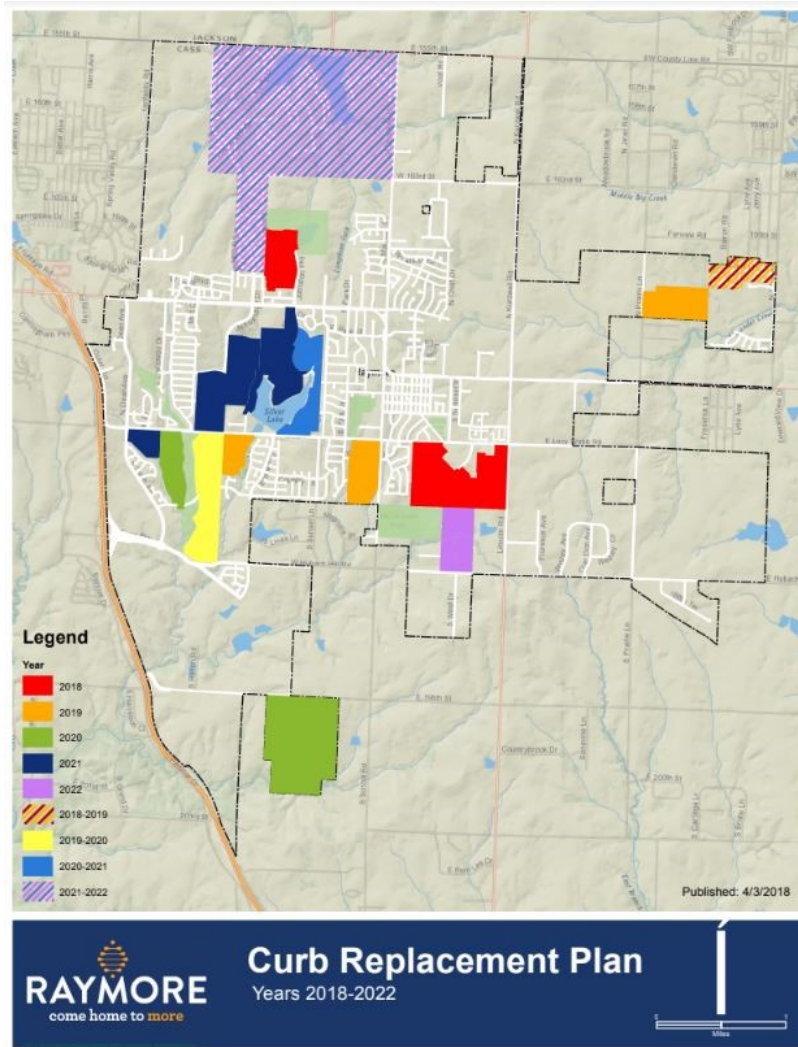
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project # 09-TRAN-122
Project Name Annual Curb Replacement Program



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 10 years
Category Street Paving
Priority 3 Important
Status Active

Project # 09-TRAN-124
Project Name Annual Street Preservation Program

Report Type CIP

Total Project Cost: \$8,240,000

Description

Street Preservation involves taking actions to preserve the local street network, which may include milling of streets and overlaying with several inches of pavement, micro paving, chip/sealing, and crack sealing. This occurs in various locations around the City, approved by the City Council on an annual basis.

Justification

The City's Comprehensive Pavement Management program outlines a regular maintenance schedule for the street network in order to maintain the network in "good" condition or better. Staff is currently updating the Pavement Management Program.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	800,000	800,000	800,000	800,000	800,000	4,000,000
Admin/Inspection	48,000	48,000	48,000	48,000	48,000	240,000
Total	848,000	848,000	848,000	848,000	848,000	4,240,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36 - Transportation Sales Tax Fund	848,000	848,000	848,000	848,000	848,000	4,240,000
Total	848,000	848,000	848,000	848,000	848,000	4,240,000

Budget Impact/Other

Budget Items	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Supplies/Materials	-1,300	-1,300	-1,300	-1,300	-1,300	-6,500
Total	-1,300	-1,300	-1,300	-1,300	-1,300	-6,500

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project # 09-TRAN-124

Project Name Annual Street Preservation Program



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 30 years
Category Street Construction
Priority 3 Important
Status Active

Project # 10-TRAN-117
Project Name Right of Way Infrastructure Repairs

Report Type CIP

Total Project Cost: \$3,728,722

Description

Following completion of the annual sidewalk program, this program will provide funding for repair of various infrastructure within Public Rights of Way such as sidewalks/pathways, curb and gutter, and stormwater culverts.

Justification

Operations and Maintenance has a considerable backlog of sidewalk and curb repairs. This project will provide supplemental funding for the removal and replacement of displaced sidewalk panels that can not be corrected by mudjacking. Staff is also starting to encounter a number of street crossing culvert failures which require immediate attention. This project will provide funding for these repairs. It is proposed that the hierarchy for the use of these funds would be sidewalk repairs, curb repairs and culvert repairs.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	150,000	150,000	150,000	150,000	150,000	750,000
Admin/Inspection	9,000	9,000	9,000	9,000	9,000	45,000
Total	159,000	159,000	159,000	159,000	159,000	795,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36 - Transportation Sales Tax Fund	159,000	159,000	159,000	159,000	159,000	795,000
Total	159,000	159,000	159,000	159,000	159,000	795,000

Budget Impact/Other

No anticipated additional operating costs.

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation
Contact Public Works Director

Project #	10-TRAN-117
Project Name	Right of Way Infrastructure Repairs



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 6 years
Category Street Construction
Priority 2 Very Important
Status Active

Project # 13-TRAN-001
Project Name Maintenance of Thoroughfare Routes

Report Type CIP

Total Project Cost: \$2,960,000

Description

This project involves micro-surfacing of collector and arterial roads on a regular six-year cycle. For FY 2023, locations have not been determined at this time.

Justification

The City's Comprehensive Pavement Management Program recommends that collector and arterial streets receive surface treatments on a regular basis to preserve the integrity of the pavement and increase service life.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Admin/Inspection	12,000	12,000	12,000	12,000	12,000	60,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
37 - Excise Tax Fund	212,000	212,000	212,000	212,000	212,000	1,060,000
Total	212,000	212,000	212,000	212,000	212,000	1,060,000

Budget Impact/Other

Estimated reduction in maintenance costs of \$750 per fiscal year. This is a surface preservation and extends the surface life of the pavement, as well as improves the safety and esthetics of the system.

Budget Items	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Maintenance	-750	-750	-750	-750	-750	-3,750
Total	-750	-750	-750	-750	-750	-3,750

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project # 13-TRAN-001

Project Name Maintenance of Thoroughfare Routes



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life
Category Street Construction
Priority 2 Very Important
Status Active

Project # 20-TRAN-002
Project Name 58 Hwy Access Modifications At Kentucky Road

Report Type

Total Project Cost: \$200,000

Description

This project will involve the design and construction of an access modification to 58 Highway at Kentucky.

Justification

After the construction of the Westgate Drive, the left turn movement off of the old Kentucky needs to be restricted. This can only be accomplished with a median island, The median island will restrict the left turn movement from the entrance to the south and from Kentucky, but will allow left turns from 58 Highway to Kentucky and the entrance. Thereby reducing the potential for traffic accidents at this location.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance		200,000				200,000
Total		200,000				200,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
37 - Excise Tax Fund		200,000				200,000
Total		200,000				200,000

Budget Impact/Other

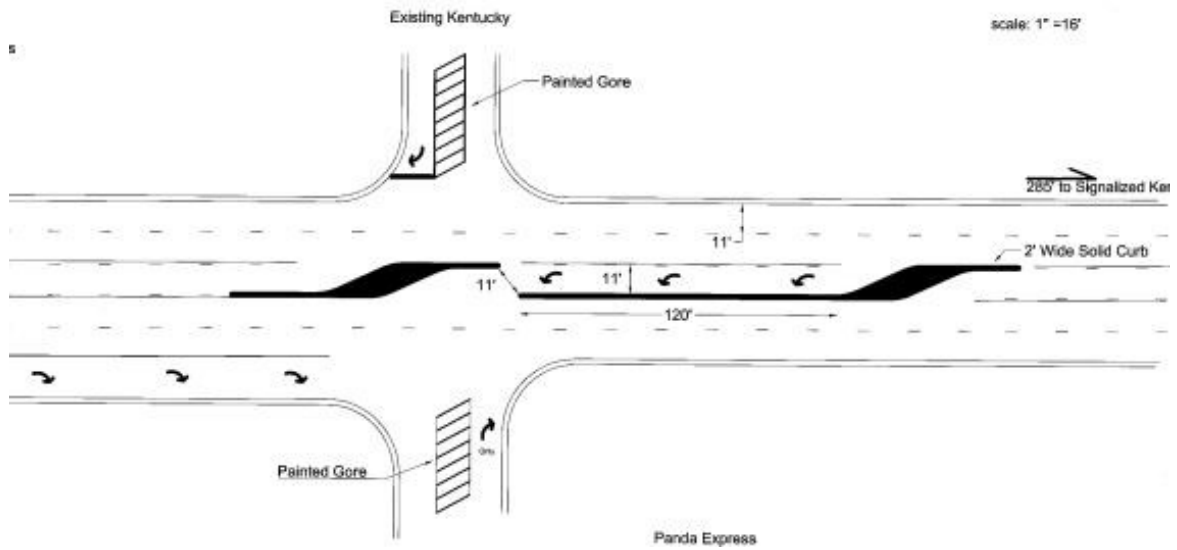
No anticipated additional costs.

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation
Contact Public Works Director

Project # 20-TRAN-002
Project Name 58 Hwy Access Modifications At Kentucky Road



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director

Project #	21-TR-002
Project Name	Roadside Trail Maintenance

Type Maintenance
Useful Life 10 years
Category Park Maintenance
Priority 3 Important
Status Active

Report Type CIP

Total Project Cost: \$75,000

Description

This project will provide funds for spot maintenance of roadside trails such as patching and crack sealing.

Justification

Many of the roadside trails are over 10 years old and are exhibiting numerous defects such as thermal cracks and settlements which can lead to a hazardous condition.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	25,000					25,000
Total	25,000					25,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36 - Transportation Sales Tax Fund	25,000					25,000
Total	25,000					25,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project #	21-TR-002
Project Name	Roadside Trail Maintenance



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 25 years
Category Street Construction
Priority 2 Very Important
Status Active

Project # 22-TRAN-002
Project Name Curb Ramp Repair & Replacement

Report Type CIP

Total Project Cost: \$712,500

Description

This project will provide funding to repair and/or replace curb ramps throughout the City

Justification

During the Spring of 2021 Engineering staff conducted a comprehensive condition survey of 1,400 curb ramps within the City. The survey determined that 59% or 826 ramps were in need of some type of repair ranging from crack sealing to complete removal and replacement in order to comply with ADA requirements.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	132,500	132,500	132,500	132,500	132,500	662,500
Total	132,500	132,500	132,500	132,500	132,500	662,500

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
45 - Capital Improvement Sales Tax Fund	132,500	132,500	132,500	132,500	132,500	662,500
Total	132,500	132,500	132,500	132,500	132,500	662,500

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation
Contact Public Works Director

Project #	22-TRAN-002
Project Name	Curb Ramp Repair & Replacement



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Street Construction
Priority 1 Critical
Status Active

Project # 22-TRAN-007
Project Name Kurzweil Road

Report Type CIP

Total Project Cost: \$2,350,000

Description

This project will completely reconstruct Kurzweil Road and add turn lanes at major intersections from 58 Highway to 155th Street. This would raise the street out of the floodplain.

Justification

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	1,103,000					1,103,000
Total	1,103,000					1,103,000
Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36.38 - Transportation GO Bond Funds	1,103,000					1,103,000
Total	1,103,000					1,103,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

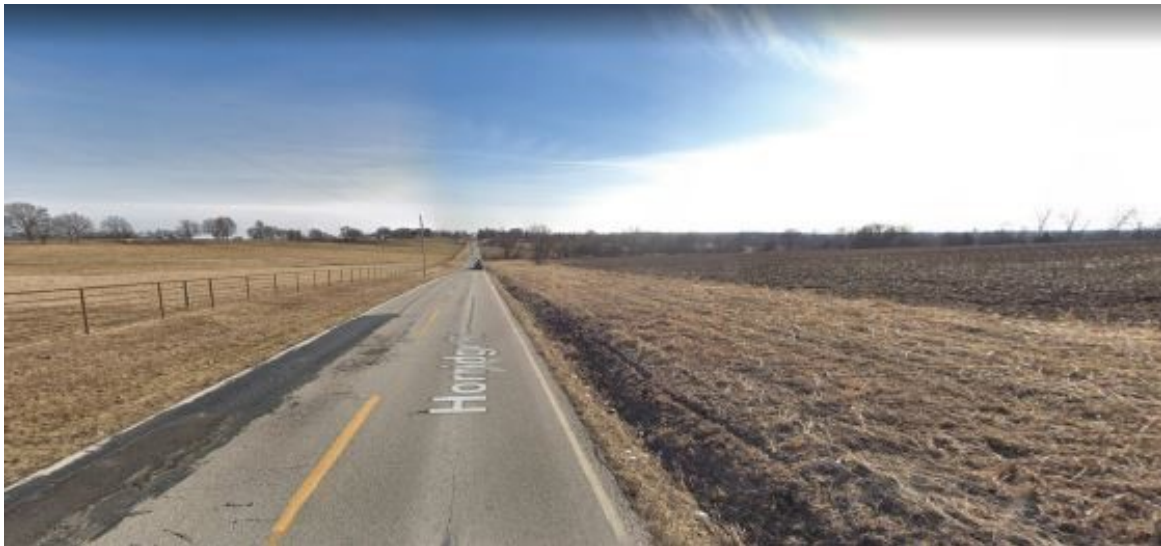
FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project # 22-TRAN-007

Project Name Kurzweil Road



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type New Construction
Useful Life 25 years
Category Street Construction
Priority 2 Very Important
Status Active

Project # 22-TRAN-008
Project Name I49/58 HWY

Report Type CIP

Total Project Cost: \$3,000,000

Description

In partnership with MoDOT, City of Belton and Cass County, this project would authorize a portion of the matching funds for a \$25 million US Dept. of Transportation BUILD grant that would be used to widen I-49 from 155th Street to North Cass Parkway. Though the interchange is located in Belton, thousands of Raymore residents use I-49. Belton and Cass County are also contributing funds for the matching portion of the grant.

Justification

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	3,000,000					3,000,000
Total	3,000,000					3,000,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36.38 - Transportation GO	3,000,000					3,000,000
Bond Funds						
Total	3,000,000					3,000,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

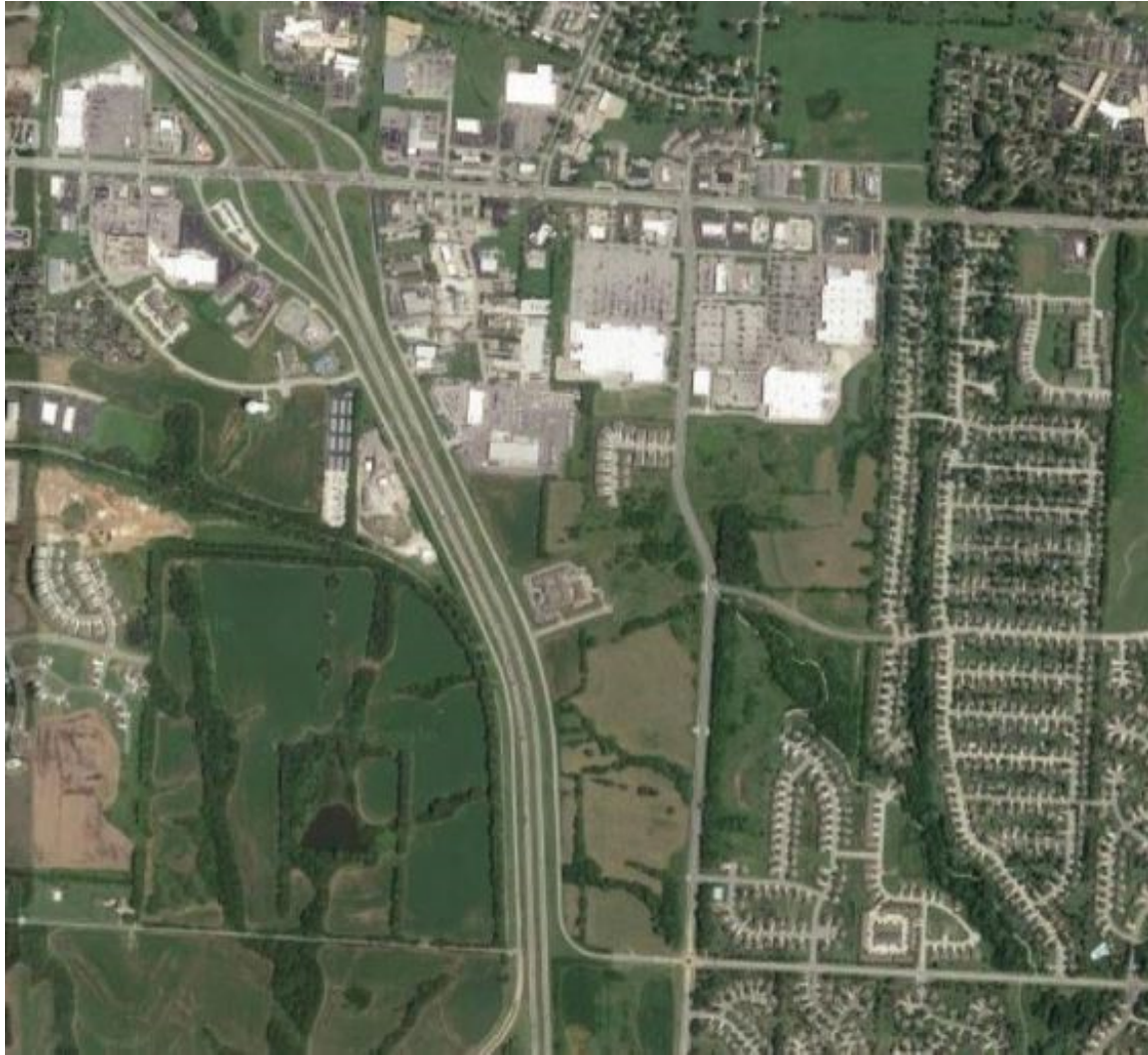
FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project # 22-TRAN-008

Project Name I49/58 HWY



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type New Construction
Useful Life 25 years
Category Equipment: PW Equip
Priority 3 Important
Status Active

Project #	22-TRAN-009
Project Name	Street Lights

Report Type

Total Project Cost: \$1,102,000

Description
This project would add missing street lights to the Silver Lake and Heritage Hills neighborhoods.

Justification

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	1,102,000					1,102,000
Total	1,102,000					1,102,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36.38 - Transportation GO Bond Funds	1,102,000					1,102,000
Total	1,102,000					1,102,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project # 22-TRAN-009

Project Name Street Lights



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Buildings Improvements
Priority 3 Important
Status Active

Project # 23-TRAN-001
Project Name Salt Dome Pad Repairs

Report Type

Total Project Cost: \$74,200

Description

The project involves replacing the asphalt around the salt dome at the Public Works Operations Building site. This will include subgrade repairs and some grade work to ensure water easily drains away from the building.

Justification

Due to heavy traffic in front of the salt dome pad, the asphalt in this area has reached the end of its useful life. Repairing this area will fix the issues directly in front of the dome, while slowing the damage that is occurring to the surrounding areas that are not being replaced as part of this project.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	70,000					70,000
Admin/Inspection	4,200					4,200
Total	74,200					74,200

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36 - Transportation Sales Tax Fund	74,200					74,200
Total	74,200					74,200

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation

Contact Public Works Director

Project # 23-TRAN-001

Project Name Salt Dome Pad Repairs



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Street Paving
Priority 2 Very Important
Status Active

Project # 23-TRAN-003
Project Name Sidewalk Replacement Program

Report Type

Total Project Cost: \$330,000

Description

This project involves replacing 1,700 linear feet of sidewalk that have deteriorated throughout Raymore.

Justification

In an ongoing effort to upgrade the city's pedestrian network, these sections of sidewalk have been identified by the Public Works Operations team as the areas of highest priority. The Public Works Department is unable to complete this volume of work in a timely manner.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	311,400					311,400
Admin/Inspection	18,600					18,600
Total	330,000					330,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
36 - Transportation Sales Tax Fund	330,000					330,000
Total	330,000					330,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation
Contact Public Works Director

Project #	23-TRAN-003
Project Name	Sidewalk Replacement Program



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Transportation - Excise Tax

Contact Public Works Director

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 2 Very Important

Status Active

Total Project Cost: \$1,500,000

Project #	23-TRANS-003
Project Name	Dean Avenue Access Management

Report Type

Description

The project will cover the design costs associated with the Dean Avenue Access Management Project that will be completed in 2024. This involves installing a median down part of Dean Avenue from 58 Highway to a new entrance toward the middle of Walmart's parking lot. This will include installing a left turn lane and new stop light on Dean Avenue. The engineer and the City will be working with Walmart to modify the layout of their parking lot to accommodate the new infrastructure.

Justification

Currently, during peak hours, traffic gets backed up on Dean Avenue due to northbound left turns. Traffic leaving Walmart and going toward 58 Highway also gets backed up trying to make a left turn. By installing the median, left turn lane and stoplight, traffic will be able to safely navigate up to the 58 Highway corridor. During conversations with Walmart, they have been very supportive of this project.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Planning/Design	350,000					350,000
Construction/Maintenance		1,150,000				1,150,000
Total	350,000	1,150,000				1,500,000

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
37 - Excise Tax Fund	350,000	500,000				850,000
45 - Capital Improvement Sales Tax Fund		650,000				650,000
Total	350,000	1,150,000				1,500,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Transportation - Excise Tax

Contact Public Works Director

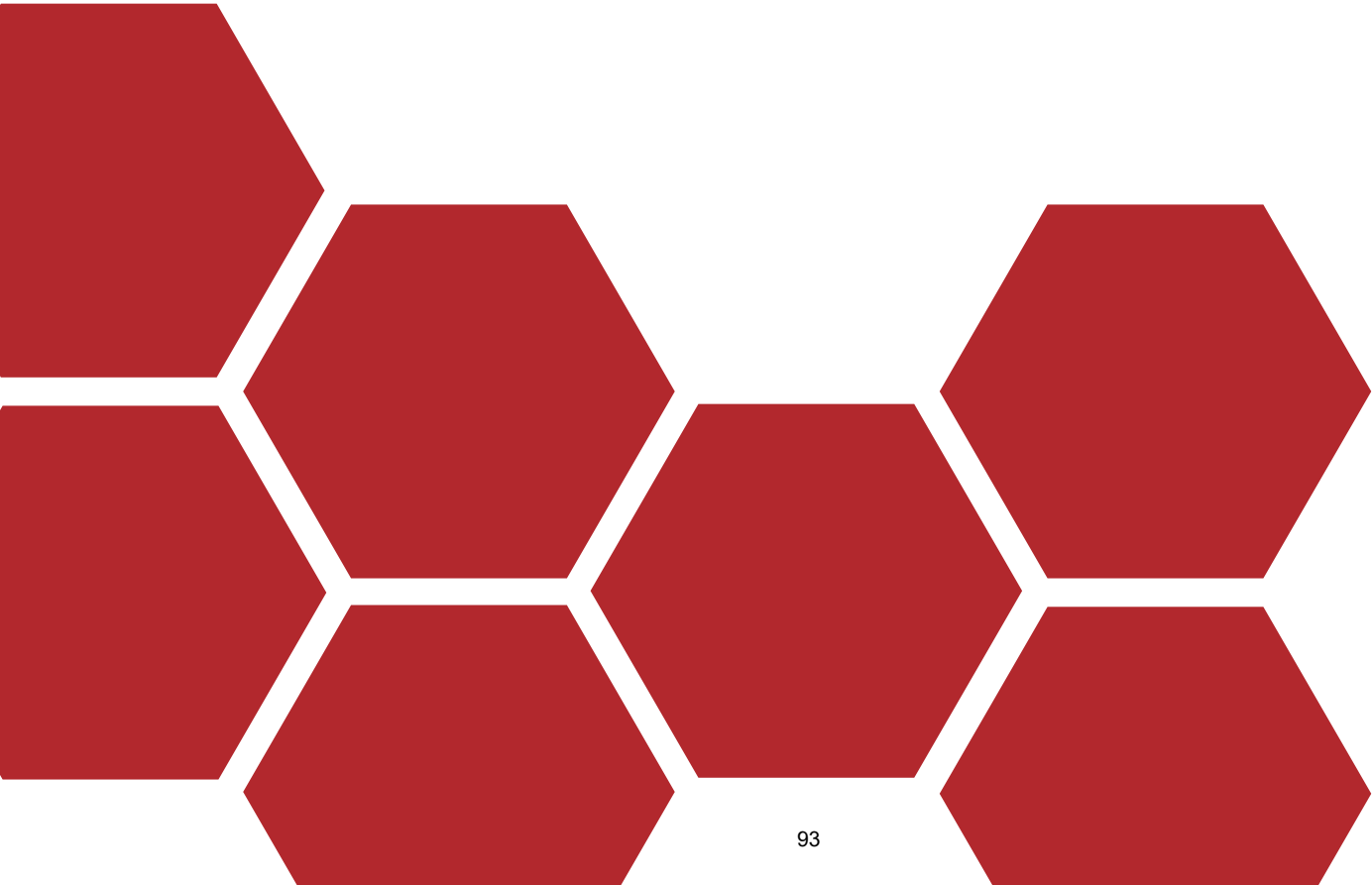
Project #	23-TRANS-003
Project Name	Dean Avenue Access Management





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WATER SUPPLY





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City of Raymore, Missouri
Capital Improvement Program
 FY 23 thru FY 27

PROJECTS BY CATEGORY AND DEPARTMENT

Department		FY 23	FY 24	FY 25	FY 26	FY 27	Total
Category							
Water Supply							
<i>Water</i>							
Hydrant Replacement	19-WAT-001	161,983	165,223	168,527	171,898	175,336	842,967
Mayberry Court Waterline Replacement	23-WAT-001	100,700					100,700
Original Town Valve Installation Program	23-WAT-002	74,200					74,200
	<i>Sub-Total</i>	336,883	165,223	168,527	171,898	175,336	1,017,867
	Department Total:	336,883	165,223	168,527	171,898	175,336	1,017,867
	GRAND TOTAL	336,883	165,223	168,527	171,898	175,336	1,017,867

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Water Supply
 Contact Public Works Director

Project # 19-WAT-001
 Project Name Hydrant Replacement

Type Maintenance
 Useful Life 25 years
 Category Water
 Priority 1 Critical
 Status Active

Report Type

Total Project Cost: \$1,395,665

Description

This project involves the replacement of water hydrants at various locations throughout the City.

Justification

During routine hydrant flushing and maintenance, these hydrants were found to be in need of replacement.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	161,983	165,223	168,527	171,898	175,336	842,967
Total	161,983	165,223	168,527	171,898	175,336	842,967
Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
54 - Enterprise Capital Maintenance Fund	161,983	165,223	168,527	171,898	175,336	842,967
Total	161,983	165,223	168,527	171,898	175,336	842,967

Budget Impact/Other

No anticipated additional costs.

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Water Supply

Contact Public Works Director

Project #	19-WAT-001
Project Name	Hydrant Replacement



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Water Supply
 Contact Public Works Director
 Type Maintenance
 Useful Life 25 years
 Category Water
 Priority 2 Very Important
 Status Active

Project # 23-WAT-001
 Project Name Mayberry Court Waterline Replacement

Report Type

Description

Total Project Cost: \$100,700

The project involves replacing the waterline on Mayberry Court starting on the south side of Yokley Drive.

Justification

The waterline on Mayberry Court had two breaks during the fall of 2021. The soils in this area appear to be eating away at the ductile iron pipe that was installed in 2002. We will be replacing the waterline with Plastic C-900 pipe that will not be affected by the soils in this area.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	95,000					95,000
Admin/Inspection	5,700					5,700
Total	100,700					100,700

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
54 - Enterprise Capital Maintenance Fund	100,700					100,700
Total	100,700					100,700

Budget Impact/Other

Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Water Supply

Contact Public Works Director

Project #	23-WAT-001
Project Name	Mayberry Court Waterline Replacement



Capital Improvement Program

FY 23 *thru* FY 27

City of Raymore, Missouri

Department Water Supply
 Contact Public Works Director

Project # 23-WAT-002
 Project Name Original Town Valve Installation Program

Type Improvement
 Useful Life 25 years
 Category Water
 Priority 2 Very Important
 Status Active

Report Type

Total Project Cost: \$74,200

Description

The project involves inserting additional valves around Original Town in an ongoing effort to limit the number of service disruptions that residents in this part of town experience.

Justification

Many of the valves in Original Town are broken or buried. Adding additional valves allows for City crews to shut water off to fewer residents during maintenance operations.

Expenditures	FY 23	FY 24	FY 25	FY 26	FY 27	Total
Construction/Maintenance	70,000					70,000
Admin/Inspection	4,200					4,200
Total	74,200					74,200

Funding Sources	FY 23	FY 24	FY 25	FY 26	FY 27	Total
54 - Enterprise Capital Maintenance Fund	74,200					74,200
Total	74,200					74,200

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 23 *thru* FY 27

Department Water Supply

Contact Public Works Director

Project # 23-WAT-002

Project Name Original Town Valve Installation Program





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To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: September 6, 2022
Re: Case #18022 - Timber Trails 3rd Plat Lots 81 thru 118, and Tracts E, F and G

GENERAL INFORMATION

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

Property Owner: Hunt Midwest Real Estate Development
8300 Underground Dr.
Kansas City, MO 64161

Property Location: East side of Dean Avenue, south of Johnston Drive



Existing Zoning: "R-1P" Single Family Planned Residential
Existing Surrounding Zoning: **North:** "R-1P" Single Family Planned Residential
South: "R-1P" Single Family Planned Residential
East: "R-1" Single Family Residential
West: "PUD" Planned Unit Development (Allera)

Existing Surrounding Uses: **North:** Undeveloped
South: Single Family Residential
East: Single Family Residential
West: Undeveloped

Total Tract Size: 16.32 Acres

Total Number of Lots: 38 Lots, 3 Common Tracts

Density – units per Acre: 2.32

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 Dean Avenue as a Minor Arterial and Johnston Dr 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 *Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G*

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. The Timber Trails Preliminary Plat was approved by the City Council on February 9, 2004.
2. The property's existing R-1P classification was established on February 9, 2004.
3. Timber Trails 2nd Plat was approved by the City Council on February 14, 2005

- The City Council approved a preliminary plat and the PUD rezoning of the Allera subdivision (to the west) April 25, 2022.

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

- The development standards, approved as part of the R-1P zoning designation, are as follows:

Requirements	
Minimum Lot Area	
per lot	8,400 sq.ft.
per dwelling unit	8,400 sq.ft.
Minimum Lot Width (ft.)	63.4
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	30
side corner	30
side	10% of lot width; 6.5' min; 10' max.
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

- A pedestrian trail will be constructed along the east side of Dean Avenue within Tracts E and F. This trail replaces the need for sidewalks along Dean Avenue.
- The Timber Trails Open Space Plat - located to the north of the subject property, satisfies the parkland dedication requirements for the Timber Trail development, thus no additional parkland is required as part of this request.
- This final plat has a Case # of 18022, as the applicant placed the application on hold. City Staff did not feel there was a need to create another case file number for essentially the same application.
- This project will be associated with the current HOA that Timber Trails has formed.
- The original preliminary plat showed 38 proposed lots and this final plat shows 38 lots to be developed.

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 proposed final plat is substantially the same as the preliminary plat.

- 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.

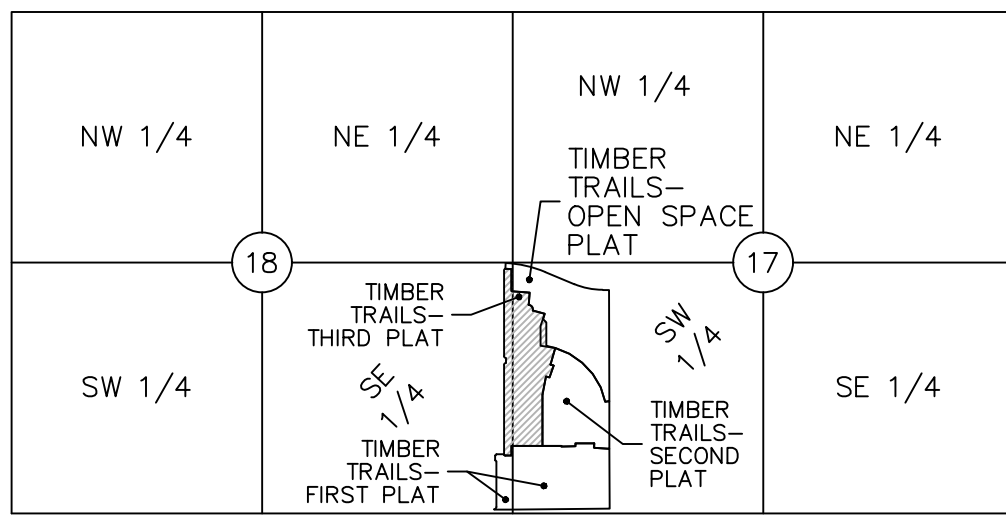
REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u> Review	<u>Planning Commission</u> September 6, 2022	<u>City Council 1st</u> September 26, 2022	<u>City Council 2nd</u> October 10, 2022
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STAFF RECOMMENDATION

The Timber Trails Preliminary Plat was approved by the City of Raymore in 2004, and has developed in phases over time. This represents the 3rd phase of the subdivision, and the proposed final plat is consistent with the originally approved plan for the subdivision.

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18022 Timber Trails 3rd Final Plat to the City Council with a recommendation of approval.



LOCATION MAP
SEC. 17 AND 18, T46N, R32W
(N.T.S.)

PROPERTY DESCRIPTION

PART OF TRACT D, TIMBER TRAILS-OPEN SPACE PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI IN THE SOUTHWEST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 6TH PRINCIPAL MERIDIAN RECORDED AS INSTRUMENT NUMBER 616683 IN BOOK 23 AT PAGE 22 IN CASS COUNTY RECORDER OF DEEDS OFFICE AND AN UN-PLATTED TRACT OF LAND IN SAID SOUTHWEST QUARTER AND SAID SOUTHEAST QUARTER BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 03°31'38" WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER ALSO BEING THE EAST LINE OF SAID SOUTHEAST QUARTER, 301.66 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT D, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EAST LINE AND SAID WEST LINE SOUTH 81°58'39" EAST ON SAID WESTERLY LINE, 181.32 FEET; THENCE SOUTH 08°01'21" WEST ON SAID WESTERLY LINE, 129.99 FEET; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 82°06'55" EAST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98°49'50" AND AN ARC DISTANCE OF 86.25 FEET; THENCE SOUTH 71°35'40" EAST ON SAID WESTERLY LINE, 128.69 FEET; THENCE SOUTH 21°49'41" WEST ON SAID WESTERLY LINE, 59.89 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 43°39'24" EAST, 50.27 FEET; THENCE SOUTH 03°30'20" WEST, 248.88 FEET; THENCE SOUTH 71°47'48" EAST, 95.06 FEET TO NORTHWEST CORNER OF LOT 52, TIMBER TRAILS - SECOND PLAT, A SUBDIVISION OF LAND IN SAID RAYMORE RECORDED AS FILE NUMBER 335502 IN BOOK 00019 AT PAGE 0056 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 18°52'51" WEST ON THE WESTERLY LINE OF SAID TIMBER TRAILS - SECOND PLAT, 182.50 FEET; THENCE EASTERLY ON SAID EXISTING WESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 71°07'09" EAST WITH A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 03°21'39" AND AN ARC DISTANCE OF 32.85 FEET; THENCE SOUTH 22°14'31" WEST ON SAID WESTERLY LINE, 130.00 FEET; THENCE NORTH 74°22'29" WEST ON SAID WESTERLY LINE, 38.97 FEET; THENCE SOUTH 14°27'06" WEST ON SAID WESTERLY LINE, 195.73 FEET; THENCE SOUTH 03°30'18" WEST ON SAID WESTERLY LINE, 542.22 FEET TO THE TO THE SOUTHWEST CORNER OF TIMBER TRAILS - SECOND PLAT, ALSO BEING THE NORTHEAST CORNER OF LOT 33, TIMBER TRAILS - FIRST PLAT, A SUBDIVISION OF LAND IN SAID RAYMORE, RECORDED AS FILE NUMBER 312872 IN BOOK 00019 AT PAGE 0003 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 86°29'42" WEST ON THE NORTHERLY LINE OF SAID TIMBER TRAILS - FIRST PLAT, 329.00 FEET; THENCE SOUTH 03°30'18" WEST ON SAID NORTHERLY LINE, 101.75 FEET; THENCE NORTH 86°29'42" WEST ON SAID NORTHERLY LINE, 62.68 FEET; THENCE NORTHWESTERLY, ON SAID NORTHERLY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 23.56 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE AS ESTABLISHED BY RIGHT OF WAY DEED RECORDED AS INSTRUMENT NUMBER 699273 IN BOOK 4740 AT PAGE 122 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 03°30'18" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 945.42 FEET; THENCE NORTHEASTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 03°29'39" EAST WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 03°30'19" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 50.00 FEET; THENCE NORTHWESTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°30'21" WEST WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 03°30'19" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 905.64 FEET; THENCE NORTHEASTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 02°35'59" EAST, WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 93°53'28" AND AN ARC DISTANCE OF 32.78 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSTON DRIVE AS ESTABLISHED BY SAID TIMBER TRAILS-OPEN SPACE PLAT; THENCE EASTERLY ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°30'16" EAST WITH A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 02°46'55" AND AN ARC DISTANCE OF 56.81 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 03°30'18" WEST ON SAID WESTERLY LINE OF SAID TRACT D, 231.87 FEET; THENCE SOUTH 81°58'39" EAST ON SAID WESTERLY LINE, 13.34 FEET TO THE POINT OF BEGINNING, CONTAINING 711,008 SQUARE FEET OR 16.32 ACRES, MORE OR LESS.

CITY PLANNING COMMISSION:

THIS PLAT OF "TIMBER TRAILS-THIRD PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF 20____.

SECRETARY

CITY OF RAYMORE, MISSOURI
CITY COUNCIL:

THIS PLAT OF "TIMBER TRAILS-THIRD PLAT" ADDITION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN 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 _____, 20____.

KRISTOPHER P. TURNBOW, MAYOR

ATTEST
CITY CLERK _____ CITY ENGINEER _____

CASS COUNTY, MISSOURI

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

DEPUTY COUNTY RECORDER OF DEEDS

IN WITNESS WHEREOF:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

CLAYTON PROPERTIES GROUP, INC.,
A TENNESSEE CORPORATION

BRADLEY KEMPF, ASSISTANT SECRETARY

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BRADLEY KEMPF TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS ASSISTANT SECRETARY OF CLAYTON PROPERTIES GROUP, INC. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRADLEY KEMPF ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

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

MY COMMISSION EXPIRES: _____

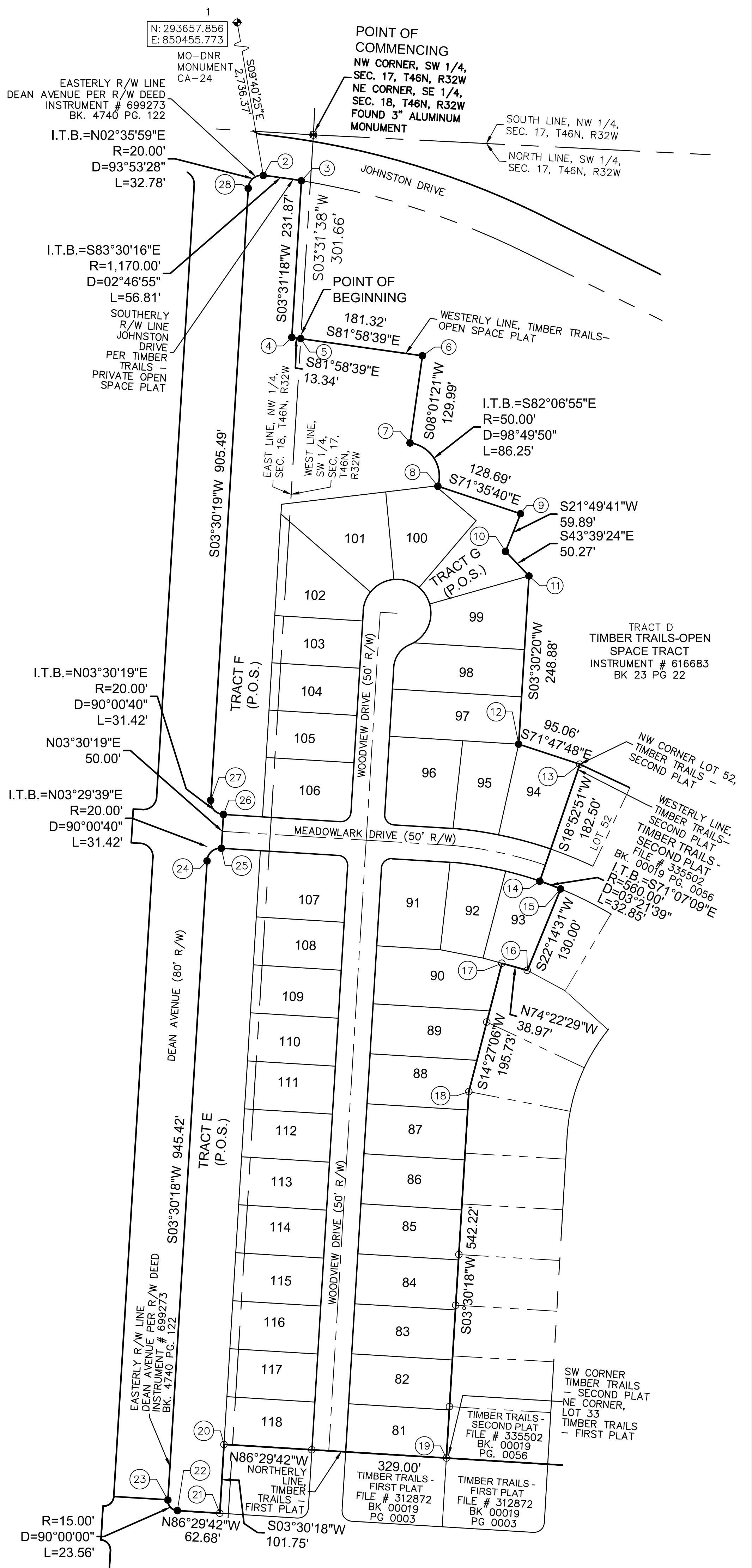
NOTARY PUBLIC

Point Number	Grid Northing	Grid Easting
1	293657.856	850455.773
2	292835.718	850595.915
3	292833.342	850613.061
4	292762.804	850608.741
5	292762.237	850612.767
6	292754.524	850667.490
7	292715.293	850661.961
8	292695.815	850674.465
9	292683.431	850711.681
10	292666.487	850704.894
11	292655.401	850715.472
12	292579.687	850710.833
13	292570.637	850738.355
14	292518.009	850720.358
15	292514.492	850729.728
16	292477.819	850714.731
17	292481.018	850703.293
18	292423.243	850688.404
19	292258.299	850678.301
20	292264.429	850578.215
21	292233.476	850576.319
22	292234.644	850557.250
23	292239.396	850552.962
24	292527.095	850570.583
25	292532.808	850577.040
26	292548.018	850577.972
27	292554.475	850572.259
28	292829.937	850589.132

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
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I.T.B.	INITIAL TANGENT BEARING
BK.	BOOK
PG.	PAGE
WD	WARRANTY DEED
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION
D.B.A. SUMMIT HOMES
120 SE 30TH ST
LEE'S SUMMIT, MO 64082

FINAL PLAT OF
TIMBER TRAILS-THIRD PLAT
SW 1/4 SEC 17 AND SE 1/4 SEC 18, T46N, R32W
RAYMORE, CASS COUNTY, MISSOURI



SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, FILE NO. KCT-239052, WITH A COMMITMENT DATE OF MARCH 14, 2022 AT 8:00 A.M. AND REVISED DATE OF MARCH 23, 2022.
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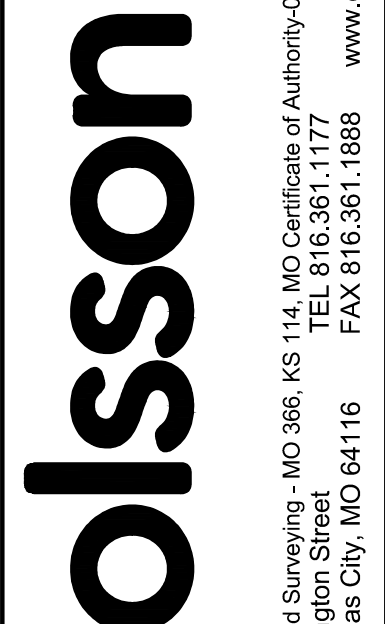
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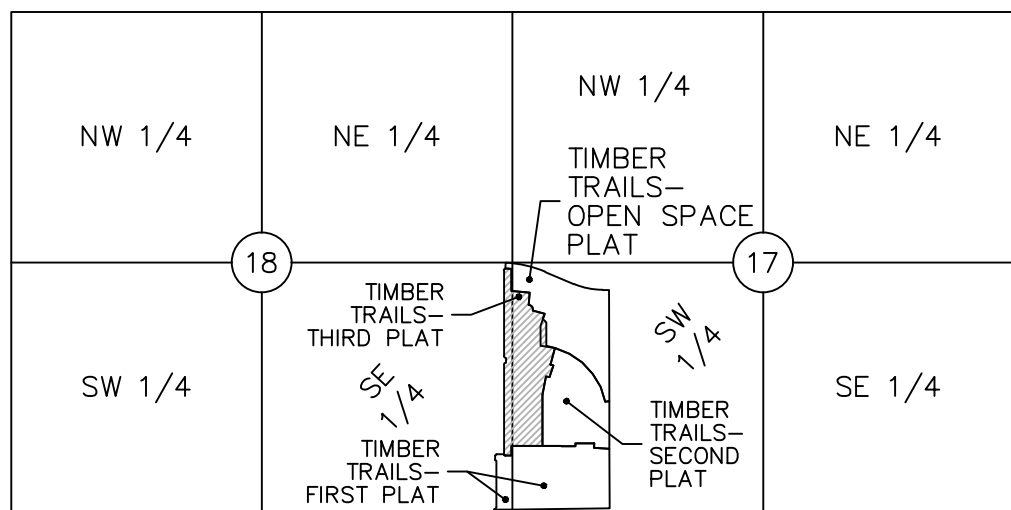


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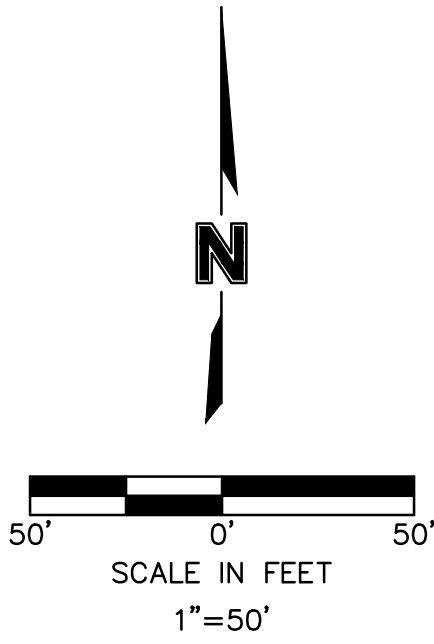
DATE OF SURVEY	
03-07-2022 - Title Report Request	
04-04-2022 - 1st Submittal	
06-22-2022 - 2nd Submittal	
07-11-2022 - 3rd B.L. added to Lots 91, 96 & 107	
08-09-2022 - 3rd Submittal	

drawn by: _____ NRW
surveyed by: _____ AHDH/BH
checked by: _____ JPM
approved by: _____ JSR
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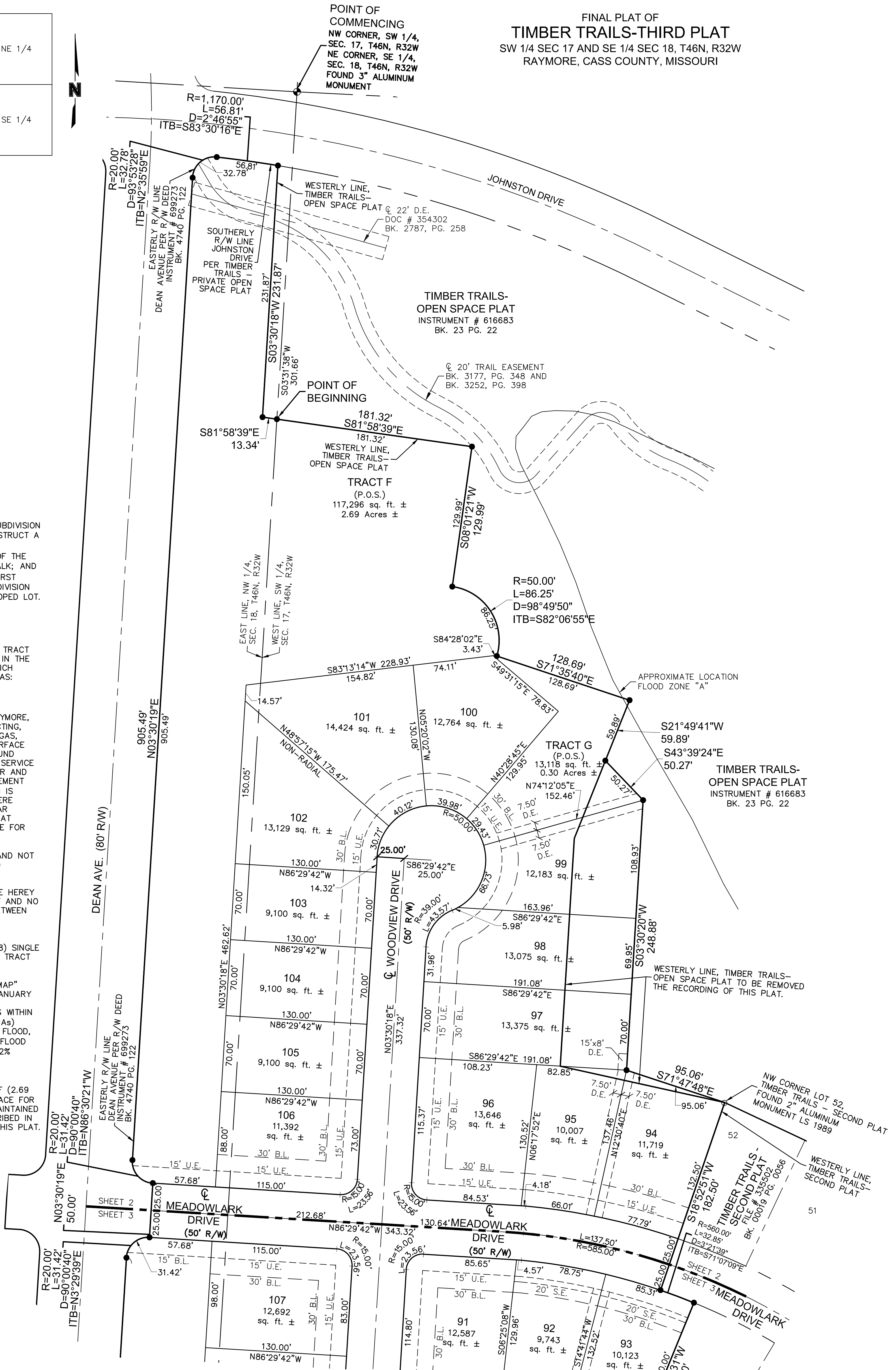


LOCATION MAP
SEC. 17 AND 18, T46N, R32W
(N.T.S.)



FINAL PLAT OF
TIMBER TRAILS-THIRD PLAT
SW 1/4 SEC 17 AND SE 1/4 SEC 18, T46N, R32W
RAYMORE, CASS COUNTY, MISSOURI

POINT OF COMMENCING
NW CORNER, SW 1/4,
SEC. 17, T46N, R32W
NE CORNER, SE 1/4,
SEC. 18, T46N, R32W
FOUND 3" ALUMINUM
MONUMENT



THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASES SHALL BY REQUIRED TO CONSTRUCT A SIDEWALK ON THE LOT WHEN:
(A) 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
(B) IT HAS BEEN 3 YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

TIMBER TRAILS-THIRD PLAT

EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE INCLUDING BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U.E.), PROVIDE THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. NO CONFLICTING USE SHALL BE MADE FOR OTHER PURPOSES.

STREET: ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HEREFOR DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTIONS THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

PARKLAND DEDICATION: PRIVATE OPEN SPACE WILL BE RESERVED BY THE DEVELOPER FOR THIRTY-EIGHTH (38) SINGLE FAMILY UNITS HAS BEEN PREVIOUSLY ESTABLISHED BY TRACT D, PRIVATE OPEN SPACE PLAT.

FLOODPLAIN ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29037C0036F, MAP REVISED JANUARY 2, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY PARTIALLY LIES WITHIN FLOOD ZONE "A" SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATION DETERMINED) AND WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

TRACTS E AND F: TRACTS E (1.75 ACRES) AND TRACT F (2.69 ACRES) ARE HEREBY RESERVED AS PRIVATE OPEN SPACE FOR THE PURPOSE OF A WALKING TRAIL AND SHALL BE MAINTAINED BY THE TIMBER TRAILS HOMES ASSOCIATION AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS RECORDED WITH THIS PLAT.

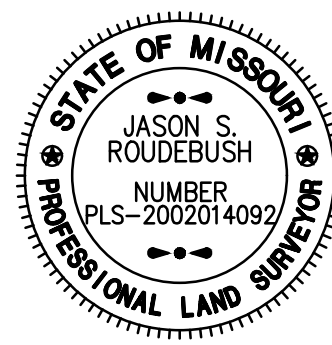
LEGEND	
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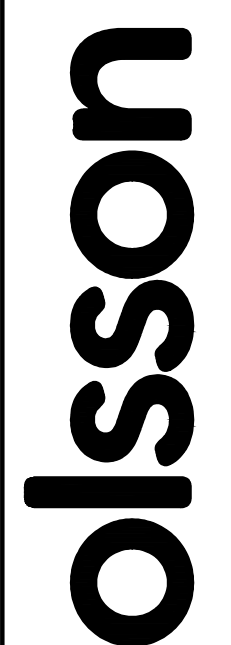
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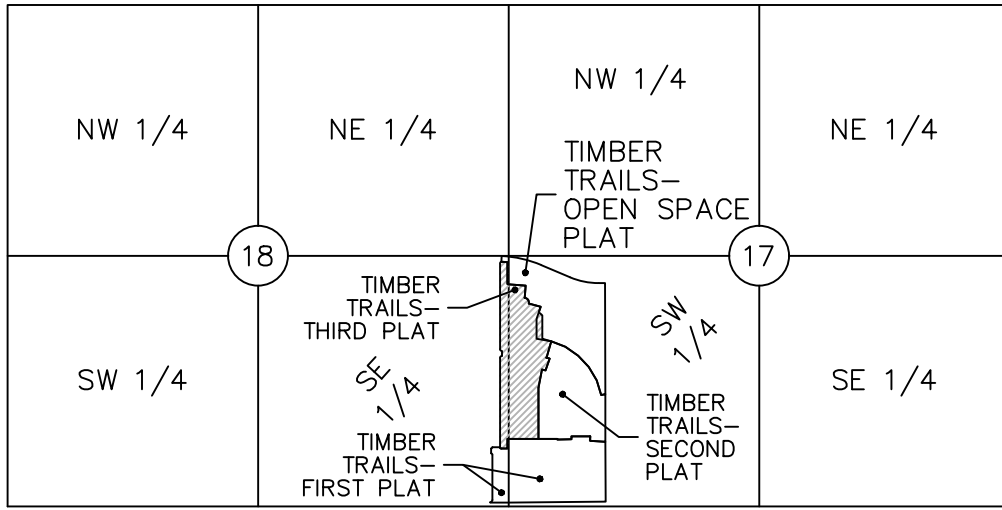
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07-11-2022	30' B.L. added to Lots 91, 96 & 107
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drawn by: _____ NRW
surveyed by: _____ AHHDH/BH
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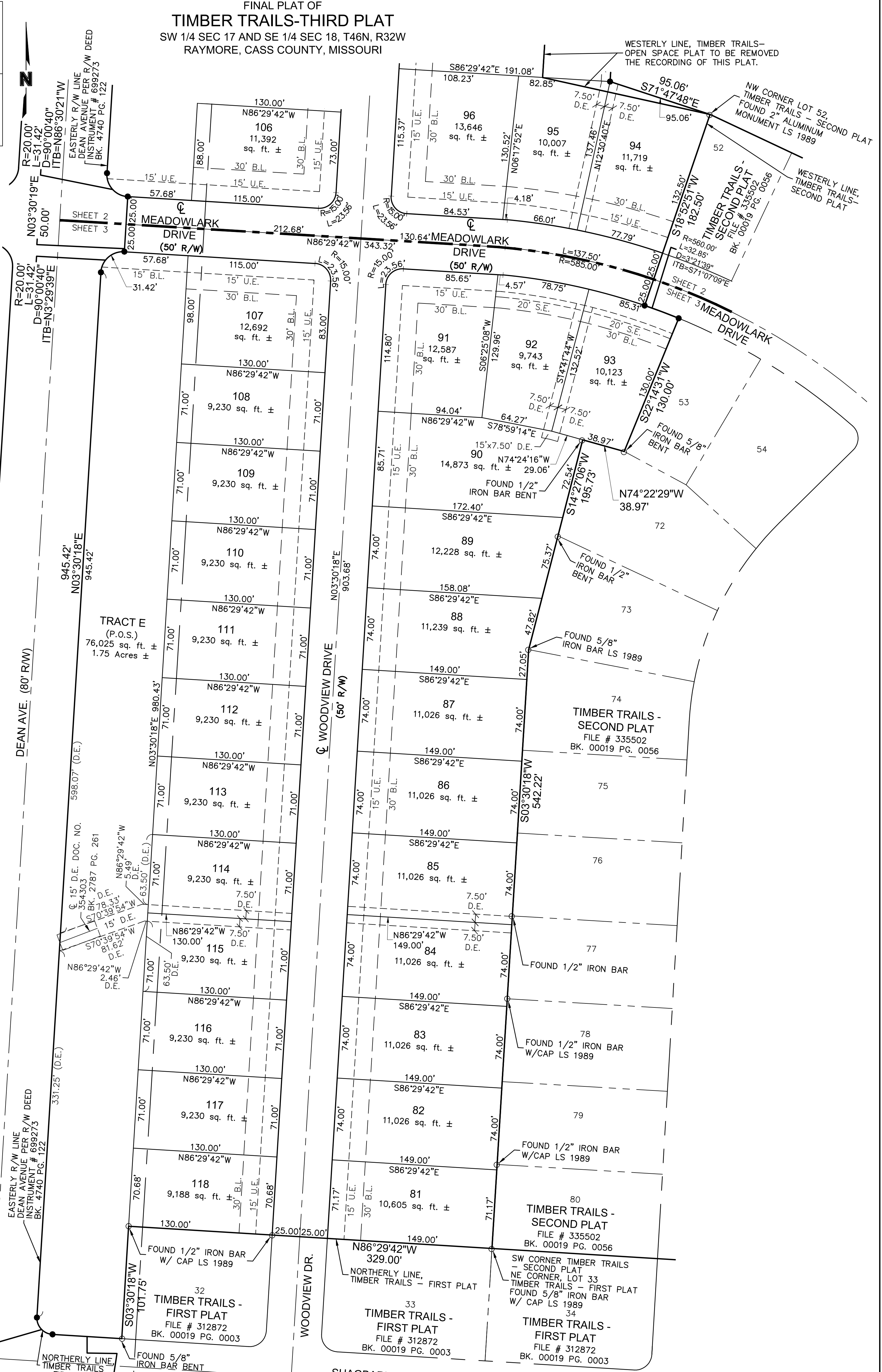
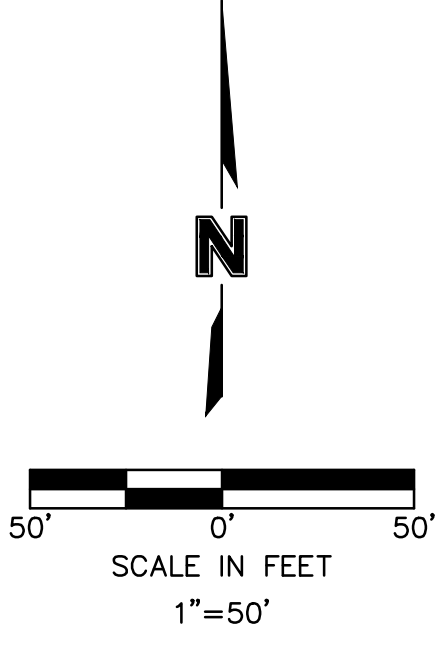


Olsson - Land Surveying, MO 366, KS 114, MO Certificate # Authority-001692
1301 Burlington Street TEL 816.361.1177
North Kansas City, MO 64116 FAX 816.361.1888
www.olsson.com

FINAL PLAT OF
TIMBER TRAILS-THIRD PLAT
 SW 1/4 SEC 17 AND SE 1/4 SEC 18, T46N, R32W
 RAYMORE, CASS COUNTY, MISSOURI



LOCATION MAP
 SEC. 17 AND 18, T46N, R32W
 (N.T.S.)



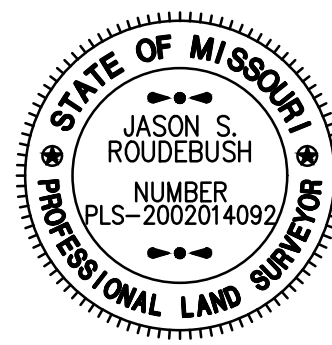
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OLSSON MO CLS 366
 JASON S. ROUDEBUSH, MO. PLS 2002014092
 AUGUST 9, 2022
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
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07-11-2022	30' B.L. added to Lots 91, 96 & 107
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drawn by: NRW
 surveyed by: AHDH/BH
 checked by: JPM
 approved by: JSR
 project no.: B18-1842
 file name: V_PLAT_8181842.DWG

olsson

Olsson - Land Surveyors, MO 366, KS 114, MO Certificate of Authority-001592
 1301 Burlington Street TEL 816.361.1177
 North Kansas City, MO 64116 FAX 816.361.1888 www.olsson.com

Memorandum

TO: Planning and Zoning Commission
FROM: Trent Salisbury, Assistant City Engineer
DATE: 05/10/2022
RE: Final Plat - Timber Trails 3rd Plat

The Public Works and Engineering Department has reviewed the Site Plan application for Timber Trails 3rd Plat and determined that the plans and specifications comply with the standards adopted by the City of Raymore.

Staff recommends approval of this application.



Development Agreement

For

***Timber Trails 3rd Plat - Lots 81 thru 118 and
Tracts E, F & G***

Legal Description Contained on Page 2

**Clayton Properties Group, Inc., Grantor and
City of Raymore, Grantee**

**100 Municipal Circle
Raymore, MO 64083**

September 12, 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 12th day of September, 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 **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G** 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: **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G**

Part of Tract D, TIMBER TRAILS-OPEN SPACE PLAT, a subdivision of land in Raymore, Cass County, Missouri in the Southwest Quarter of Section 17 and the Southeast Quarter of Section 18, Township 46 North, Range 32 West of the 5th Principal Meridian recorded as Instrument Number 616683 in Book 23at Page 22 in Cass County Recorder of Deeds Office and an un-platted tract of land in said Southwest Quarter and said Southeast Quarter being bounded and described by or under the direct supervision of Jason S. Roudebush P.L.S. 2002014092 as follows: Commencing at the Northwest corner of said Southwest Quarter also being the Northeast corner of said Southeast Quarter; thence South 03°31'38" West on the West line of said Southwest Quarter also being the East line of said Southeast Quarter, 301.66 feet to a point on the Westerly line of said Tract D, said point also being the Point of Beginning of the tract of land to be herein described; thence leaving said East line and said West line South 81°58'39" East on said Westerly line, 181.32 feet; thence South 08°01'21" West on said Westerly line, 129.99 feet; thence Southeasterly on said Westerly line along a curve to the right having an initial tangent bearing of South 82°06'55" East with a radius of 50.00 feet, a central angle of 98°49'50" and an arc distance of 86.25 feet; thence South 71°35'40" East on said Westerly line, 128.69 feet; thence South 21°49'41" West on said Westerly line, 59.89 feet; thence leaving said Westerly line South 43°39'24" East, 50.27 feet; thence South 03°30'20" West, 248.88 feet; thence South 71°47'48" East, 95.06 feet to Northwest corner of Lot 52, TIMBER TRAILS - SECOND PLAT, a subdivision of land in said Raymore recorded as File Number 335502 in Book 00019 at Page 0056 in said Cass County Recorder of Deeds Office; thence South 18°52'51" West on the Westerly line of said TIMBER TRAILS - SECOND PLAT, 182.50 feet; thence Easterly on said existing Westerly line along a curve to the right having an initial tangent bearing of South 71°07'09" East with a radius of 560.00 feet, a central angle of 03°21'39" and an arc distance of 32.85 feet; thence South 22°14'31" West on said Westerly line, 130.00 feet; thence North 74°22'29" West on said Westerly line, 38.97 feet; thence South 14°27'06" West on

said Westerly line, 195.73 feet; thence South 03°30'18" West on said Westerly, 542.22 feet to the to the Southwest corner of TIMBER TRAILS – SECOND PLAT, also being the Northeast corner of Lot 33, TIMBER TRAILS - FIRST PLAT, a subdivision of land in said Raymore, recorded as File Number 312872 in Book 00019 at Page 0003 in said Cass County Recorder of Deeds Office; thence North 86°29'42" West on the Northerly line of said TIMBER TRAILS - FIRST PLAT, 329.00 feet; thence South 03°30'18" West on said Northerly line, 101.75 feet; thence North 86°29'42" West on said Northerly line, 62.68 feet; thence Northwesterly, on said Northerly line, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 feet to a point on the existing Easterly right-of- way line of Dean Avenue as established by Right of Way Deed recorded as Instrument Number 699273 in Book 4740 at Page 122 in said Cass County Recorder of Deeds Office; thence North 03°30'18" East on said existing Easterly right-of-way line, 945.42 feet; thence Northeasterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 03°29'39" East with a radius of 20.00 feet, a central angle of 90°00'40" and an arc distance of 31.42 feet; thence North 03°30'19" East on said existing Easterly right-of-way line, 50.00 feet; thence Northwesterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 86°30'21" West with a radius of 20.00 feet, a central angle of 90°00'40" and an arc distance of 31.42 feet; thence North 03°30'19" East on said existing Easterly right-of-way line, 905.64 feet; thence Northeasterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 02°35'59" East, with a radius of 20.00 feet, a central angle of 93°53'28" and an arc distance of 32.78 feet to a point on the existing Southerly right-of-way line of Johnston Drive as established by said TIMBER TRAILS–OPEN SPACE PLAT; thence Easterly on said existing Southerly right-of-way line along a curve to the right having an initial tangent bearing of South 83°30'16" East with a radius of 1,170.00 feet, a central angle of 02°46'55" and an arc distance of 56.81 feet; thence leaving said existing Southerly right-of-way line South 03°30'18" West on said Westerly line of said Tract D, 231.87 feet; thence South 81°58'39" East on said Westerly line, 13.34 feet to the Point of Beginning. Containing 711,008 square feet or 16.32 acres, more or less.

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 May 2016.
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".
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.

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. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

FEES, BONDS & INSURANCE

1. 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.

2. 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 Engineer shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

3. 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.

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

5. 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 Engineer. 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.

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. Sidewalks shall be installed on lots prior to the issuance of a Certificate of Occupancy for a home on lots contained within this plat. Such sidewalks shall be constructed at a width of four feet (4').
3. A four-foot (4') Sidewalk shall be installed by the Sub-divider upon Tract G at the time a home is constructed on Lot 99 and/or Lot 100.
4. The Sub-divider agrees to install a ten-foot (10') wide asphalt trail along Dean Avenue, along the entirety of Tracts E and F at the time of all other public improvements.
5. A four-foot (4') Sidewalk shall be installed on the north side and south side of Meadowlark Drive, within Tracts E and F, connecting the Dean Avenue Trail to Lots 106 and 107. Such sidewalk shall be installed at the time of all other public improvements.
6. The Sub-divider agrees to establish a homeowners association or other similar mechanism approved by the City to perpetually maintain all open space, storm water detention areas, and common area tracts within **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G.**

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 inure 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 complete 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 assign 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 inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

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 Clayton Properties Group, Inc. at:

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 **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G**; 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 **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G**

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 TIMBER TRAILS 3RD PLAT

Total Cost for 'New' Public Improvements: \$891,026.66

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 # <u>PAID</u> <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# <u>PAID</u> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$5,000.00 PAID
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (12.94 ac. total disturbed) If deposit paid prior to recording of plat, receipt# <u>PAID</u> 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>	\$7,440.00 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] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$8,910.26
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>	\$44,551.33
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (16.32 acres) [Schedule of Fees and Charges] 01-00-4185-0000	\$146.88

TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$146.88
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT..... \$12,940.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$53,461.59



Unified Development Code Annual Review

September 2022

Report Prepared By:

Development Services Department

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INTRODUCTION

Why complete an annual review?

The current Unified Development Code (UDC) for the City of Raymore, Missouri was adopted by the Raymore City Council by Ordinance 28117 on December 8, 2008. There have been thirty-four (34) proposed amendments to the UDC, the most recent amendment approved on December 6, 2021.

In December of 2009 the Raymore City Council adopted a set of Goals for the City of Raymore that included the following goal:

“Evaluate current zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported”.

Completing an annual review of the UDC enables the Commission to ensure the code is an effective tool in achieving the Council goal that diversity in new developments is encouraged and that community goals and needs are supported. The UDC is one of the primary tools to ensure the goals of the City Growth Management Plan are achieved.

In 2012 the Planning and Zoning Commission commenced a program to complete an annual review of the UDC in June of each year. A report is prepared by City staff outlining activities affecting the UDC over the previous year and identifying any issues or concerns with any provision of the UDC.

The thirty-four (34) proposed amendments to the UDC have been submitted in response to (1) a need to comply with state statute or case law, (2) a change to a general City code provision that impacted a provision of the UDC, or (3) a desire to provide clarification to a provision of the UDC. The 2022 annual review is the eleventh attempt for the Commission to be proactive in reviewing the UDC as an entire document and determining if the UDC has been effective in creating a development that is meeting the goals of the Growth Management Plan and expectations of the residents of the City.

What will happen with the annual review results?

The Planning and Zoning Commission can decide if any amendments to the UDC should be proposed. The Commission can file an application to amend the text of the UDC. A public hearing would be held at a Commission meeting with the Commission then making a recommendation to the City Council for its consideration.

Summary of Previous Amendments

Amendment 1 – approved March 9, 2009

Amendment 1 changed the composition of the membership of the Planning and Zoning Commission to be consistent with Missouri State Statute. Additionally, the amendment included provisions regarding what happens when a Commission member moves out of the Ward he/she represents and the process for appointing a Commission member.

Amendment 2 – approved July 27, 2009

Amendment 2 included minor changes to several different chapters of the UDC, including clarification on when a 2nd driveway is permitted on a residential lot; clarifying that citizens are appointed to the Board of Adjustment by the Mayor with the advice and consent of the City Council; changing any reference of the City Administrator to City Manager; and adding a code provision regarding the expiration of applications that remain inactive for more than one year.

Amendment 3 – approved September 14, 2009

Amendment 3 established the code provisions regarding renewable energy systems.

Amendment 4 – approved November 9, 2009

Amendment 4 eliminated any listing of specific fees and charges and replaced the language with a reference to the adopted Schedule of Fees and Charges.

Amendment 5 – approved April 26, 2010

Amendment 5 established the Original Town Overlay Zoning District.

Amendment 6 – approved June 14, 2010

Amendment 6 included minor changes to several different chapters of the UDC, including clarifications on temporary uses; illumination of signs; inspection of public improvements in new subdivisions; and vacation of easements.

Amendment 7 – approved August 9, 2010

Amendment 7 clarified regulations pertaining to home occupations.

Amendment 8 – approved February 28, 2011

Amendment 8 included minor changes to several different chapters of the UDC, including clarification on the installation of sidewalks on residential lots; installation of street lights; posting of signs for required public hearings; and projection of structures into a required yard.

Amendment 9 – approved April 11, 2011

Amendment 9 included numerous changes to the sign chapter, including clarification of commercial message signs and non-commercial message signs; temporary signs; and sign definitions.

Amendment 10 – approved April 25, 2011

Amendment 10 added a definition of bar and definition of free standing fast food restaurant to the UDC and added 3 uses to the list of prohibited uses in the City Center Overlay Zoning District.

Amendment 11 – approved August 8, 2011

Amendment 11 included minor changes to several different chapters of the UDC, including projections into required setback areas; parking of recreational vehicles; and concrete mix utilized on residential driveways and public sidewalks.

Amendment 12 – approved June 25, 2012

Amendment 12 included minor changes to the requirements regarding installation of sidewalks on undeveloped lots. Code language was modified to reflect that sidewalks are required on undeveloped lots when 66% or more of the lots on the same side of the street in the same block already have a sidewalk and it has been 5 years from the effective date of the UDC.

Amendment 13 – approved September 24, 2012

Amendment 13 included several miscellaneous changes that were recommended as part of the 2012 UDC Annual Review and Report. Code provisions that were modified included: parking of vehicles; sign maintenance; accessible parking; residential fences; variances; and building setback along 58 Highway.

Amendment 14 – approved October 22, 2012

Amendment 14 adopted the new Flood Insurance Rate Maps for the City of Raymore.

Amendment 15 – approved February 11, 2013

Amendment 15 included changes to the requirements pertaining to temporary uses, including adding language regarding mobile vendors.

Amendment 16 – approved August 26, 2013

Amendment 16 included miscellaneous changes recommended from the 2013 UDC annual review completed by the Planning and Zoning Commission at its June 4, 2013 meeting. The changes included (1) allowing an electronic sign along Arterial Streets in the Original Town Overlay District; (2) allowing accessory uses and structures on property zoned Agricultural without the necessity of having a principal structure on the property; (3) stating that no residential driveway may be constructed within a sight triangle; (4) allowing privacy fences to be within ten feet of the front corner of a house; (5) clarifying when the Community Development Director can determine if an application is inactive; and (6) clarifying what happens when a motion by the Commission on an application fails.

Amendment 17 – approved February 10, 2014

Amendment 17 included miscellaneous changes to the UDC. The changes included (1) requiring canopy lights to be recessed so the lens cover is flush with the bottom of the canopy; (2) clarifying that when a sidewalk is required to be constructed on an undeveloped corner lot that the sidewalk is installed along both street frontages; and (3) allowing the Commission to have final approval authority on inflatable sign permit applications.

Amendment 18 – approved February 10, 2014

Amendment 18 included changes that allow an accessory dwelling unit upon property that is zoned Agricultural, Rural Estate or Rural Residential.

Amendment 19 - approved September 8, 2014

Amendment 19 updated the stream buffer provisions contained within the UDC.

Amendment 20 - approved September 8, 2014

Amendment 20 established a new Stormwater Treatment section in the UDC. This code provision applies to all new land development activities within the City.

Amendment 21 - approved January 26, 2015

Amendment 21 included miscellaneous changes recommended as part of the 2014 annual review of the UDC. The changes included (1) clarifying that no outdoor display of commodities, products or merchandise associated with a home occupation is allowed; (2) clarified side and rear yard setbacks for an accessory structure; (3) clarified how sign height is measured for monument signs; (4) clarified that sign permit requests that are not in compliance with the UDC can be applied for as a conditional use permit; (5) included a prohibition of any portion of a non-residential platted lot to extend into floodplain area; and (6) included definitions of subject property and undeveloped lot.

Amendment 22 - approved September 14, 2015

Amendment 22 included miscellaneous changes recommended as part of the 2015 annual review of the UDC. The changes include 1) clarified all utilities in new subdivisions must be underground; 2) incorporated new cul-de-sac design; 3) clarified that sidewalk must be installed in common areas when adjacent lots are developed; 4) clarified stormwater treatment provisions; 5) Planning Commission can approve inflatable sign permits; 6) established specific findings of fact for a Conditional Use Permit for a sign; and 7) defined private utilities and public utilities.

Amendment 23 - approved December 28, 2015

Amendment 23 clarified that if any portion of a corner lot has frontage along a street that meets the threshold to require sidewalk to be installed (on an undeveloped lot), then sidewalk is required to be installed on all street frontages of the corner lot.

Amendment 24 - approved February 13, 2017

Amendment 24 included miscellaneous changes recommended as part of the 2016 annual review of the UDC. The changes include 1) clarify no building can be located in an easement; 2) eliminates requirement for developer to pay a fee for street lights; 3) clarifies corner lots require installation of an ADA ramp when sidewalk is installed; 4) modification to notification process for erosion control enforcement; 5) Replats can be approved by Community Development Director; 6) Replat procedures established; 7) terms unnecessary hardship and replat are defined; and 8) penalty section is modified.

Amendment 25 - approved August 28, 2017

Amendment 25 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes include 1) replaced term “mini-warehouse” with self-storage facility; (2) clarified the procedure to request a waiver to a design requirement in the Original Town zoning district; (3) clarified when outdoor patio dining areas are allowed; (4) added requirements for indoor self-storage facilities; (5) clarified applicable code sections for subdivision review; (6) clarified improvements required as part of subdivision development; (7) clarified enforcement procedures for removal of mud and debris deposited in the street; (8) clarified responsibility of subdivider for collector and arterial roads; (9) clarified subdivider responsibilities for construction of public improvements; (10) required street name changes to comply with the City Addressing Policy; and (11) clarified when park land is dedicated as part of a new subdivision.

Amendment 26 - approved January 22, 2018

Amendment 26 included miscellaneous changes recommended as part of the 2017 annual review of the UDC. The changes included clarification of code language related to the keeping of animals on residential lots and clarified language related to the installation of new solar energy systems.

Amendment 27 - approved June 11, 2018

Amendment 27 allows accessory dwelling units in all single-family residential districts.

Amendment 28 - approved September 10, 2018

Amendment 28 included miscellaneous changes recommended as part of the 2018 annual review of the UDC. The changes included increased right-of-way when street trees are proposed; requiring commercial recycling trash receptacles to be screened; and updating the definition of manufactured home.

Amendment 29 - approved January 14, 2019

Amendment 29 increased the minimum width of sidewalk in new residential developments to five feet.

Amendment 30 - denied by City Council on June 24, 2019

Amendment 30 proposed to allow the keeping of fowl on lots zoned RR, R-1A and R-1. At its May 21, 2019 meeting the Planning and Zoning Commission did not obtain the required number of votes for a binding recommendation. No majority vote of the entire Commission was obtained as the vote was 4-3 on a motion for a recommendation of approval. Five votes constitutes a majoring vote of the Commission. The amendment was forwarded to the City Council with no recommendation.

On June 24, 2019, on a motion to approve the amendment on 1st reading, the motion failed by a 2-6 vote. With the motion failing to get a majority vote, the amendment was not approved.

Amendment 31 - approved July 22, 2019

Amendment 31 established where a medical marijuana facility may be located in the City. A companion ordinance created a new Chapter 660 of City Code that establishes the local regulations regarding medical marijuana facilities.

Amendment 32 - approved October 12, 2020

Amendment 32 established the requirements for installation of small wireless communication facilities within the City.

Amendment 33 - approved November 23, 2020

Amendment 33 included miscellaneous changes recommended as part of the 2020 annual review of the UDC. The changes included minor language changes for clarification purposes to several code sections; established architectural design requirements for multi-family developments; and established standards for drive-through menu boards

Amendment 34 - approved December 6, 2021

Amendment 34 included changes recommended as part of the 2021 annual review of the UDC. The changes included minor changes that provided clarity and consistency with language throughout the UDC regarding Sign Code, as well as providing a simplified process for review and approval of minor subdivision plats.

Declaratory Rulings Issued

In accordance with Section 465.040B5 of the UDC the Community Development Director has the power and duty to render interpretations of the Unified Development Code. For purposes of consistency and documentation the Director issues all written interpretations in the form of a declaratory ruling. Each declaratory ruling is added to a Declaratory Ruling Book which is a compendium of all rulings issued since the adoption of the UDC. To date there have been ten (10) rulings issued. One of the rulings has been revoked due to a change in the UDC rendering the ruling obsolete.

Declaratory Rulings issued between January 11, 2009 and June 1, 2011:

- Ruling #1: What is the maximum size allowed for a subdivision entrance sign and how many signs are allowed per subdivision?
- Ruling #2: Are chickens allowed to be raised in the City?
- Ruling #3: Is a four (4) foot privacy fence allowed in a front yard setback area?
- Ruling #4: REVOKED. Is a kiosk for movie rental allowed to be installed or operated on the exterior of a building?
- Ruling #5: Does an adjustment to a lot line require a subdivision plat?
- Ruling #6: Can a fence be constructed in an easement?
- Ruling #7: Where is the midpoint of a residential structure in relation to where a fence can be located?

Declaratory Rulings issued between June 1, 2011 and June 1, 2012

- Ruling #8: How much of a property can be covered in buildings and other manmade structures?

Declaratory Rulings issued between June 1, 2012 and June 1, 2013

Ruling #9: Is a mobile home allowed in the City of Raymore?

Ruling #10: Can a business that is not licensed or approved as an adult business have adult media or sexually oriented toys or novelties available?

There were no Declaratory Rulings issued between June 1, 2013 and June 1, 2017

Declaratory Rulings issued between June 1, 2017 and June 1, 2018

Ruling #2 was updated to reflect code changes made as part of the 26th amendment to the UDC.

There were no Declaratory Rulings issued between June 1, 2018 and June 1, 2022

The Declaratory Ruling Book is available for review on the Raymore website at <http://www.raymore.com/home/showdocument?id=2204>.

Topics for consideration by the Planning and Zoning Commission

Staff recommends the following provisions of the UDC be amended for the reasons provided with each proposed change. Proposed new text is **highlighted**; deleted text is crossed out.

1. Section 420.030(d)3(a) is repealed in part, and re-enacted as follows:

3. Above Ground Facility Requirements

Accessory utility facilities may be installed above ground upon compliance with the following requirements:

- a. In commercial or **residential** ~~multi-family~~ zoning districts, above ground accessory utility facilities with a height of three and one-half (3.5) feet or greater or covering an area eight (8) square feet or greater must be screened. Such screen shall be required to sufficiently conceal the facility from the public right-of-way.

2. Section 420.050(B)6 is repealed in part, and re-enacted as follows:

6. Gates in a barrier shall comply with Section 420.050B.5a-e above. Gates ~~shall~~ **may** open **inward towards the pool, or** outward, away from the pool and shall be self-closing and have a self-latching device. The self-latching device shall be on the pool side of the barrier and the release mechanism shall be located at least six inches below the top of the gate and the gate and barrier shall have no opening greater than one-half (1/2) inch within eighteen (18) inches of the release mechanism.

3. Section 430.060 is repealed in its entirety, and re-enacted as follows:

Section 430.060 Site Trees

- A. One tree must be planted along street frontages between the front building line and the front lot line of each lot in a subdivision, **and shall not be located within the right-of-way.** Said tree shall be of a size in accordance with Section 430.130B1 and be of a species type listed in Section 430.090A. On lots with two street frontages one site tree is required on each frontage. Once planted, the maintenance of these trees is the responsibility of the property owner. Required site trees must be installed on an individual lot prior to issuance of a certificate of occupancy.
- B. To reduce the risk of disease and/or insect infestation, no more than 50 percent of the site trees in a subdivision may be of one species.

4. Section 405.040(D) is amended as follows:

D. Keeping of Animals *(Amendment 26 – Ordinance 2018-008 1.22.18)*

1. Cattle, cows, horses, sheep, goats and similar animals are permitted in the A and RE districts only.
2. Chickens and similar fowl are permitted in the A and RE districts, and in the R-1 district upon properties of at least three acres in size.
3. In the RE and R-1 (3-acre minimum lot size) district, maximum number of animals permitted per grazing acre, excluding building coverage, ponds and yard area around the principal dwelling, are:
 - a. 1 head of cattle; or
 - b. 2 sheep; or
 - c. 2 goats; or
 - d. 2 horses.
4. Keeping of bees shall be permitted within the City limits on all properties zoned for residential use pursuant to the following limitations:
 - a. No more than two (2) hives, as described below, shall be located on a property unless such property is zoned as A, RE, or at least 3 acres in size.
 - b. A flyway barrier of at least six feet (6') in height shall surround the hive(s), and be located at least six feet (6') from any hive(s) on the property. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof.
 - c. Hives shall be located a minimum of five (5) feet from any adjacent property line(s), and twenty-five (25) feet from any adjacent residential structures
 - d. Permanent posting of ownership or individuals responsible for the maintenance of hives, including name, address and phone number shall be posted in a conspicuous location on the residential structure, fence or flyway barrier.
 - e. Hives are limited in size to no more than six (6) square feet of ground coverage area and six (6) feet in height, and shall not extend above the height of the required flyway barrier.

Limits for other animals not enumerated herein shall be determined based upon type or size of animal.

Topics for Discussion

Staff has identified the following topics for discussion:

a. Sign Code Update

In recent years, rulings by the Supreme Court - most notably *Reed v. Town of Gilbert* (Arizona) have impacted the ways in which municipalities can implement regulations pertaining to signage, particularly relating to 'content based restrictions'. The ruling has caused many municipalities to revisit sign regulations and update regulations that are consistent with the ruling of the Supreme Court.

City staff have been researching potential amendments and revisions to the UDC pertaining to signage, and would anticipate bringing this back to the Commission as a proposed amendment at a later day.

However, I invite discussion and comments at this time.

b. Short Term Rental (AirBnB) Registration and Regulation

Over the past few years, many municipalities have adopted zoning regulations pertaining to short-term rentals, such as AirBNB, VRBO, etc...

While not prevalent at this time, the staff would like to explore potential Code language that would regulate the operation of short-term rentals within the City.

City staff has been conducting research on the topic, and drafting potential amendments and revisions to the UDC, and would anticipate bringing this back to the Commission as a proposed amendment at a later day.

However, City Staff invites discussion and comments at this time.