



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 17, 2023 - 6:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances
5. Consent Agenda
 - a. Approval of Minutes from the December 6, 2022 meeting
6. Unfinished Business - None
7. New Business -
 - a. Case #22007 - Edgewater 8th Plat
 - b. Case #22008 - Edgewater 9th Plat
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. When the public comments portion of the public hearing is opened, the Chairman will first invite any individuals that live within the City limits of Raymore to speak. Upon conclusion of the comments from City residents, the Chairman will invite any individuals who do not live within the City limits of Raymore to speak.
3. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
4. Please turn off (or place on silent) any pagers or cellular phones.
5. Please do not talk on phones or with another person in the audience during the meeting.
6. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
7. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicants will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, DECEMBER 6, 2022**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE (arrived at 6:01 p.m.), JEREMY MANSUR, JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, TOM ENGERT, MARIO URQUILLA, AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, ASSISTANT DIRECTOR OF ENGINEERING TRENT SALSBURY, CITY ATTORNEY JONATHAN ZERR, CITY PLANNER DYLAN EPPERT AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances - none**
5. **Consent Agenda**

a. **Approval of Minutes from the November 15, 2022 meeting**

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

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Abstain
Commissioner Fizer	Aye
Commissioner Engert	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Abstain
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 7-0-2.

6. **Unfinished Business - none**

7. **New Business -**

a. **Case #22033 - The Estates at Knoll Creek Second Plat - Final Plat**

City Planner Dylan Eppert gave the Staff Report. The location is just east of the existing Knoll Creek subdivision. The current zoning is R-1, Single-Family Residential, and the tract size is 20.221 acres. There were originally 40 lots proposed for this addition, and the current proposal is 39 lots. The Growth Management Plan identifies this area as appropriate for low-density residential development. The Major Thoroughfare Plan Map classifies Prairie Lane as a Major Collector. The original Preliminary Plat for The Estates at Knoll Creek expired in May 2006. A second Preliminary Plat was reviewed and approved by the City Council in December 2021. The subject property is located within the territorial area of the Cass County Public Water Supply District #3, and the entire subdivision will be served by Water District #3. Temporary cul-de-sacs will need to be constructed on the east end of Hall's Creek Avenue and the

southern end of Citadel Place. Normandy Drive, which was shown on the approved Preliminary Plat, has been removed from the project as future development to the south will not be feasible with potential flood plain issues. The applicant will submit a plat revision showing a change in the Right-of-Way on Hall's Creek Avenue, with the footage going from 60' to 50'. Staff recommends that the Planning & Zoning Commission accept the staff proposed findings of fact and forward the Case to the City Council with a recommendation of approval with the added condition that the applicant must submit a revision showing the change to the right-of-way.

Chairman Wiggins asked about a change in the location of Citadel Place.

Mr. Eppert noted that with the approval of surrounding land owners, adjustments to the placement of the road were made.

Commissioner Faulkner asked about who encouraged the deletion of Normandy Drive.

Mr. Eppert noted that the City initiated the removal of the road.

Motion by Commissioner Urquilla, Seconded by Commissioner Faulkner, to accept Staff proposed findings of fact and forward Case #22033, The Estates at Knoll Creek Second Final Plat, to the City Council with a recommendation of approval including the condition relating to the right-of-way.

Vote on Motion:

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

Motion passed 9-0-0.

b. Case #22027 - Mr. Handyman Site Plan

John Bruflat, 504 E Ash St., Raymore MO 64083, came to the podium to give an overview of the proposed project. Mr. Bruflat stated that what they intend to build will be an office building with inside storage for tools and machines. Mr. Handyman offers home repair services.

City Planner Dylan Eppert gave the Staff Report. The requested action is site plan approval for Mr. Handyman, which will be located east of N Madison Street and south of Pine Street. The existing zoning is "C-2", General Commercial District. The total tract size is 0.73 acres, and the property is part of the Oak Ridge Farms 4th Plat, and is lot 60. The Future Land Use Plan Map identifies this property as appropriate for Commercial development. The Major Thoroughfare Plan Map identifies N Madison Street as a Major Arterial and Pine Street as a Minor Collector. In April 2022, the City Council approved the rezoning of the subject property from C-2 General Commercial to R-3A Multi-Family Residential and C-2 General Commercial. Lots 59 and 60 were to remain C-2. The Planning & Zoning Commission voted to approve the site plan for Oak Ridge Farms 4th Plat Site Plan in August 2022. There are no use-specific standards or conditions. With a total of 4000 square feet of office space, a total of 14 parking spaces are required. The proposed site plan is in compliance with parking standards by providing 16

parking spaces. The site plan also provides the required number of accessible parking spaces, with 1 space being provided. The landscaping requirement has been met with 20% of the site being provided with landscaping. A minimum of thirty feet of landscaped area is provided along N Madison Street frontage and eight feet provided along the north property line. A "Type A" screening is required along the east side of the property as it abuts an "R-3A" zoned property. The adjacent land to the north and south is zoned "C-2", the same classification as the subject property. Pedestrian access has been provided. A sidewalk has been proposed to be installed that connects the existing N Madison Street sidewalk to the front entrance of the proposed building that will include a striped pedestrian crossing. The site plan was reviewed by the South Metro Fire Protection District. South Metro is requiring the installation of an emergency drive along the north side of the building to connect the front parking lot area with the service drive in the rear of the building. This emergency drive would allow emergency vehicles to navigate around the building. The emergency drive shall be installed in accordance with the requirements of the Fire District. Access to the site will be provided off of N Madison Street as well as PawPaw Road, which is proposed to be extended from the multifamily development to the east of the proposed project. PawPaw Road is a private road that will have a shared access with the property to the north for future development. City Staff recommends the Planning & Zoning Commission accept the staff proposed findings of facts and approve the Case subject to the 13 conditions outlined in the Staff Report.

Commissioner Faulkner asked for a condition to be changed to reflect the correct number of accessible parking spaces from 2 to 1.

Staff took note of the error, and this will be corrected.

Commissioner Urquilla asked for clarification about PawPaw Road.

Mr. Eppert noted that the road will be all paved, and will have a shared access point with a vacant lot to the north that is part of the Oak Ridge Farms 4th plat. It will connect into the Oak Ridge Farms multifamily development, it will not dead end, and access will be right off of N Madison with no turn lane being developed for the road.

Motion by Commissioner Mansur, Seconded by Commissioner Urquilla, to accept Staff proposed findings of fact and approve Case #22027, Mr. Handyman Site Plan subject to the 13 conditions noted in the Staff Report, including the change in the number of accessible parking spaces.

Vote on Motion:

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

Motion passed 9-0-0.

8. City Council Report

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

9. Staff Report

Mr. Eppert provided an overview of upcoming meetings and agenda items for the Commission.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie thanked staff, and wished everyone a happy holiday.

Commissioner Mansur thanked staff.

Commissioner Petermann thanked staff.

Commissioner Faulkner thanked staff.

Commissioner Fizer thanked the staff.

Commissioner Engert thanked staff.

Commissioner Urquilla thanked staff, and apologized for his absence at the last meeting.

Chairman Wiggins thanked the staff and mentioned he would like to see a timeline regarding screening requirements, as well as more site trees added to the requirement.

Mayor Turnbow thanked staff and wished everyone a happy holiday.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the December 6, 2022 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 9-0-0.

The December 6, 2022 meeting adjourned at 6:30 p.m.

Respectfully submitted,

Emily Jordan



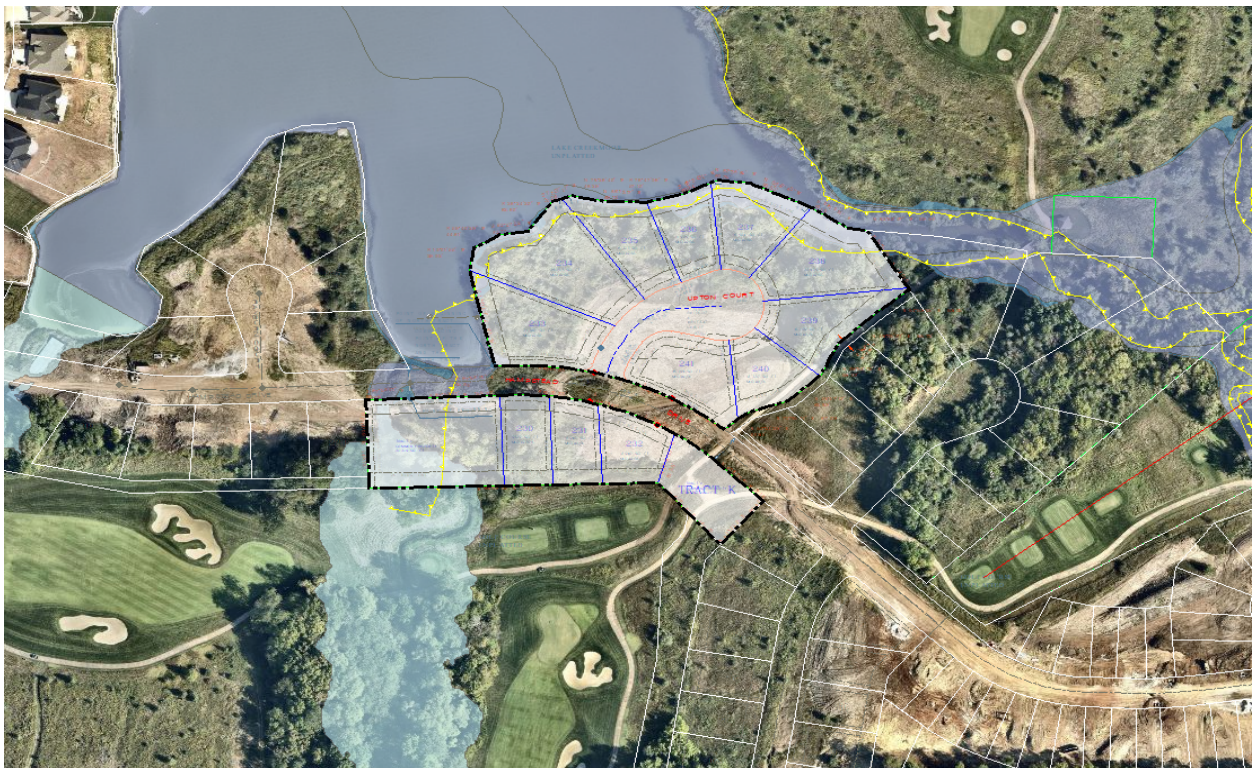
To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: January 17, 2023
Re: Case #22007 - Edgewater at Creekmoor 8th Plat - Final Plat lots 230 through 241 and Tracts K & L

GENERAL INFORMATION

**Applicant/
Property Owner** Cooper Land Development
903 N. 47th St.
Rogers, AR 72756

Requested Action: Final Plat Approval, Edgewater at Creekmoor 8th Plat

Property Location: East side of Edgewater 7th Plat, north and south of Hampstead Drive.



Site Photo:



View from Hampstead Dr. looking northeast

Existing Zoning: "PUD" Planned Unit Development District

Existing Surrounding Zoning: **North:** "PUD" Planned Unit Development District
South: "R-1P" Single Family Planned Residential
East: "PUD" Planned Unit Development District
"A" Agriculture
West: "PUD" Planned Unit Development

Existing Surrounding Uses: **North:** Single Family Residential, Creekmoor Lake
South: Single Family Residential, golf course
East: Single Family Residential
West: Single Family Residential

Total Tract Size: 6.066 Acres

Total Number of Lots: 12 Lots, 2 Common Tracts

Density – units per Acre: 1.97

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Hampstead Dr as a Minor Collector and Upton Ct as a Local Rd.

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 *Edgewater at Creekmoor 8th Plat - Lots 230 thru 241 and Tracts K and L*

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 Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor was approved by the City Council on January 26, 2004.
2. The Edgewater 7th Plat, located to the west, was approved by the City Council on December 9, 2019.
3. Eastbrook 3rd Plat, located to the south, was approved by City Council on November 8, 2021.

ENGINEERING DIVISION COMMENTS

The Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

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

Requirements	
Minimum Lot Area	
per lot	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
per dwelling unit	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft

Minimum Lot Width (ft.)	Interior Lot: 50 ft. Corner Lot: 55 ft.
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25
rear	25
side corner	15
side	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40%

2. The total fee due for Edgewater at Creekmoor Eighth Final Plat Lots 230 thru 241 and Tracts K & L is \$1,724.76. Fees paid at the time building permit applications are to be made at a rate of One Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit.
3. A five-foot (5') sidewalk along Tract K at the time a Certificate of Occupancy has been issued for a home on Lot 232 in Edgewater at Creekmoor Eighth Plat and on Lot 95 in the Eastbrook at Creekmoor Third Plat.
4. a five-foot (5') sidewalk along Tract L at the time a Certificate of Occupancy has been issued for a home on Lot 230 in the Edgewater at Creekmoor Eighth Plat and on Lot 223 in the Edgewater at Creekmoor Seventh Plat.
5. This project will be associated with the current HOA that Creekmoor Subdivision has formed.
6. The original preliminary plat showed this development to be two-family, however, the 7th Amendment to the MOU that was approved by the City Council on October 25, 2022 nullified all remaining two-family lots to be designated as single family lots.
7. The 7th Amendment also had some triggering events for the construction of 163rd St, see the following events below:
 - a. Any development that occurs east of the existing 20' sanitary sewer line running parallel to the stream to the east of Westbrook at Creekmoor 14th plat, with the exception of Eastbrooke at Creekmoor 3rd Plat; or
 - b. If the segment of 163rd Street is required to provide access to any lots within the Park Side Subdivision that is currently contemplated for development east of Sunset Lane; or

- c. If 36-months have passed since the acceptance of the public infrastructure by the City Council for Eastbrooke at Creekmoor 3rd Plat; or
- d. If 163rd Street is constructed from Madison Street to the east property line of the Creekmoor development.

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

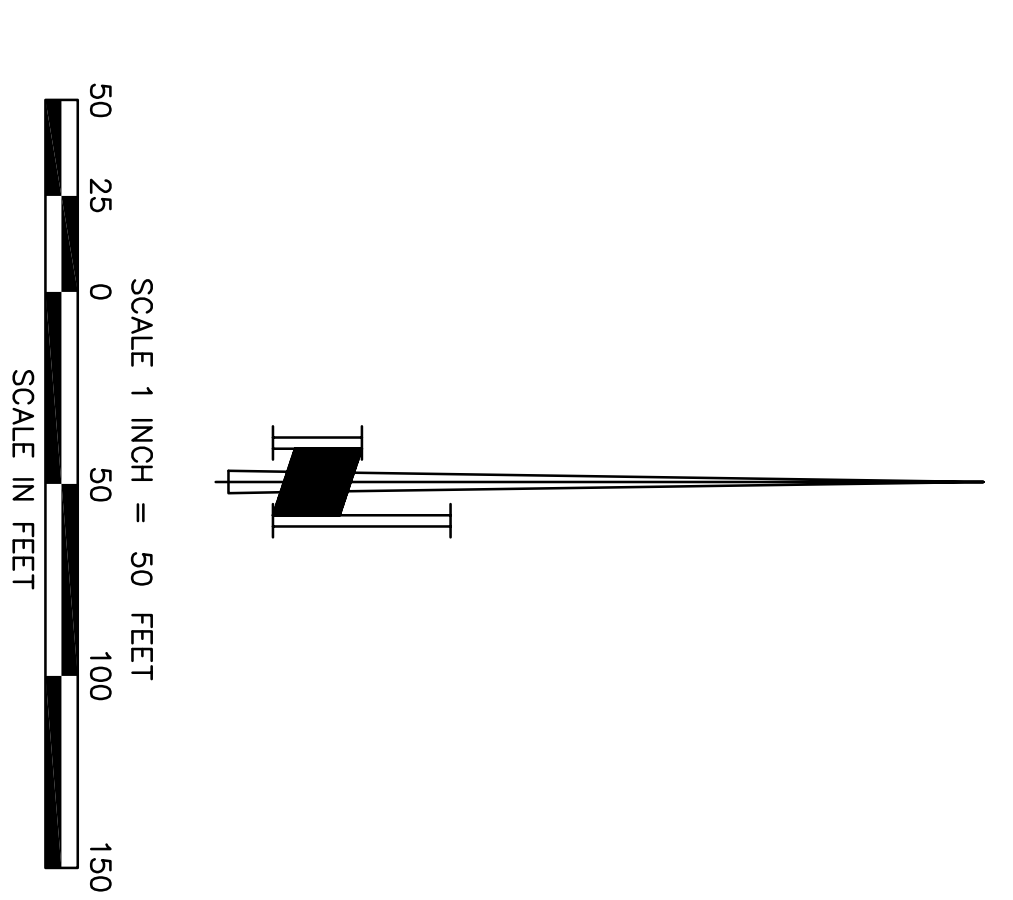
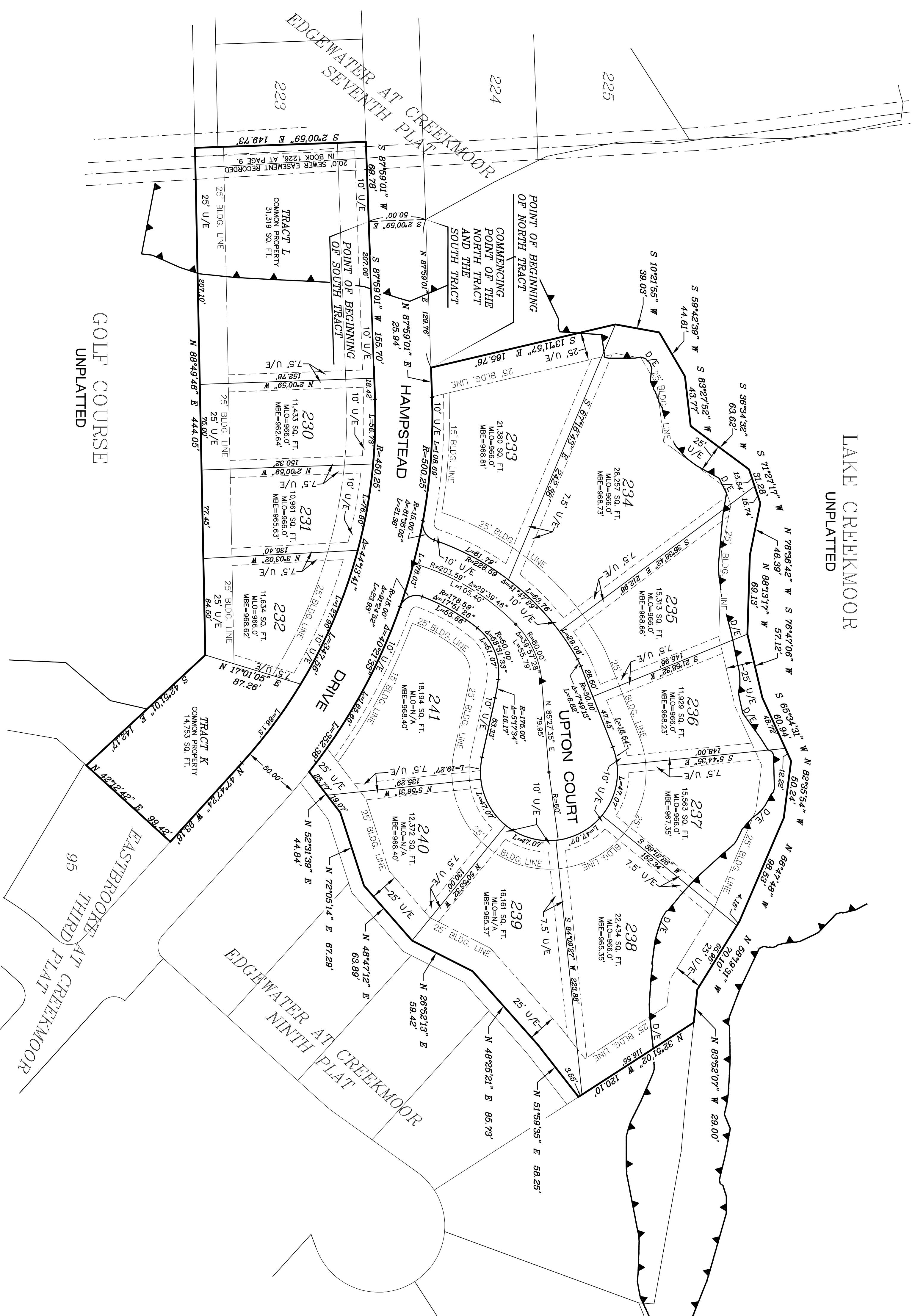
<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	January 17, 2023	January 23, 2023	February 13, 2023

STAFF RECOMMENDATION

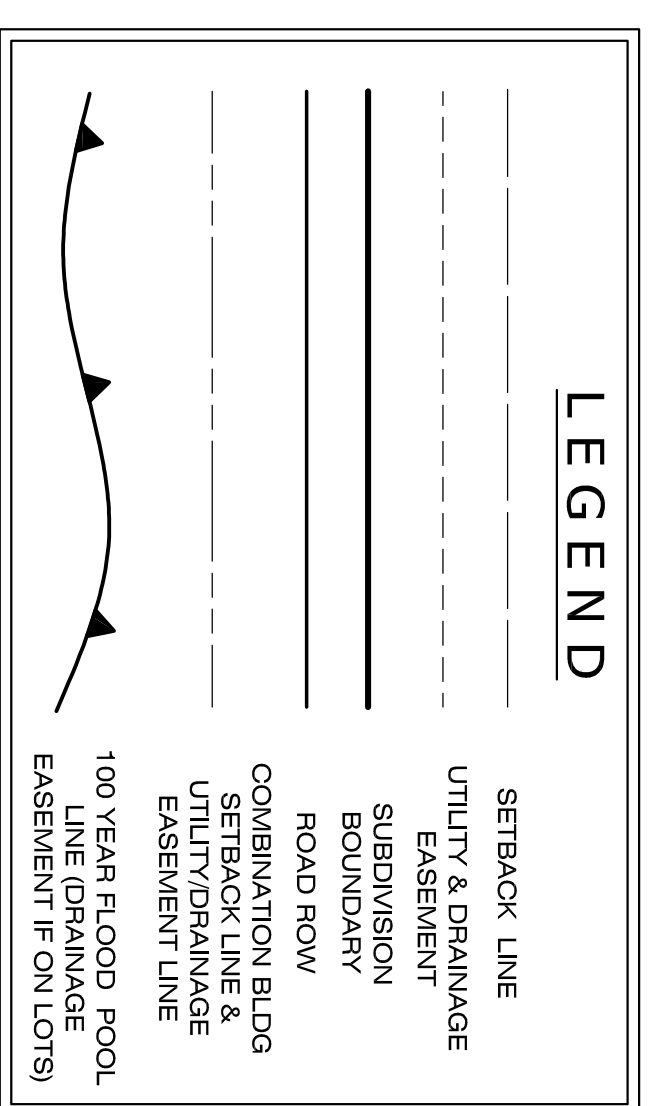
Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22007 Edgewater at Creekmoor 8th Final Plat to the City Council with a recommendation of approval.

EDGEWATER AT CREEKMOOR EIGHTH PLAT

LOTS 230 THROUGH 241 AND TRACTS K & L
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



- NOTES:**
1. THE FOLLOWING STANDARD DOCUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER:
SEMI-PERMANENT MONUMENTS.
1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 780 KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED
* * * ON THIS PLAT.
PERMANENT MONUMENTS.
3/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC KLS3 MLS 780" SET AT CORNERS MARKED "▲" ON THIS PLAT.
CURB NOTCHES.
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.
 2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9998985.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 280370028F, REVISED JANUARY 2, 2013 AND NO. 280370028F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMR-F ON AUGUST 23, 2017, CASE NO. 17-07-1638A.
 4. THE ABBREVIATION "M.L.O." SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.
 5. THE ABBREVIATION "M.B.E." SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.



DEVELOPER:
COOPER LAND DEVELOPMENT, INC.
903 NORTH 47TH STREET, SUITE 101
ROGERS, ARKANSAS 72756

ENGINEER:
QUIST ENGINEERING, INC.
821 NE COLUMBUS STREET
LEES SUMMIT, MO 64150

SURVEYORS CERTIFICATION:
HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. PASSED BY THE MISSOURI BOARD OF PROFESSIONAL ENGINEERS, SURVEYORS AND LAND SURVEYORS. WE HEREBY CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEES SUMMIT, MISSOURI 64064
MISSOURI STATE CERTIFICATE
OF AUTHORITY 0000702



Development Agreement

For

***Edgewater at Creekmoor Eighth Final Plat
Lots 230 thru 241 and Tracts K & L***

Legal Description Contained on Pages 2-3

**Between Cooper Land Development, Inc., Grantor
and**

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

February 13, 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 13th day of February, 2023 by and between, **Cooper Land Development, 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 **Edgewater at Creekmoor Eighth Final Plat Lots 230 thru 241 and Tracts K & L** 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: **Edgewater at Creekmoor Eighth Final Plat Lots 230 thru 241 and Tracts K & L**

NORTH TRACT:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 224, EDGEWATER AT CREEKMOOR SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 87°59'01" EAST, A DISTANCE OF 129.76 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF EASTBROOKE AT CREEKMOOR THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 87°59'01" EAST, THIS AND FOLLOWING COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 25.94 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 500.25 FEET, A CENTRAL ANGLE OF 40°21'33", FOR AN ARC LENGTH OF 352.38 FEET; THENCE NORTH 52°31'39" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 44.84 FEET; THENCE NORTH 72°05'14" EAST, A DISTANCE OF 67.29 FEET; THENCE NORTH 48°47'12" EAST, A DISTANCE OF 63.89 FEET; THENCE NORTH 26°52'13" EAST, A DISTANCE OF 59.42 FEET; THENCE NORTH 48°25'21" EAST, A DISTANCE OF 85.73 FEET; THENCE NORTH 51°59'35" EAST, A DISTANCE OF 58.25 FEET; THENCE NORTH 32°51'02" WEST, A DISTANCE OF 120.10 FEET; THENCE NORTH 83°52'07" WEST, A DISTANCE OF 29.00 FEET; THENCE NORTH 58°19'31" WEST, A DISTANCE OF 70.10 FEET; THENCE NORTH 66°47'48" WEST, A DISTANCE OF 98.53 FEET; THENCE NORTH 82°35'54" WEST, A DISTANCE OF 50.24 FEET; THENCE SOUTH 65°34'31" WEST, A DISTANCE OF 60.94 FEET; THENCE

*Development Agreement for Edgewater at Creekmoor
Eighth Final Plat Lots 230 thru 241 and Tracts K & L*

SOUTH 76°47'06" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 88°13'17" WEST, A DISTANCE OF 69.13 FEET; THENCE NORTH 78°36'42" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 71°27'17" WEST, A DISTANCE OF 31.28 FEET; THENCE SOUTH 36°34'32" WEST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 83°27'52" WEST, A DISTANCE OF 43.77 FEET; THENCE SOUTH 59°42'39" WEST, A DISTANCE OF 44.61 FEET; THENCE SOUTH 10°21'55" WEST, A DISTANCE OF 39.03 FEET; THENCE SOUTH 13°11'57" EAST, A DISTANCE OF 165.76 FEET TO THE POINT OF BEGINNING, CONTAINING 184,146 SQUARE FEET OR 4.227 ACRES, MORE OR LESS.

SOUTH TRACT:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 224, EDGEWATER AT CREEKMOOR SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 2°00'59" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HAMPSTEAD DRIVE AS ESTABLISHED BY SAID PLAT AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE SOUTH 87°59'01" WEST, A DISTANCE OF 69.78 FEET TO THE NORTHEAST CORNER OF LOT 223, EDGEWATER AT CREEKMOOR SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 2°00'59" EAST ALONG THE EAST LINE OF SAID LOT 223, A DISTANCE OF 149.73 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°49'46" EAST, A DISTANCE OF 444.05 FEET; THENCE SOUTH 42°51'01" EAST, A DISTANCE OF 142.17 FEET TO A POINT ON THE WESTERLY LINE OF LOT 95, EASTBROOKE AT CREEKMOOR THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 42°12'42" EAST, ALONG SAID WESTERLY LOT LINE, A DISTANCE OF 99.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY LAST SAID PLAT; THENCE NORTH 47°47'24" WEST, THIS AND FOLLOWING COURSES CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 93.18 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 450.25 FEET, A CENTRAL ANGLE OF 44°13'41", FOR AN ARC LENGTH OF 347.56 FEET; THENCE SOUTH 87°59'01" WEST, A DISTANCE OF 155.70 FEET TO THE POINT OF BEGINNING, CONTAINING 80,100 SQUARE FEET OR 1.839 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 December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
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 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.

5. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

6. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.

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

8. The Sub-divider shall install stormwater treatment facilities (i.e. permeable pavement) in the islands in the cul-de-sac prior to City acceptance of the Improvements. The Creekmoor POA will be responsible for the maintenance of these features.

INSTALLATION AND MAINTENANCE

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

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

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

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof,

equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.
2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.
6. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.
7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Edgewater at Creekmoor Eighth Final Plat Lots 230 thru 241 and Tracts K & L** is **\$1,724.76 (One Thousand Seven Hundred and Twenty-Four dollars and Seventy-Six Cents)**. Fees paid at the time building permit applications are to be made at a rate of **One Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit**.
8. 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.

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

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-divider shall install a five-foot (5') sidewalk along Tract K as part of the Public Improvements.
3. The Sub-divider shall install a five-foot (5') sidewalk along Tract Las part of the Public Improvements.

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. This agreement shall be recorded by the Sub-divider, and 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 entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. 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.
6. 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.

7. 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.

8. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, and July 27, 2015 remains in effect.

9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

William H. Kennedy, III, Esq.
903 North 47th Street.
Rogers, AR 72756

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Edgewater at Creekmoor Eighth Final Plat Lots 230 thru 241 and Tracts K & L**; 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 **Edgewater at Creekmoor Eighth Final Plat Lots 230 thru 241 and Tracts K & L**

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

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 EDGEWATER AT CREEKMOOR 8TH PLAT**

Total Cost for 'New' Public Improvements: \$168,796.00

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 #01885277 <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00 [PAID 1-9-23]
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 #01885277 <i>*must be paid prior to issuance of a land disturbance permit</i>	\$4,000.00 [PAID 1-9-23]
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (4.0. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$0.00
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>	\$1,687.96 [PAID 1-9-23]
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>	\$8,439.80 [PAID 1-9-23]
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (4.0 acres) [Schedule of Fees and Charges] 01-00-4185-0000	\$36.00 [PAID 1-9-23]

TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$36.00

TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT..... \$4,500

TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS.....\$10,127.76



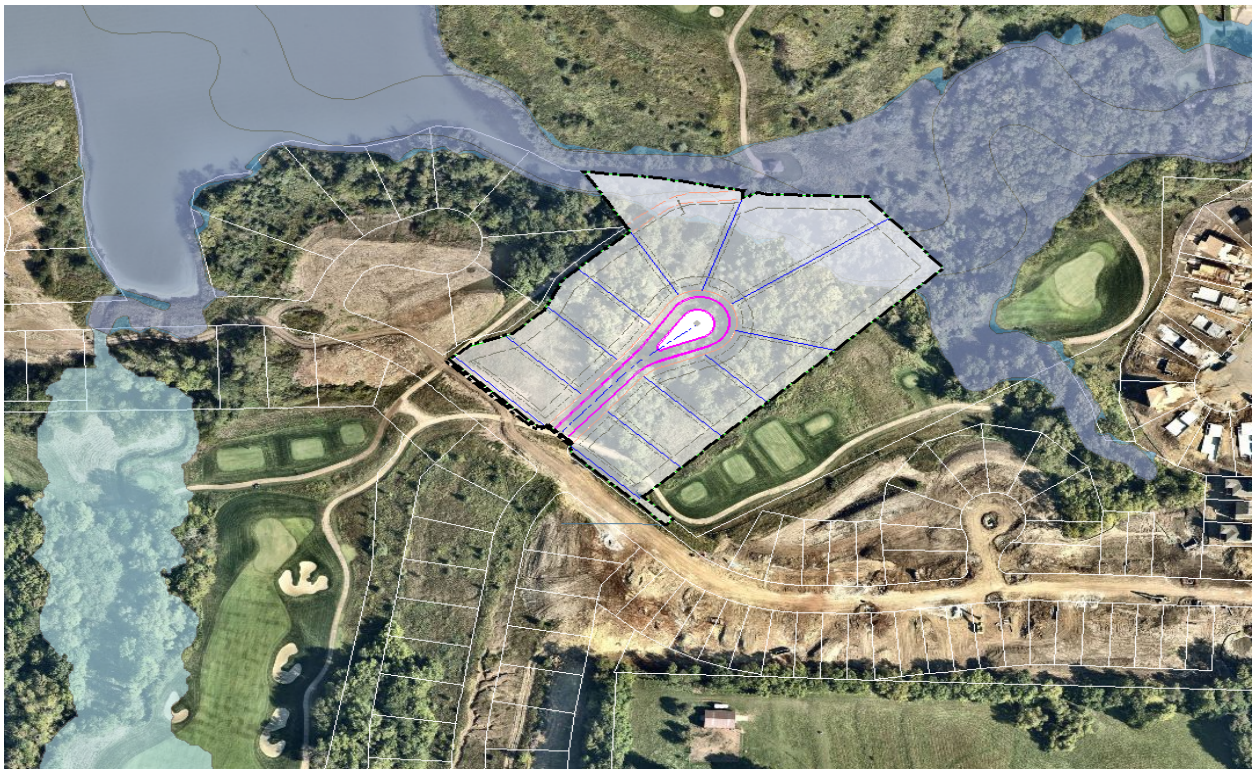
To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: January 17, 2023
Re: Case #22008 - Edgewater at Creekmoor 9th Plat - Final Plat

GENERAL INFORMATION

**Applicant/
Property Owner** Cooper Land Development
903 N. 47th St.
Rogers, AR 72756

Requested Action: Final Plat Approval, Edgewater at Creekmoor 9th Plat

Property Location: East side of Proposed Edgewater 8th, north of Hampstead



Drive.

Site Photo:



View from Hampstead Dr. looking north

Existing Zoning: "PUD" Planned Unit Development District

Existing Surrounding Zoning: **North:** "PUD" Planned Unit Development District

South: "PUD" Planned Unit Development District
"A" Agricultural

East: "PUD" Planned Unit Development District

West: "PUD" Planned Unit Development

Existing Surrounding Uses: **North:** Single Family Residential, Creekmoor Lake

South: Single Family Residential, golf course

East: Single Family Residential

West: Single Family Residential

Total Tract Size: 5.528 Acres

Total Number of Lots: 11 Lots, 2 Common Tracts

Density – units per Acre: 1.989

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Hampstead Dr. as a Minor Collector and Kintyre Ct as a Local Rd.

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 *Edgewater 9th Plat - Lots 242 thru 252 and Tracts M and N.*

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 Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by the City Council on January 26, 2004.
2. The Edgewater 7th Plat, located to the west, was approved by the City on December 9, 2019.
3. Eastbrook 3rd Plat, located to the south, was approved by City Council on November 8, 2021.

ENGINEERING DIVISION COMMENTS

The Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

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

Requirements	
Minimum Lot Area	
per lot	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
per dwelling unit	Interior Lot: 5,500 sq.ft Corner Lot: 6,050 sqft
Minimum Lot Width (ft.)	Interior Lot: 50 ft. Corner Lot: 55 ft.
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	25
rear	25
side corner	15
side	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40%

2. The total fee due for Edgewater at Creekmoor Ninth Final Plat Lots 242 thru 252 and Tracts M & N is \$1,581.03. Fees paid at the time building permit applications are to be made at a rate of One Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit.
3. A five-foot (5') sidewalk along Tract M prior to the issuance of a Certificate of Occupancy for a home on Lot 242 in Edgewater at Creekmoor Ninth Plat.
4. A five-foot (5') sidewalk along Tract N prior to the issuance of a Certificate of Occupancy for a home on Lot 252 in Edgewater at Creekmoor Ninth Plat.
5. This project will be associated with the current HOA that Creekmoor Subdivision has formed.
6. The original preliminary plat showed this development to be two-family, however, the 7th Amendment to the MOU that was approved by the City Council on October 25, 2022 nullified all remaining two-family lots to be designated as single family lots.
7. The 7th Amendment also had some triggering events for the construction of 163rd St, see the following events below:
 - a. Any development that occurs east of the existing 20' sanitary sewer line running parallel to the stream to the east of Westbrook at Creekmoor 14th plat, with the exception of Eastbrooke at Creekmoor 3rd Plat; or

- b. If the segment of 163rd Street is required to provide access to any lots within the Park Side Subdivision that is currently contemplated for development east of Sunset Lane; or
- c. If 36-months have passed since the acceptance of the public infrastructure by the City Council for Eastbrooke at Creekmoor 3rd Plat; or
- d. If 163rd Street is constructed from Madison Street to the east property line of the Creekmoor development.

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>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	January 17, 2023	January 23, 2023	February 13, 2023

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22008 Edgewater at Creekmoor 9th Plat - Final Plat to the City Council with a recommendation of approval.

NOTES CONSTITUTING A PART OF THIS PLAT TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

PLAT DEDICATION: COOPER LAND DEVELOPMENT, INC. ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

"EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH 252 AND TRACTS M & N"

COVENANTS AND RESTRICTIONS:

A PLANNING BOARD FILED IN BOOK 6294, THE DEPT. OPER., JOINED BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), HAS BEEN FORMED TO RECORD AND RECORDED THE RECORDS OF DEEDS IN RAYMORE COUNTY, MISSOURI, AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI ("PUD") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1, AND FORMING A PART OF SAID DCR ("PROTECTIVE COVENANTS"), WHICH DCR WAS DATED AUGUST 24, 2004, AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEQ. AND WHICH PROTECTIVE COVENANTS WERE AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI ("PROTECTIVE COVENANTS AMENDMENT") RECORDED ON OCTOBER 3, 2006 IN DEED BOOK 2283, PAGE 0157 AT FILE NUMBER 389902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI; AND WHICH DCR WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, CITY OF RAYMORE, CASS COUNTY, MISSOURI, DATED AUGUST 19, 2016 AND FILED FOR RECORD ON AUGUST 24, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI; AND IS THERE RECORDED IN DEED BOOK 4098, PAGE 141 ("FIRST AMENDMENT TO DCR") (THE DCR, PROTECTIVE COVENANTS, PROTECTIVE COVENANTS AMENDMENT AND FIRST AMENDMENT TO DCR ARE HEREAFTER COLLECTIVELY REFERRED TO AS "DECLARATION"). THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS (EXCEPT PROVISIONS 1 & 2) WHICH IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. THE DECLARATION AND SUPPLEMENTAL DECLARATION SHALL BE CONSIDERED A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED. .

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., AND TO COOPER LAND DEVELOPMENT, INC. TO LOCATE, CONSTRUCT, OPERATE, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF POLES, WIRES, ANCHORS, PIPES, CONDUITS, TRANSFORMERS, PEDESTALS AND/OR STRUCTURES FOR WATER, GAS, ELECTRICITY, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS SET FORTH AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR "U/E" AND/OR TRACTS M AND N, WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "U/E". THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF SUCH UTILITY OR SERVICE. THE USE THEREOF SHALL BE LIMITED TO THE PURPOSES SPECIFICALLY SET FORTH IN THE DECLARATION AND SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS. THE CITY OF RAYMORE, MISSOURI, AND ITS RANGEMEN/ UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT, NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. .

NOTICE OF NON-APPLICABILITY: AT 1:35 O'CLOCK P.M. ON THE 1ST DAY OF MAY, 2007, THE DEVELOPER FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR EDGEWATER AT CREEKMOOR LOTS 1 THROUGH 23 FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI, WHICH SUPPLEMENTAL DECLARATION IS THERE RECORDED IN BOOK 02974, PAGE 0368 AT FILE NUMBER 389742 (HEREINAFTER "EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION"). SAID EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION WAS FILED CONTEMPORANEOUSLY WITH THE FILING OF "EDGEWATER AT CREEKMOOR LOTS 1 THROUGH 23" ON THE 1ST DAY OF MAY, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK 00020 AT PAGE 0082. THE DEVELOPER FIRST PLAT 11 IS EXPRESSLY NOTED THAT NEITHER THE TERMS NOR CONDITIONS OF THE EDGEWATER FIRST PLAT SUPPLEMENTAL DECLARATION NOR OF THE EDGEWATER FIRST PLAT APPLY TO THIS PLAT OR TO THE SUPPLEMENTAL DECLARATION FILED CONTEMPORANEOUSLY WITH THIS PLAT. .

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTRION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID, UNLESS SHOWN OTHERWISE ON THE PLAT. ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE XII OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

RESERVED PROPERTIES: RESERVED PROPERTIES (UNPLATTED AND RESERVED FOR POSSIBLE FUTURE DEVELOPMENT), IF ANY, REFLECTED UPON THIS PLAT ARE NOT A PART OF THE AFORESAID DECLARATION AND ARE SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

SIDEWALKS: THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:

- (A) 65% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK HAZARD HAVE A SIDEWALK; AND
- (B) IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

USE RESTRICTION: ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION. FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

ACCESS RESTRICTION: ACCESS TO LOT 242 AND 252 IS RESTRICTED TO KINTYRE COURT.

COMMON PROPERTY: THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACTS M AND N) ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATIONS AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC. MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DECLARATIONS AFORESAID.

LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:

THE CREEKMOOR PLANNED UNIT DEVELOPMENT ("DEVELOPMENT") WILL BE SERVED BY A CENTRAL SEWER SYSTEM. THE CENTRAL SEWAGE DISPOSAL SYSTEM IN THE DEVELOPMENT WILL BE OF BOTH A GRAVITY FLOW METHOD AND A LOW PRESSURE GRINDER PUMP METHOD OF SEWAGE COLLECTION AND TRANSMISSION. THE ASSOCIATION OF A PUMP TANK, GRINDER PUMP, AND ASSOCIATED PLUMBING AND ELECTRICAL HARDWARE (COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM") ON THE APPLICABLE LOT AT THE TIME OF INITIAL RESIDENCE CONSTRUCTION. IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNERS OR BUILDERS EXPENSE, (A) PROVIDE A SOURCE OF ELECTRICITY FROM THE RESIDENCE WIRING TO OUTSIDE THE MAIN WALL OF THE RESIDENCE WHERE THE PUMP INSTALLATION MAY CONNECT TO THE GRINDER SYSTEM; AND (B) EXTEND THE PLUMBING OF THE RESIDENCE OUTSIDE THE MAIN WALL OF THE RESIDENCE FOR CONNECTION TO THE PUMP TANK PROVIDED BY THE ASSOCIATION. THE COSTS OF SUCH INITIAL INSTALLATIONS INCURRED BY THE ASSOCIATION SHALL BE BORNE BY ALL CREEKMOOR OWNERS THROUGH GENERAL ASSESSMENTS LEVIED BY THE ASSOCIATION UNLESS AND UNTIL THE BOARD OF DIRECTORS OF THE ASSOCIATION ("BOARD") SHALL, BY RESOLUTION, OTHERWISE ELECT ANOTHER METHOD OR METHODS TO FUND SUCH COSTS.

THE OWNER UPON WHOSE LOT THE GRINDER SYSTEM IS INSTALLED WILL OWN THE GRINDER SYSTEM, ONCE INSTALLED SUCH GRINDER SYSTEMS SHALL NOT CONSTITUTE COMMON PROPERTY. THE OWNER SHALL BE RESPONSIBLE, ON BEHALF OF BOTH THE APPLICABLE OWNER FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE INSTALLED AND SHALL, THEREAFTER MAINTAIN, REPAIR, AND, IF NECESSARY, REPLACE, UTILIZING IN DOING SO, ANY INSTALLATION OR EQUIPMENT WARRANTIES WHICH MAY EXIST. THE GRINDER SYSTEM ALL OF WHICH SHALL OCCUR AT THE EXPENSE OF THE APPLICABLE OWNER. THE ASSOCIATION SHALL PAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, ALL COSTS OF THE GRINDER SYSTEMS MAINTENANCE, REPAIR AND, IF NECESSARY, REPLACEMENT, AND MAY ASSESS ALL SUCH COSTS TO THE OWNER AS A SPECIFIC ASSESSMENT OR, IN THE BOARD'S DISCRETION AND AS THE BOARD DEEMS APPROPRIATE, OTHERWISE COLLECT SUCH COSTS FROM THE APPLICABLE OWNER BY ANY OTHER METHOD THE BOARD MAY DETERMINE.

PROMPT AND FULL REIMBURSEMENT OF THE ASSOCIATION, PURSUANT TO SUCH ASSESSMENT OR OTHER METHOD OF COLLECTION, OF ALL COSTS OF GRINDER SYSTEM MAINTENANCE, REPAIR AND REPLACEMENT UPON A LOT SHALL BE THE APPLICABLE OWNERS INDIVIDUAL RESPONSIBILITY AND SOLE EXPENSE. SUCH OWNERS FAILURE TO REIMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS UPON THE APPLICABLE LOT OR LOTS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION AND/OR OTHER AGREEMENTS AND/OR INSTRUMENTS APPLICABLE TO THE ASSOCIATION AND TO PERSONS WHOSE ACTS NECESSARY FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF THE ON-LOT GRINDER SYSTEMS.

NOTE: NONE OF THE LOTS ON THIS PLAT IS TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM. THE LOTS ON THIS PLAT SHALL BE SERVED BY GRAVITY FLOW METHOD OF SEWAGE COLLECTION AND TRANSMISSION.

LOTS AND PRIVATE BOAT DOCKS: LOTS IN CREEKMOOR PLANNED UNIT DEVELOPMENT ARE DESIGNATED AS "LAKEFRONT LOTS" PROVIDED THEY ABUT CREEKMOOR LAKE AND ARE DEVELOPED TO ACCOMMODATE A PRIVATE BOAT DOCK. NONE OF THE LOTS ON THIS PLAT IS A LAKEFRONT LOT. LOT 246 HAS ACCESS TO CREEKMOOR LAKE ALONG A PORTION OF THE LOTS REAR PROPERTY LINE. HOWEVER, THE LOT IS NOT A LAKEFRONT LOT INASMUCH AS IT DOES NOT ACCOMMODATE A PRIVATE BOAT DOCK. ACCORDINGLY, CONSTRUCTION OF A BOAT DOCK ON ANY LOT ON THIS PLAT IS PROHIBITED.

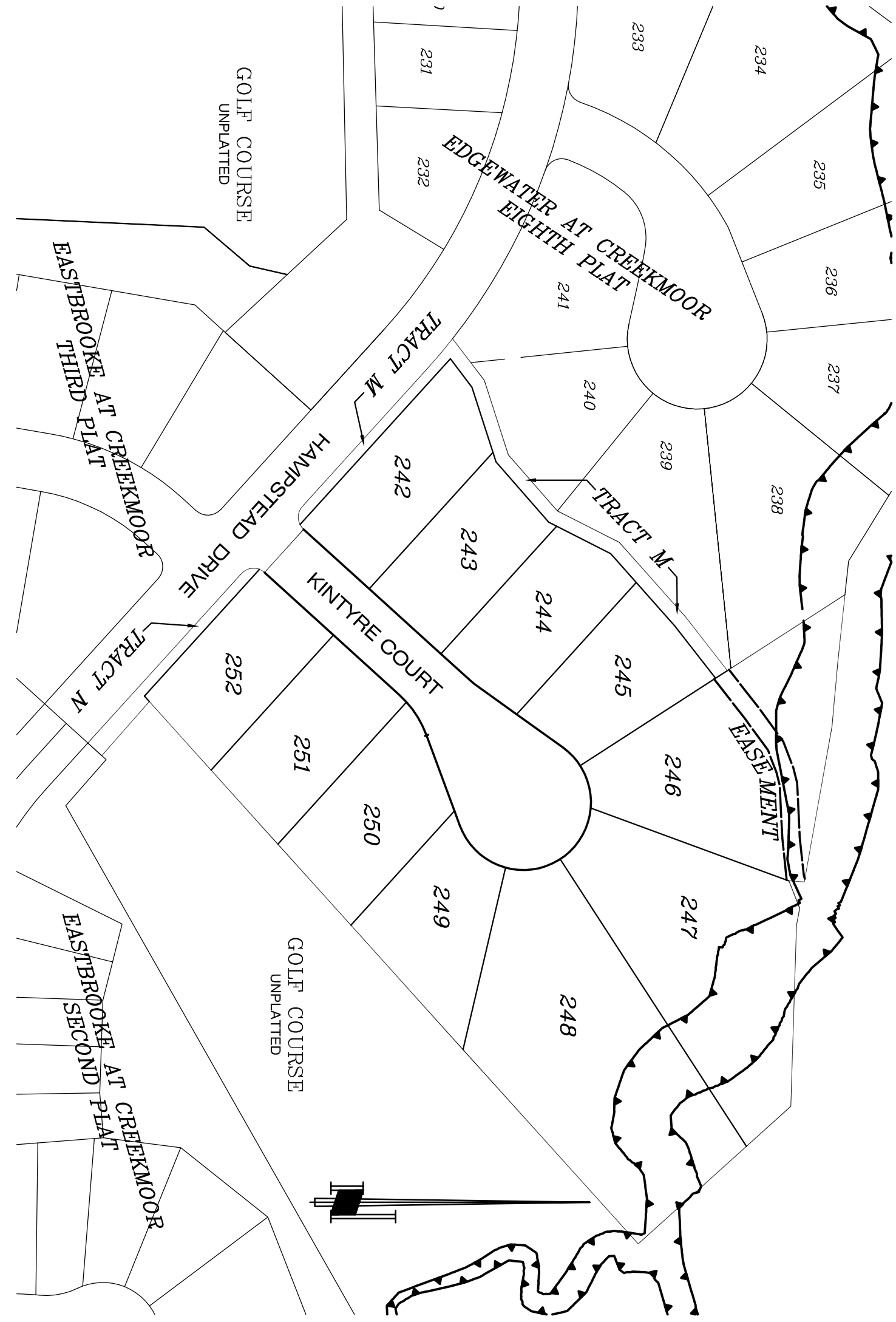
100 YEAR FLOOD NOTE: THE 100 YEAR FLOOD POOL LINE, AS SHOWN HEREON, HAS BEEN DETERMINED BY REMANUSANCE INFRASTRUCTURE CONSULTING AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF FLOOD PROTECTION. THE FLOOD POOL LINE IS BASED ON A RAINFALL RATE OF 3.0 INCHES PER HOUR AND IS SUBJECT TO REVISION. THE FLOOD POOL LINE AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEPT. OPER., ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL REVIEW COMMITTEE, SAID 100 YEAR FLOOD POOL LINE REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE HERECTED UPON THE PLAT. THAT PORTION OF THE LOT LYING BELOW THE 100 YEAR FLOOD POOL LINE AND EXTENDING TO THE BOUNDARY LINE OF LAKE CREEKMOOR AS REFLECTED UPON THIS PLAT IS RESERVED AS A FLOOD EASEMENT AND SAID EASEMENT WILL BE HELD BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

NORMAL POOL NOTE: THE PROPERTY LINE THE REAR LOT LINE ALONG THE LAKE IS A MEASUR LINE AT A CONSTANT ELEVATION ONE TENTH OF ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 961.5, AS DETERMINED FROM MOONRI CONTROL POINT C&O7. .

CART PATH EASEMENT: THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS HAS GRANTED THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC. (THE "ASSOCIATION") A NON-EXCLUSIVE CART PATH EASEMENT IN, ON, OVER AND THROUGH LOT 246 ON THIS PLAT, WHICH EASEMENT IS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK _____ PAGE _____ ("EASEMENT") SAID EASEMENT SHALL BE KEPT FREE FROM BUILDINGS, OTHER STRUCTURES OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO SHRUBS, FENCES, GATES OR CURBS, WHICH WILL INTERFERE WITH THE DEVELOPER OR THE ASSOCIATION IN EVENING UPON SAID EASEMENT FOR THE PURPOSE OF THE USE OF THE EASEMENT AS DEFINED THEREIN.

FINAL PLAT EDGEWATER AT CREEKMOOR NINTH PLAT

LOTS 242 THROUGH 252 AND TRACTS M & N
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



IN WITNESS WHEREOF: COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 20__.

COOPER LAND DEVELOPMENT, INC.

BY: JODY LATHAM
ITS PRESIDENT

NOTARY CERTIFICATION:

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JODY LATHAM, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME, I DO KNOWLEDGE THAT SHE IS THE PRESIDENT OF COOPER LAND DEVELOPMENT, INC. AND THAT SHE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HERELUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

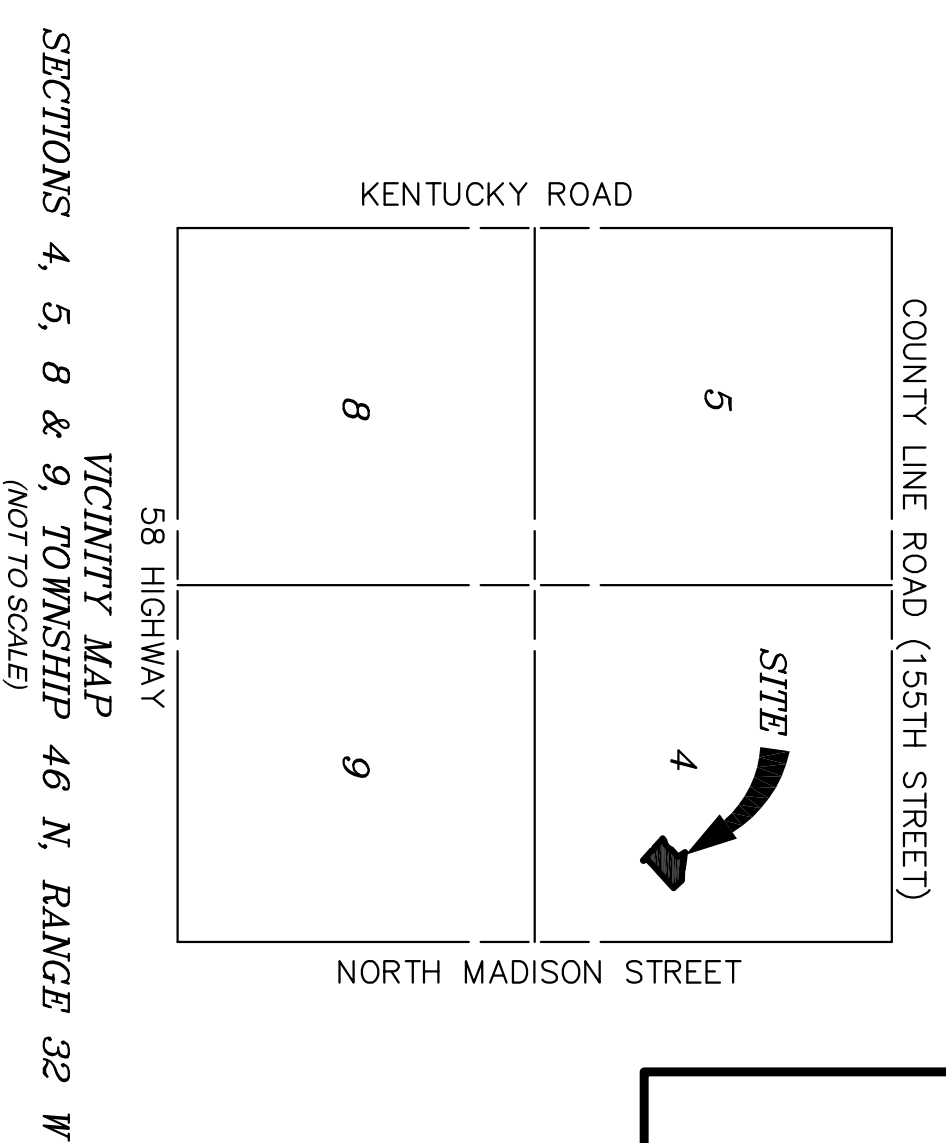
NOTARY PUBLIC _____

TOTAL AREA	0.067 ACRES
EASEMENT AREA	4.706 ACRES
LOTTED AREA	0.195 ACRES
COMMON PROPERTY	0.560 ACRES
STREETS	5.528 ACRES
TOTAL	293.93 LINEAL FEET

DEVELOPER: COOPER LAND DEVELOPMENT, INC. 903 NORTH 47TH STREET, SUITE 101 ROGERS, ARKANSAS 72756

ENGINEER: QUIST ENGINEERING INC. 821 NE COLUMBUS STREET LEES SUMMIT, MO 64150

SURVEYORS CERTIFICATION: HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE MISSOURI PROFESSIONAL SURVEYORS ACT AND THE RULES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



PROPERTY DESCRIPTION - EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH 252 AND TRACTS M & N: ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE NORTH 1/4 OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE NORTH 1/4 OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE INTERSECTION OF THE WESTERN BOUNDARY OF EASTBROOK AT CREEKMOOR SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, WITH THE NORTHERLY RIGHT OF WAY LINE OF HAMPTSTEAD DRIVE AS ESTABLISHED BY SAID PLAT; THENCE NORTH 47°47'18" WEST, THIS AND SUBSEQUENT COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HAMPTSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF EASTBROOK AT CREEKMOOR THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 186.22 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00"; FOR AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 47°47'18" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42°17'24" WEST, A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00"; FOR AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 55°05'05" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 48°29'21" EAST, A DISTANCE OF 63.89 FEET; THENCE NORTH 26°52'13" EAST, A DISTANCE OF 67.29 FEET; THENCE NORTH 48°29'21" EAST, A DISTANCE OF 65.73 FEET; THENCE NORTH 51°59'35" EAST, A DISTANCE OF 58.25 FEET; THENCE NORTH 32°51'02" WEST, A DISTANCE OF 120.10 FEET; THENCE SOUTH 83°32'07" EAST, A DISTANCE OF 57.89 FEET; THENCE SOUTH 64°57'06" EAST, A DISTANCE OF 55.66 FEET; THENCE SOUTH 79°53'16" EAST, A DISTANCE OF 135.52 FEET; THENCE SOUTH 4°08'25" WEST, A DISTANCE OF 13.32 FEET; THENCE SOUTH 68°25'38" EAST, A DISTANCE OF 25.22 FEET; THENCE SOUTH 79°53'16" EAST, A DISTANCE OF 15.20 FEET; THENCE NORTH 88°09'59" EAST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 42°17'24" WEST, A DISTANCE OF 102.22 FEET; THENCE SOUTH 58°29'54" WEST, A DISTANCE OF 17.22 FEET; THENCE SOUTH 42°17'24" WEST, A DISTANCE OF 16.22 FEET TO THE POINT OF BEGINNING, CONTAINING 240,807 SQUARE FEET, OR 5.528 ACRES, MORE OR LESS.

CASS COUNTY, MISSOURI: ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20__.

DEPUTY COUNTY RECORDER OF DEEDS _____

CITY OF RAYMORE, MISSOURI:

CITY COUNCIL: THIS PLAT OF "EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH 252 AND TRACTS M & N" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE _____ DAY OF _____, 20__.

ATTEST: _____ CITY CLERK _____ CITY ENGINEER

CITY PLANNING COMMISSION:

THIS PLAT OF "EDGEWATER AT CREEKMOOR - NINTH PLAT - LOTS 242 THROUGH 252 AND TRACTS M & N" HAS BEEN SUBMITTED TO AND APPROVED BY THE TOWNPLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20__.

SECRETARY _____

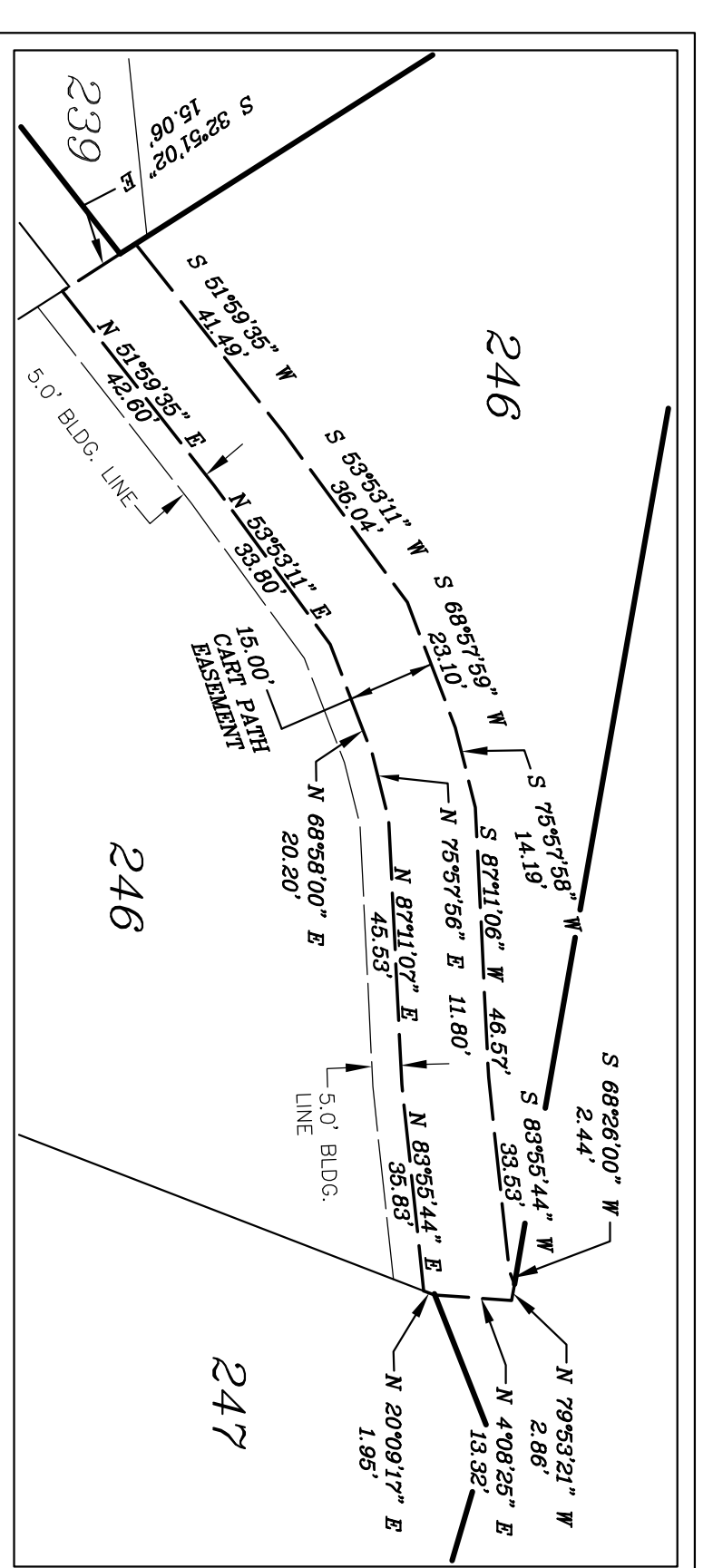
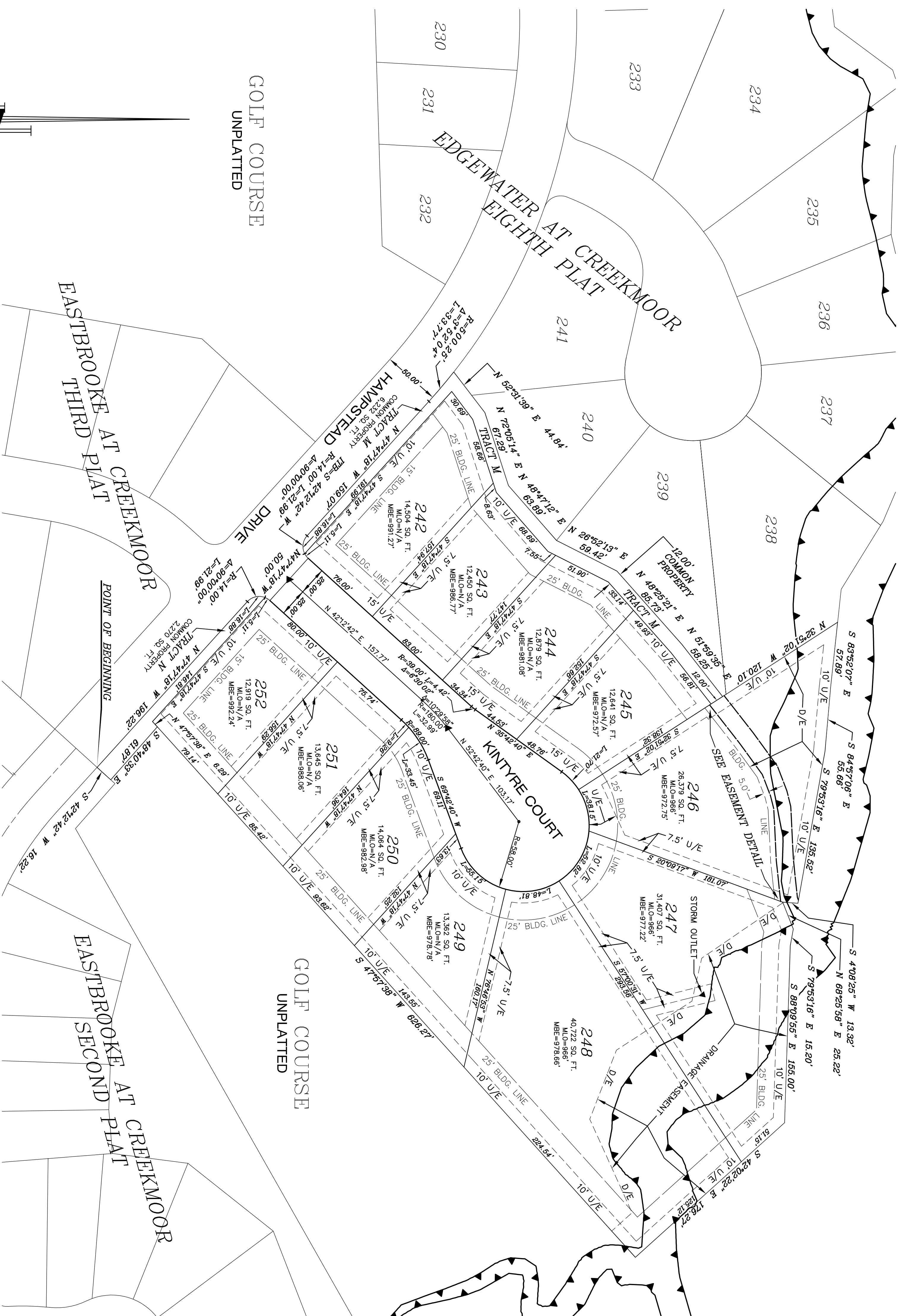
ANDERSON SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEES SUMMIT, MISSOURI 64064
(816) 246-5050

FINAL PLAT

EDGEWATER AT CREEKMOOR

NINTH PLAT

LOTS 242 THROUGH 252 AND TRACTS M & N
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI
SECTION 4, TOWNSHIP 46 N, RANGE 32 W



EASEMENT DETAIL

- NOTES:**
1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT ON WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICH BEARS EARLIER SEMI-PERMANENT MONUMENTS:
1/2" IRON BARS WITH PLASTIC CAP STAMPED "ASC MLS 760 KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER PERMANENT MONUMENTS.
5/8" IRON BARS WITH ALUMINUM CAP STAMPED "ASC KLS3 MLS 760" SET AT CORNERS MARKED "★" ON THIS PLAT. CURB NOTICES.
 2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT J476 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9999865.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 29037C0028F, REVISED JANUARY 2, 2013 AND NO. 29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOW-FLOW ON AUGUST 23, 2017, CASE NO. 17-07-1638A.
 4. THE ABBREVIATION "M.O." SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.
 5. THE ABBREVIATION "M.B.E." SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.

LEGEND	
———	SETBACK LINE
———	UTILITY & DRAINAGE EASEMENT
———	GOLF CART EASEMENT
———	SUBDIVISION BOUNDARY
———	ROAD ROW
———	COMBINATION BLDG SETBACK LINE & UTILITY/DRAINAGE EASEMENT LINE
———	100 YEAR FLOOD POOL LINE

DEVELOPER:
 DEVELOPMENT, INC.
 903 NORTH 47TH STREET, SUITE 101
 LEES SUMMIT, MO 64150

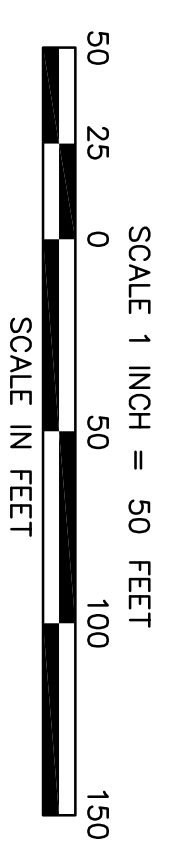
ENGINEER:
 ANDERSON SURVEYING, INC.
 825 N. COLEMAN STREET
 LEES SUMMIT, MO 64150

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND I FURTHER CERTIFY THAT I HAVE COMPLETED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING IN THE STATE OF MISSOURI. THE REASONS FOR ANY VARIATIONS FROM THE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ANDERSON
 SURVEY COMPANY
 1270 NE DELTA SCHOOL ROAD
 LEES SUMMIT, MISSOURI 64064
 (816) 246-5050

4-46-32
21-11-42989-1A
Edgewater 9th Plat2.dwg
Sheet 2

JOHN P. WEBSTER
P.L.S. 2009000066





Development Agreement

For

***Edgewater at Creekmoor Ninth Final Plat
Lots 242 thru 252 and Tracts M & N***

Legal Description Contained on Pages 2-3

**Between Cooper Land Development, Inc., Grantor
and**

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

February 13, 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 13th day of February, 2023 by and between, **Cooper Land Development, 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 **Edgewater at Creekmoor Ninth Final Plat Lots 242 thru 252 and Tracts M & N** 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: **Edgewater at Creekmoor Ninth Final Plat Lots 242 thru 252 and Tracts M & N**

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF EASTBROOKE AT CREEKMOOR SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, WITH THE NORTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY SAID PLAT; THENCE NORTH 47°47'18" WEST, THIS AND SUBSEQUENT COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HAMPSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF EASTBROOKE AT CREEKMOOR THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 196.22 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 47°47'18" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42°12'42" WEST, A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 21.99 FEET; THENCE NORTH 47°47'18" WEST, A DISTANCE OF 159.07 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 500.25 FEET, A CENTRAL ANGLE OF 2°28'51", FOR AN ARC DISTANCE OF 21.66'; THENCE NORTH 53°01'36" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 40.33 FEET; THENCE NORTH 72°05'14" EAST, A DISTANCE OF 67.29 FEET; THENCE NORTH 48°47'12" EAST, A DISTANCE OF 68.68 FEET; THENCE NORTH 26°52'13" EAST, A DISTANCE OF 59.46 FEET; THENCE NORTH 48°25'21" EAST, A DISTANCE OF 83.06

FEET; THENCE NORTH 51°59'35" EAST, A DISTANCE OF 56.81 FEET; THENCE NORTH 32°51'02" WEST, A DISTANCE OF 132.15 FEET; THENCE SOUTH 83°52'07" EAST, A DISTANCE OF 57.89 FEET; THENCE SOUTH 84°57'06" EAST, A DISTANCE OF 55.66 FEET; THENCE SOUTH 79°53'16" EAST, A DISTANCE OF 135.52 FEET; THENCE SOUTH 4°08'25" WEST, A DISTANCE OF 13.32; THENCE NORTH 68°25'58" EAST, A DISTANCE OF 25.22 FEET; THENCE SOUTH 79°53'16" EAST, A DISTANCE OF 15.20 FEET; THENCE SOUTH 88°09'55" EAST, A DISTANCE OF 155.00 FEET; THENCE SOUTH 42°02'22" EAST, A DISTANCE OF 176.27 FEET; THENCE SOUTH 47°57'38" WEST, A DISTANCE OF 626.27 FEET; THENCE SOUTH 48°40'33" EAST, A DISTANCE OF 61.87 FEET; THENCE SOUTH 42°12'42" WEST, A DISTANCE OF 16.22 FEET TO THE POINT OF BEGINNING, CONTAINING 236,282 SQUARE FEET OR 5.424 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 December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
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 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.
5. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
6. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.

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

8. The Sub-divider shall install stormwater treatment facilities (i.e. permeable pavement) in the islands in the cul-de-sac prior to City acceptance of the Improvements. The Creekmoor POA will be responsible for the maintenance of these features.

INSTALLATION AND MAINTENANCE

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

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

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

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

FEES, BONDS & INSURANCE

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

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

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

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

5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.

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

7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Edgewater at Creekmoor Ninth Final Plat Lots 242 thru 252 and Tracts M & N** is **\$1,581.03 (One Thousand Five Hundred and Eighty-One dollars and Three Cents)**. Fees paid at the time building permit applications are to be made at a rate of **One Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit**.

8. 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.

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

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. The Sub-divider shall relocate the existing cart-path located within Lot 252 along Hampstead Drive as part of the public improvements. Removal of the existing cart-path shall be the responsibility of the Sub-divider. .

3. Maintenance of the relocated paved cart-path shall be the responsibility of the Sub-Divider, and/or the Creekmoor POA
4. A 5' sidewalk shall be constructed within Tracts M and N as part of the public improvements. adjacent to the relocated cart-path.

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. This agreement shall be recorded by the Sub-divider, and 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 entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. 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.
6. 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.
7. 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.
8. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, and July 27, 2015 remains in effect.
9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified

United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

William H. Kennedy, III, Esq.
903 North 47th Street.
Rogers, AR 72756

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Edgewater at Creekmoor Ninth Final Plat Lots 242 thru 252 and Tracts M & N**; 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 **Edgewater at Creekmoor Ninth Final Plat Lots 242 thru 252 and Tracts M & N**

DRAFT

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

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 EDGEWATER AT CREEKMOOR 9TH PLAT**

Total Cost for 'New' Public Improvements: \$168,457.00

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] If fee paid prior to recording of plat, receipt #01885277 <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00 [PAID 1-9-23]
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 #01885277 <i>*must be paid prior to issuance of a land disturbance permit</i>	\$3,500 [PAID 1-9-23]
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (3.5 ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$0.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$1,684.57 [PAID 1-9-23]
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>	\$8,422.85 [PAID 1-9-23]
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (3.5 acres) [Schedule of Fees and Charges] 01-00-4185-0000	\$31.50 [PAID 1-9-23]

TOTAL FEES TO BE PAID **PRIOR TO RECORDING PLAT**.....**\$31.50 [PAID]**

TOTAL FEES TO BE PAID **PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT**..... **\$4,000.00 [PAID]**

TOTAL FEES TO BE PAID **PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS**..... **\$10,107.42**

MONTHLY REPORT DECEMBER 2022

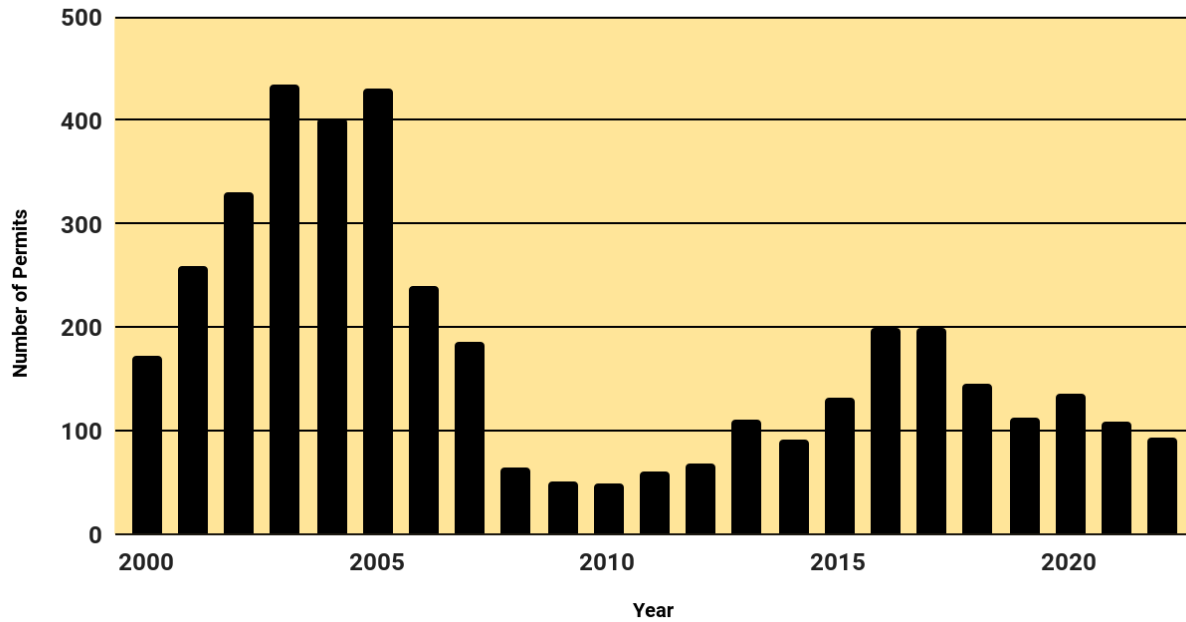
Building Permit Activity

Type of Permit	DEC 2022	2022 YTD	2021 YTD	2021 Total
Detached Single-Family Residential	4	94	108	108
Attached Single-Family Residential	0	238	166	166
Multi-Family Residential	0	15	0	0
Miscellaneous Residential (deck; roof)	44	763	574	574
Commercial - New, Additions, Alterations	0	20	38	38
Sign Permits	6	49	37	37
Inspections	DEC 2022	2022 YTD	2021 YTD	2021 Total
Total # of Inspections	465	6,264	3,882	3,882
Valuation	DEC 2022	2022 YTD	2021 YTD	2021 Total
Total Residential Permit Valuation	\$466,700	\$69,322,400	\$57,700,900	\$57,700,900
Total Commercial Permit Valuation	\$0	\$93,784,200	\$39,600,680	\$39,600,680

Additional Building Activity:

- Site work continues at the Depot Apartment Community (Watermark). Footing and foundation inspections occurred regularly over the month of December.
- Public Improvements were accepted for the Alexander Creek 3rd Plat in December. Housing permit applications were received for a number of lots in December.
- Johnny's Tavern made extensive progress on construction during the month of December. January 2023 is the targeted date for opening!
- Interior tenant finish work continues for the property located at 701 E. Walnut Street, which will be the future location of a Blush Bootcamp.
- Interior finish work is nearing completion for the new location of the Eagles Community Outreach center in the Willowind Shopping Center.
- Interior renovations commenced for the Elite Fence and Deck located at 611 E. Walnut.
- Certificates of Occupancy for the Venue of the Good Ranch have begun being issued. 7 residential buildings and the clubhouse received occupancy permits in December.

Single Family Building Permits



Code Enforcement Activity

Code Activity	DEC 2022	2022 YTD	2021 YTD	2021 Total
Code Enforcement Cases Opened	46	705	575	575
<i>Notices Mailed</i>		-		-
-Tall Grass/Weeds	1	144	85	85
- Inoperable Vehicles	13	221	191	191
- Junk/Trash/Debris in Yard	11	122	94	94
- Object placed in right-of-way	0	10	5	5
- Parking of vehicles in front yard	12	46	45	45
- Exterior home maintenance	3	73	63	63
- Other (trash at curb early; signs; etc)	-	0	6	6
Properties mowed by City Contractor	-	55	42	42
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	2	2
Signs in right-of-way removed	69	1,184	524	524
Violations abated by Code Officer	5	76	86	86

Development Activity

Current Projects

- Comprehensive Plan
- Park Side Preliminary Plat Amendment (163rd Street)
- Midwest Wash/Tunnel Vision Car Wash
- Edgewater at Creekmoor 8th Final Plat
- Edgewater at Creekmoor 9th Final Plat

Actions of Boards, Commission, and City Council

December 6, 2022 Planning and Zoning Commission

- Mr. Handyman Site Plan approval
- Estates of Knoll Creek 2nd Final Plat - recommendation for approval

December 12, 2022 City Council

- 1st Reading - Estates of Knoll Creek 2nd Final Plat
- 2nd Reading (approval) - Easement Vacation at 1109 Hillwick Lane, Westbrook at Creekmoor 15th Plat, lot 417.
- 2nd Reading (approval) - Elite Fence Lot 1 Final Plat.
- 2nd Reading (approval) - Foxwood Plaza Lot 2 Replat/Final Plat.
- 2nd Reading (approval) - Raymore Commerce Center Plan for Industrial Development - Plan Amendment and Restatement and Chapter 100 Bond Issuance: Building 3.

December 20, 2022 Planning and Zoning Commission

- Meeting Canceled

December 26, 2022 City Council

- No meeting scheduled due to Christmas Holiday

Upcoming Meetings – January

January 3, 2023 Planning and Zoning Commission

- Meeting Canceled

January 9, 2023 City Council

- 2nd Reading - Estates of Knoll Creek 2nd Final Plat
- Annual TIF Summary Report - Economic Development Dept.

January 17, 2023 Planning and Zoning Commission

- Edgewater at Creekmoor 8th Final Plat
- Edgewater at Creekmoor 9th Final Plat

January 23, 2023 City Council

- 1st Reading - Edgewater 8th Final Plat
- 1st Reading - Edgewater 9th Final Plat

January 30, 2023 Joint City Council & Planning and Zoning Work Session

- Presentation and discussion on short and long term rental housing

Department Activities

- Development Services staff met with Parks and Recreation and Public Works staff to review progress on the City's ongoing Comprehensive Plan effort.
- Development Services Director David Gress participated in the Metropolitan Mayors Caucus Age Friendly Communities Collaborative. City staff shared information on the City's efforts related to the Community for All Ages initiative.
- Economic Development Director Brandon Keller and Development Services Director David Gress attended the Chamber of Commerce Annual Holiday Social, and were sworn in as board members for the 2023 year.
- City Planner Dylan Eppert attended the monthly Southland Planners morning coffee with other planners from Belton, Grandview, Harrisonville and Peculiar.
- Economic Development Director Brandon Keller was invited to attend the Raymore Peculiar Sunrise Optimist Club meeting on Tuesday to share information about projects including Whataburger, Johnny's Tavern and more!
- Economic Development Director Brandon Keller attended a networking meeting hosted by Everygy Economic Development to meet and network with new team members.
- Development Services Director David Gress and GIS Coordinator Heather Eisenbarth met with representatives of the Raymore-Peculiar School District to discuss opportunities to incorporate GIS into district projects and initiatives.
- Development Services Director David Gress and Economic Development Director Brandon Keller attended the Raymore Chamber Coffee Connect hosted by Country Club Bank, as well as the Annual Board Retreat of the Raymore Chamber of Commerce.

- Staff scheduled a Good Neighbor meeting for Wednesday, Dec. 14, 2022 to discuss a proposed car wash located in the Foxwood Plaza development, west of Culver's. The applicant requested approval to locate a non-sales-tax generating business within an existing Tax Increment Financing District.
- City Planner, Dylan Eppert attended a webinar hosted by the American Planning Association, *Digital Permitting to Pattern Zoning: Keys to Preparing Your Community for Growth and Development*.
- Development Services Director David Gress participated in the MARC sponsored Planners' Roundtable to discuss complete streets, comprehensive planning, and other planning topics.
- GIS Coordinator Heather Eisenbarth celebrated her 20-year work anniversary with the City of Raymore. Mrs. Eisenbarth is responsible for the GIS operations of the City and provides mapping and data services to nearly every department within the City.
Congratulations, Heather!
- GIS Coordinator Heather Eisenbarth provided technical assistance for snow mapping to the City of Peculiar, as well as City of Raymore staff in preparation for the upcoming snow event.
- Economic Development Director Brandon Keller attended a retirement party for the City's economic development partners with Evergy.



GIS Activities

- Troubleshoot logging operations and year end QA/QC
- Data development for performance & scheduled sync operations
- Database administration & tuning of database services, annual backup
- Research migration methods for distributed architecture
- Accession/removal of apps & operational data created in ArcGIS Online
- Application development (Citizen lookup, parks dashboard, utilities, etc)
- Logging of scheduled distributed data operations
- Cartographic & annotation layers improvements, update of wall maps
- Data creation & sharing - trash collection, cellular antenna locations & public trees
- Massive open online course (MOOC) 'Migration operations & tools'