

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 21, 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 February 7, 2023 meeting
6. Unfinished Business - None
7. New Business -
 - a. Case #23002 - Park Side 1st Plat - Final Plat
 - b. Case #23003 - Park Side Park 1st Plat - Final Plat
 - c. Case #21045 - Sunset Lane 1st Plat - Final Plat
 - d. Case #23005 - RAC Phase 2 - Site Plan Amendment
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, FEBRUARY 7, 2023** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE (arrived 6:05pm), JEREMY MANSUR, JIM PETERMANN, WILLIAM FAULKNER, KELLY FIZER, TOM ENGERT, AND MARIO URQUILLA. ABSENT WAS MATTHEW WIGGINS AND MAYOR TURNBOW. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, CITY PLANNER DYLAN EPPERT, ASSISTANT CITY ENGINEER TRENT SALSBURY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

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

a. **Approval of Minutes from the January 17, 2023 meeting**

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

Vote on Motion:

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

Motion passed 6-0-0.

6. **Unfinished Business - none**

7. **New Business -**

a. **Case #23001 - Willowind Square Lot 2**

Don Webb, 1615 Leeds St., Henderson, Nevada, came to the podium to give an overview of the request. Mr. Webb stated that the request is to build a 6,300 square foot multi-tenant retail building adjacent to the Community America Credit Union building.

City Planner Dylan Eppert gave the Staff Report. The existing zoning is currently “C-2” General Commercial District. The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development. The Major Thoroughfare Plan Map contained in the Growth Management Plan has 58 Highway classified as a Major Arterial. The applicant seeks to obtain site plan approval for a 6,300 square foot multi-tenant building consisting of a dental office, retail and quick serve restaurant

with a drive-through. The original plat for the Willowing Shopping Center, which includes the subject property, was approved by the City Council in July 1989. It included Lots 1-3, the subject property being Lot 2. In November 2020, the Planning Commission voted to approve the site plan for the Community America Credit Union, located directly west of the subject property. A building permit was issued for the project in September 2021. In October 2022, the City Council voted to approve rezoning the designation from "PO" Professional Office District to "C-2" General Commercial District for 1296 through 1298 W Foxwood Drive, located north of the subject property, within the shopping center. There are special use conditions outlined for the drive-through facilities, and the proposed site plan meets the required conditions. The proposed site plan is in compliance with the parking standards for the City by providing 31 parking spaces, where only 27 are required. The site plan also provides the required number of accessible parking spaces with a total of 2. Parking for this project is unique in the fact that the retail and quick serve uses are not finalized on the total square footage needed for each tenant. However, the parking for an Eating and Drinking Establishment is more restrictive than that of a general retail use. The applicant has stated that a max of 50% of the space would be used for customer service areas regarding the Eating and Drinking Establishment with drive-through. Staff will be able to review once tenants are finalized and building permits have been submitted to ensure parking requirements have been met. 20% of the lot is required to be reserved for landscaped areas. Street trees are not required for the proposed project as there is a large sanitary sewer line that runs along 58 Highway, in addition to other utility conflicts. A total of 20% of the site is provided with landscaping. No screening is required for the proposed project as the property is surrounded on the North, East, and West side by the existing Willowind shopping center which is the same zoning designation. The property to the south is zoned C-3, but is separated by 58 Highway. The required trees and shrubs in the parking lot and landscaped islands are provided. Landscaping is required around any future monument sign, which will be reviewed by City Staff. Pedestrian access to the building has been provided. A sidewalk will be required to be constructed from the existing sidewalk along 58 Highway towards the entrance of the multi-tenant building as well as a striped pedestrian crossing. Access to the site will be provided off of 58 Highway. A shared access agreement has been reached with the adjacent property owners (both Community America Credit Union and Willowind Shopping Center). Secondary access points can either be from Peace Drive, which is a local road, or Foxridge Drive, which is a Major Collector. Staff recommends the Planning & Zoning Commission accept the proposed findings of fact and approve Case #23001 subject to 11 provided conditions.

Commissioner Faulkner noted that the Staff Report was incorrect in stating that Community America Credit Union is to the south of the proposed project, it is to the west.

Commissioner Urquilla asked if there are any proposed tenants for the project yet.

Mr. Eppert stated that there are, but they can't be released or confirmed until the Site Plan for the property has been approved. There is a lot of interest in this space for tenants. The portion of the proposed building that is slated to be a dentist office will be occupied as a dentist.

Commissioner Petermann voiced a concern about parking, and asked if there would be enough parking to accommodate.

Mr. Eppert stated that before a tenant can occupy the building, the parking requirements must be met. Development Services Director David Gress stated that the owners of Willowind Square and Community America Credit Union have also agreed to allow cross parking access, so overflow parking will be available should the lot fill up.

Commissioner Urquilla asked if this property will be owned, or leased out.

Mr. Eppert noted that the property will be owned, and that the property is not in Willowind Square.

Motion by Commissioner Bowie, Seconded by Commissioner Urquilla, to accept Staff proposed findings of fact and approve Case #23001, Willowind Square Lot 2 Site Plan subject to the 11 conditions as provided.

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	Absent

Motion passed 7-0-0.

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. The Starbucks project has started and dirt can be seen being moved on that property. There are 4 items for the February 21st meeting. The invitation for the APA conference is still open as well. The April 4th meeting will be canceled. Mr. Eppert gave a brief description of the Comprehensive plan and noted that it is nearly finished.

10. Public Comment

No public comments.

Commissioner Bowie asked about what came out of the joint meeting held with the City Council regarding the rental registration program.

Mr. Eppert noted that there was high interest in moving forward with a rental registration program, and a plan needs to be formulated to get it started.

11. Commission Member Comment

Commissioner Bowie voiced his concern about nice new buildings going in right in front of the old outdated Willowind Square, but hopes that the new buildings will encourage some beautification of the other buildings.

Mr. Gress noted that there has been significant interest in trying to buy the buildings in Willowind Square, but it is not for sale currently. The City has proposed a few incentives that would help to redevelop or refresh the shopping center.

Commissioner Mansur thanked staff.

Commissioner Petermann thanked staff.

Commissioner Faulkner thanked staff, and mentioned that Kansas City is doing a rental program similar to what Raymore is considering doing.

Commissioner Fizer thanked staff.

Commissioner Engert asked about the lot across from Dairy Queen that used to be owned by Hy-Vee, and thanked staff.

Mr. Gress noted that there is a new developer that will be purchasing all of the land from Mott Drive to Foxridge Drive. Hy-Vee abandoned the plans, and is in the works of selling that property off.

Commissioner Urquilla thanked staff, thought the joint meeting was a good opportunity, and is excited about the new development going on in Raymore.

Mr. Eppert noted for the Commission that the Stakeholders Meeting for the landfill discussion will be held on February 16th at 6pm in Centerview.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the February 7, 2023 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	Absent

Motion passed 7-0-0.

The February 7, 2023 meeting adjourned at 6:26 p.m.

Respectfully submitted,

Emily Jordan



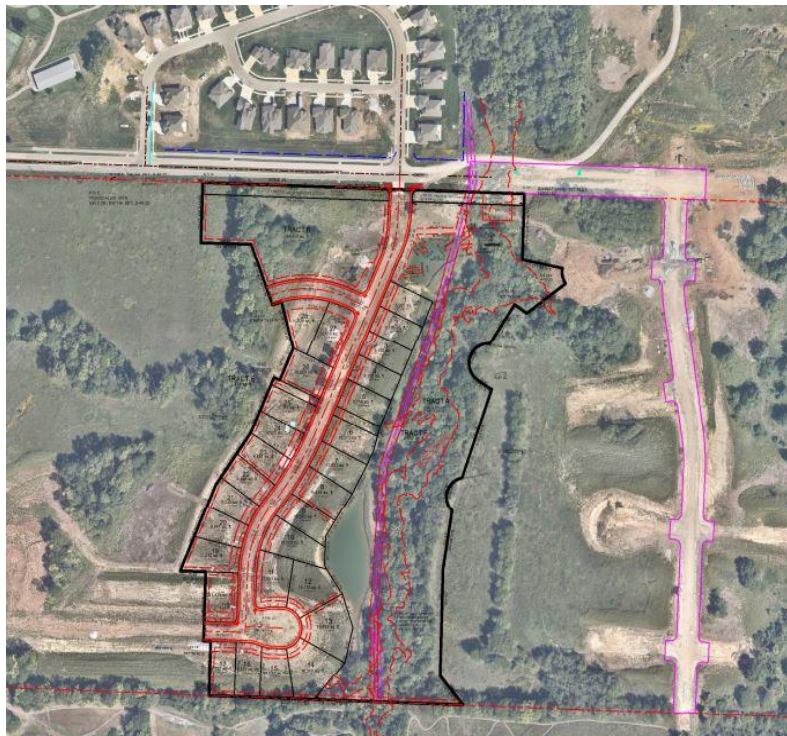
To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: February 21, 2023
Re: Case #23002 - Park Side 1st Plat - Final Plat Lots 1 thru 28 and Tracts A thru F

GENERAL INFORMATION

**Applicant/
Property Owner:** Dan Carr
Triangle 2
4706 Broadway St. Ste 240
Kansas City, MO 64112

Requested Action: Final Plat Approval, Park Side 1st Plat

Property Location: Generally south of 163rd Street and Churchill Lane



Site Photographs:



View looking south from existing Eastbrook 3rd Plat (Branchwood Ln.)



View looking east existing 163rd St. toward future 163rd St expansion.



View looking south from existing 163rd St.

Existing Zoning: "R-1P" Single-Family Residential Planned District

Existing Surrounding Zoning: **North:** "PUD" Planned Unit Development District
South: "PR" Parks, Recreation and Public Use
 "R-1" Single-Family Residential District
East: "PUD" Planned Unit Development District
West: "A" Agricultural District
 "RE" Rural Estate District

Existing Surrounding Uses: **North:** Creekmoor Subdivision
South: Hawk Ridge Park
 Madison Creek Subdivision
East: Creekmoor Subdivision
West: Between 3 and 10 Acre lots

Total Tract Size: 20.59 Acres

Total Number of Lots: 28 Lots, 6 Tracts

Density – units per Acre: 1.36

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 the extension of 163rd Street as a major collector road. The extension of Sunset Lane is identified as a minor collector road. North Madison Street is classified as a major 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 Park Side 1st Plat– Lots 1 thru 28 and Tracts A thru F.

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 PUD Planned Unit Development zoning designation for Creekmoor Subdivision to the north was established by the City on January 26, 2004.
2. The R-1 Single-Family Residential zoning designation for Madison Creek Subdivision was established by the City on November 21, 1999. The first 3 phases of the subdivision have been constructed. The preliminary plat for the remaining undeveloped land has expired.
3. The PR Parks, Recreation and Public Use zoning designation for Hawk Ridge Park was established by the City on September 28, 2009.
4. The RE Rural Estate zoning designation for properties on the east side of North Madison Street was established by the City on October 28, 2009.
5. The R-1P zoning designation was approved for the subject property on October 12, 2020.
6. On December 14, 2020 the City Council voted to approve the Preliminary Plat and Memorandum of Understanding for the Park Side subdivision.

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 bulk and dimensional standards for the "R-1P" Single-Family Residential District is provided below.

R-1P	
Minimum Lot Area	6,000
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	50
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	25
side	7
side, abutting residential district	15
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	45

2. Five foot (5') sidewalks will be required to be installed on lots within this subdivision.
3. Tract B will be the location for the community pool. A site plan will be required for this amenity and will come back to the Planning Commission for their review. The Memorandum of Understanding requires that the pool and clubhouse be built no later than the 3rd phase of this subdivision.
4. A 30' landscape buffer within the common area tract(s) shall be provided along 163rd St. Such buffer shall be installed prior to the issuance of any Certificates of Occupancy for any homes within this phase.
5. A walking trail will be constructed within Tract A and will be maintained by the established Homeowners Association.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Development Plan and Memorandum of Understanding. Roadway alignments and lot configurations generally remain the same. Ashbauge Drive has been shifted slightly to the north as a future east-west connection within the subdivision, and to provide

access into the future community pool and clubhouse. The preliminary plat initially showed access to the pool and clubhouse directly from Reed Drive. The shifting of this roadway will allow for better access in the future.

- 2. complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

- 3. complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	February 21, 2023	February 27, 2023	March 13, 2023

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #23002 Park Side 1st Plat - Final Plat; Lots 1 thru 28 and Tracts A thru F to the City Council with a recommendation for approval.

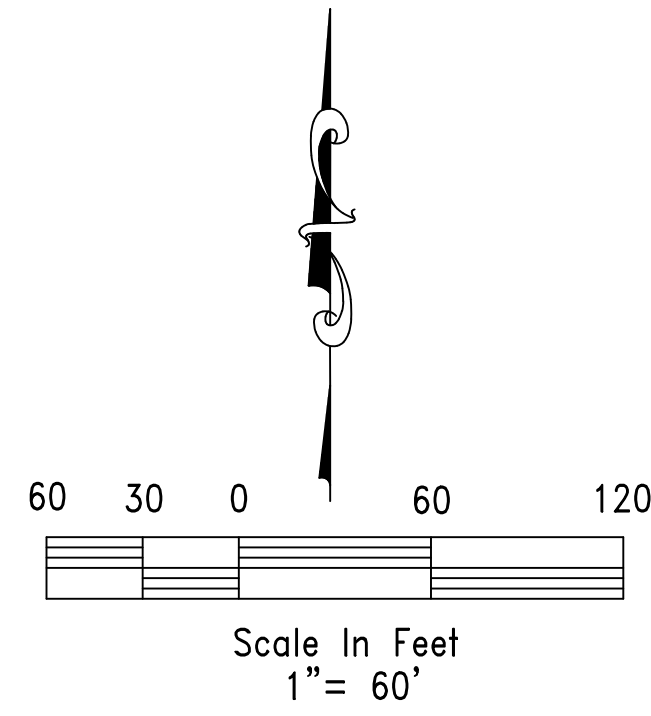
FINAL PLAT

PARKSIDE - 1ST PLAT

LOTS 1 THRU 28

TRACTS A THRU F

A PART OF THE NORTHWEST QUARTER
SECTION 9, TOWNSHIP 46, RANGE 32
RAYMORE, CASS COUNTY, MISSOURI



LEGEND

- U/E - UTILITY EASEMENT
- W/E - WATER EASEMENT
- C/L - CENTERLINE
- R/W - RIGHT OF WAY
- ITB - INITIAL TANGENT BEARING
- NR - NON-RADIAL
- R - RADIUS
- L - ARC LENGTH
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

MONUMENT LEGEND

SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN
EXTENSION OF THE SIDE LOT
LINES.

MONUMENTATION WILL BE
COMPLETED WITHIN 6 MONTHS
AFTER COMPLETION OF ALL
STREETS AND UTILITIES.

NOTES:

1. THE SUBJECT PROPERTY CONTAINS 20.59 ACRES MORE OR LESS.
2. BEARINGS SHOWN ARE GRID BEARINGS BASED UPON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

FLOOD STATEMENT:

A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "A" (AREAS DETERMINED TO BE INSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0029F, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013 AND FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0028F, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013.

TRACT NOTES:

1. TRACT A SHALL BE USED FOR DETENTION AREA AND OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE PARK SIDE HOMEOWNER'S ASSOCIATION.
2. TRACT B SHALL BE FOR THE CLUBHOUSE TO BE OWNED AND MAINTAINED BY THE PARK SIDE HOMEOWNER'S ASSOCIATION.
3. TRACTS C AND D SHALL BE A LANDSCAPE BUFFER TO BE OWNED AND MAINTAINED BY THE PARK SIDE HOMEOWNER'S ASSOCIATION.
4. TRACTS E AND F SHALL BE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE PARK SIDE HOMEOWNER'S ASSOCIATION

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "PARKSIDE, 1ST PLAT".

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION 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.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, AND CABLE TELEVISION, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, POLES AND ANCHORS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (ABBREVIATED "UTIL. ESMT." OR "U/E"), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE SUCH AS "SANITARY SEWER EASEMENT" OR "DRAINAGE EASEMENT, OR D.E.", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D/E" ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF RAYMORE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFIES THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER EASEMENT RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

COMMON PROPERTY:

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT (TRACTS A, C, D, E, AND F) ARE FOR COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL

SIDEWALKS:

THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT 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 THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

UTILITY SCREENING

PURSUANT TO SECTION 420.040D3A, ALL 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.

ACKNOWLEDGEMENT:

TRIANGLE 2, LLC, TENANT IN COMMON
IN WITNESS WHEREOF, TRIANGLE 2, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___ DAY OF ___, 20__.

MEMBER - _____

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS ___ DAY OF ___, 20___, BEFORE ME APPEARED _____, MEMBER OF TRIANGLE 2, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

ACKNOWLEDGEMENT:

TRIANGLE 4, LLC, TENANT IN COMMON
IN WITNESS WHEREOF, TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___ DAY OF ___, 20__.

MEMBER - _____

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS ___ DAY OF ___, 20___, BEFORE ME APPEARED _____, MEMBER OF TRIANGLE 4, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

DEVELOPER:
TRIANGLE 2 LLC & TRIANGLE 4 LLC
4706 BROADWAY STE 240
KANSAS CITY, MO 64112

SURVEYOR:
BOUNDARY AND CONSTRUCTION
SURVEYING
821 NE COLUMBUS, SUITE 100
LEE'S SUMMIT, MO 64063

PLAT DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 1373.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 884.76 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 42 SECONDS WEST, 171.01 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 10 SECONDS EAST, 112.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 11 DEGREES 14 MINUTES 50 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 40.68 FEET; THENCE SOUTH 54 DEGREES 37 MINUTES 57 SECONDS WEST, 131.02 FEET; THENCE NORTH 56 DEGREES 18 MINUTES 52 SECONDS WEST, 40.06 FEET; THENCE SOUTH 33 DEGREES 49 MINUTES 44 SECONDS WEST, 125.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 11 DEGREES 14 MINUTES 50 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 134.03 FEET; THENCE SOUTH 57 DEGREES 41 MINUTES 06 SECONDS EAST, 33.89 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 57.00 FEET, AND AN ARC LENGTH OF 11.72 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 10 SECONDS WEST, 242.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 80 DEGREES 17 MINUTES 52 SECONDS WEST, A RADIUS OF 50.05 FEET, AND AN ARC LENGTH OF 109.86 FEET; THENCE SOUTH 09 DEGREES 29 MINUTES 16 SECONDS WEST, 153.93 FEET; THENCE SOUTH 01 DEGREES 32 MINUTES 26 SECONDS WEST, 275.39 FEET; THENCE SOUTH 39 DEGREES 34 MINUTES 36 SECONDS EAST, 98.22 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32; THENCE ALONG SAID SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 87 DEGREES 58 MINUTES 12 SECONDS WEST, 699.40 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 141.75 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 52 SECONDS WEST, 20.16 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 178.05 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 52 SECONDS WEST, 70.00 FEET; THENCE NORTH 23 DEGREES 43 MINUTES 01 SECONDS EAST, 242.99 FEET; THENCE NORTH 35 DEGREES 51 MINUTES 19 SECONDS EAST, 164.03 FEET; THENCE NORTH 24 DEGREES 20 MINUTES 50 SECONDS EAST, 156.77 FEET; THENCE SOUTH 65 DEGREES 27 MINUTES 17 SECONDS EAST, 16.92 FEET; THENCE NORTH 24 DEGREES 32 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 15 DEGREES 00 MINUTES 36 SECONDS WEST, 125.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 74 DEGREES 59 MINUTES 24 SECONDS WEST, A RADIUS OF 263.00 FEET, AND AN ARC LENGTH OF 26.12 FEET; THENCE NORTH 20 DEGREES 42 MINUTES 04 SECONDS WEST, 167.30 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 18 SECONDS WEST, 137.80 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 42 SECONDS EAST, 154.23 FEET TO THE POINT OF BEGINNING. CONTAINING 20.59 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY: THAT THE PLAT OF "PARKSIDE, 1ST PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134

CITY OF RAMORE, MISSOURI:

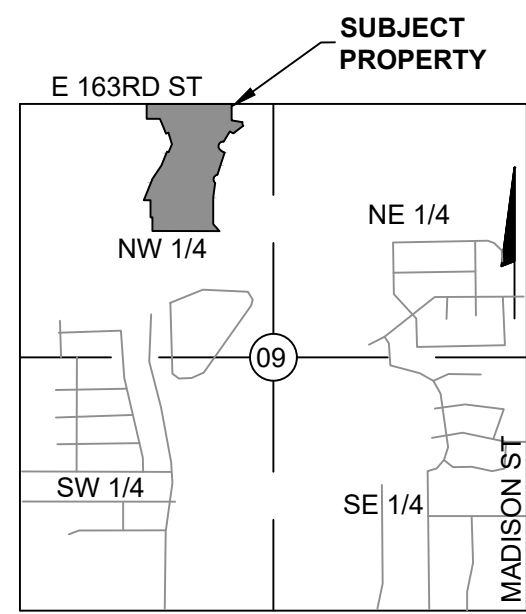
THIS PLAT OF "PARKSIDE, 1ST PLAT" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NUMBER _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE ___ DAY OF _____, 202__.

ATTEST: _____
KRISTOFER P. TURNBOW, MAYOR CITY CLERK CITY ENGINEER

CITY PLANNING COMMISSION:

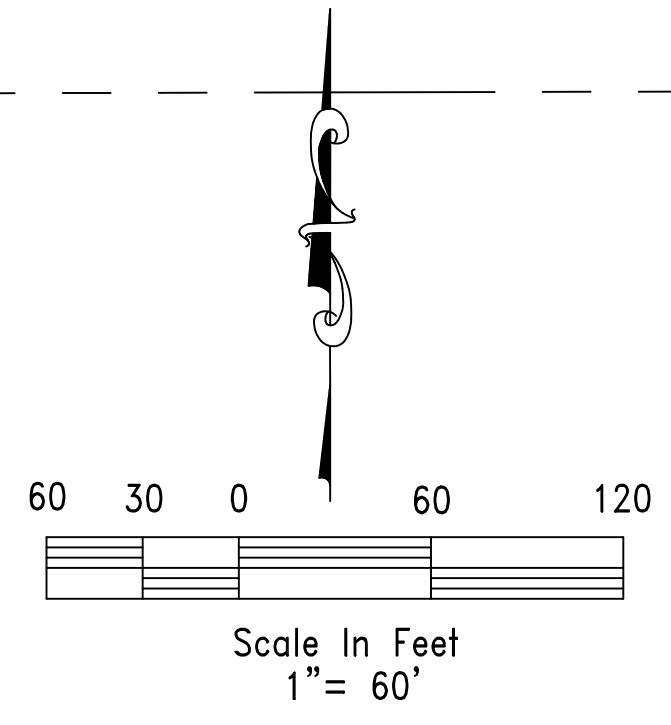
THIS PLAT OF "PARKSIDE, 1ST PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 202__

SECRETARY



LOCATION MAP
SCALE=1"=2000'
SECTION 9 TOWNSHIP 46 RANGE 32

	DATE: JANUARY 12, 2023 DEVELOPER	PARKSIDE, 1ST PLAT RAYMORE, CASS COUNTY, MISSOURI
	TRIANGLE 2, LLC TRIANGLE 4, LLC	BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337
PROJECT NO. <u>20-271</u>		SHEET 1 OF 2
PARKSIDE, 1ST PLAT, RAYMORE, CASS COUNTY, MISSOURI		



- LEGEND**
- U/E - UTILITY EASEMENT
 - W/E - WATER EASEMENT
 - C/L - CENTERLINE
 - R/W - RIGHT OF WAY
 - ITB - INITIAL TANGENT BEARING
 - NR - NON-RADIAL
 - R - RADIUS
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING

MONUMENT LEGEND

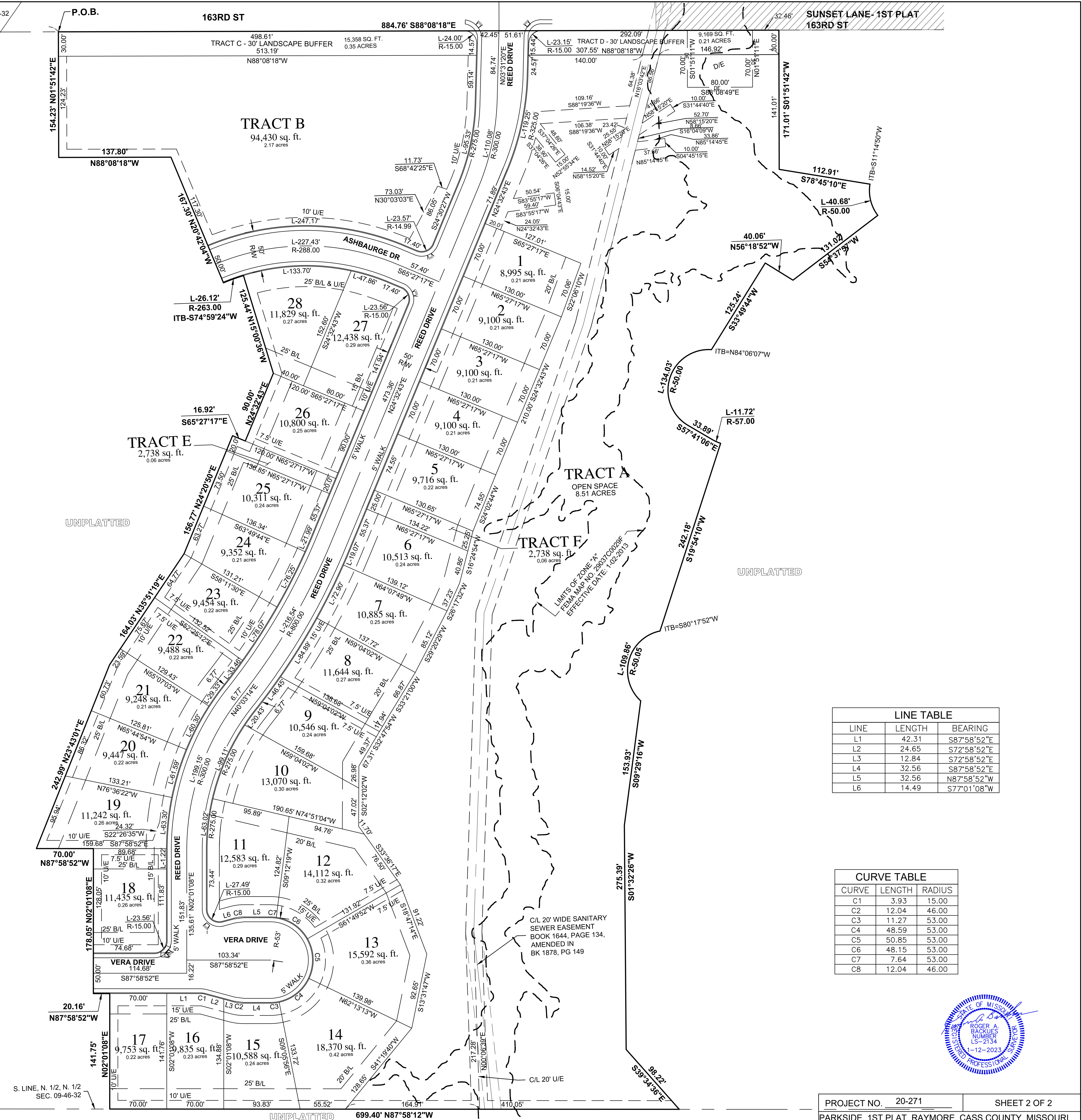
SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN
EXTENSION OF THE SIDE LOT
LINES.

MONUMENTATION WILL BE
COMPLETED WITHIN 6 MONTHS
AFTER COMPLETION OF ALL
STREETS AND UTILITIES.

Lot	Elevation
1	997.00
2	996.50
3	997.00
4	998.00
5	999.00
6	998.80
7	1001.00
8	1006.00
9	1009.00
10	1009.00
11	1009.00
12	1009.00
13	1009.00
14	1009.00
15	1014.50
16	1018.50
17	1020.50
18	1022.00
19	1021.00
20	1018.00
21	1014.00
22	1011.00
23	1011.00
24	1010.50
25	1009.50
26	1009.50
27	1009.50
28	1008.50
TRACT B	1005.00

N. LINE, NW 1/4, SEC. 9-46-32
1373.08'
S88°08'18"E
P.O.C.
FOUND ALUM. MON.
NW COR, NW 1/4, SEC. 9-46-32



LINE TABLE

LINE	LENGTH	BEARING
L1	42.31	S87°58'52"E
L2	24.65	S72°58'52"E
L3	12.84	S72°58'52"E
L4	32.56	S87°58'52"E
L5	32.56	N87°58'52"W
L6	14.49	S77°01'08"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	3.93	15.00
C2	12.04	46.00
C3	11.27	53.00
C4	48.59	53.00
C5	50.85	53.00
C6	48.15	53.00
C7	7.64	53.00
C8	12.04	46.00





Master Development Agreement

For

Park Side Subdivision Phase 1

Inclusive of:

***Park Side 1st Plat, Lots 1 thru 28 & Tracts A thru F
Park Side Park 1st Plat
Sunset Lane 1st Plat***

Legal Descriptions Contained on Pages 2-4

Between Triangle 2, LLC and Triangle 4, LLC, Grantor,

and

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

March 13, 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 13th day of March, 2023 by and between, **Triangle 2, LLC and Triangle 4, LLC** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Park Side Phase 1**, which is located in the City of Raymore, Cass County, Missouri; and,

WHEREAS, the Memorandum of Understanding (MOU) for the Park Side Subdivision, dated September 27, 2021, and subsequently amended on March 13, 2023 provides requirements for the platting of certain rights-of-way for the construction of Sunset Lane and 163rd Street, as well as the platting and dedication of parkland for the City pursuant to Section 445.040 of the Unified Development Code; and,

WHEREAS, the Sub-divider desires to satisfy the platting requirements of the MOU, including the dedication of parkland area to the City and the platting of right-of-way for Sunset Lane and 163rd Street concurrently with the first plat for residential development; 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 properties and all portions thereof, collectively known as: **Park Side Phase 1**

Park Side 1st Plat Lot 1 thru 28 & Tracts A thru F: A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 1373.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 884.76 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 42 SECONDS WEST, 171.01 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 10 SECONDS EAST, 112.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 11 DEGREES 14 MINUTES 50 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 40.68 FEET; THENCE SOUTH 54 DEGREES 37 MINUTES 57 SECONDS WEST, 131.02 FEET; THENCE NORTH 56 DEGREES 18 MINUTES 52 SECONDS WEST, 40.06 FEET; THENCE SOUTH 33 DEGREES 49 MINUTES 44 SECONDS WEST, 125.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 84 DEGREES 06 MINUTES 07 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 134.03 FEET; THENCE SOUTH 57 DEGREES 41 MINUTES

06 SECONDS EAST, 33.89 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 57.00 FEET, AND AN ARC LENGTH OF 11.72 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 10 SECONDS WEST, 242.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 80 DEGREES 17 MINUTES 52 SECONDS WEST, A RADIUS OF 50.05 FEET, AND AN ARC LENGTH OF 109.86 FEET; THENCE SOUTH 09 DEGREES 29 MINUTES 16 SECONDS WEST, 153.93 FEET; THENCE SOUTH 01 DEGREES 32 MINUTES 26 SECONDS WEST, 275.39 FEET; THENCE SOUTH 39 DEGREES 34 MINUTES 36 SECONDS EAST, 98.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32; THENCE ALONG SAID SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 87 DEGREES 58 MINUTES 12 SECONDS WEST, 699.40 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 141.75 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 52 SECONDS WEST, 20.16 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 08 SECONDS EAST, 178.05 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 52 SECONDS WEST, 70.00 FEET; THENCE NORTH 23 DEGREES 43 MINUTES 01 SECONDS EAST, 242.99 FEET; THENCE NORTH 35 DEGREES 51 MINUTES 19 SECONDS EAST, 164.03 FEET; THENCE NORTH 24 DEGREES 20 MINUTES 50 SECONDS EAST, 156.77 FEET; THENCE SOUTH 65 DEGREES 27 MINUTES 17 SECONDS EAST, 16.92 FEET; THENCE NORTH 24 DEGREES 32 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 15 DEGREES 00 MINUTES 36 SECONDS WEST, 125.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 74 DEGREES 59 MINUTES 24 SECONDS WEST, A RADIUS OF 263.00 FEET, AND AN ARC LENGTH OF 26.12 FEET; THENCE NORTH 20 DEGREES 42 MINUTES 04 SECONDS WEST, 167.30 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 18 SECONDS WEST, 137.80 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 42 SECONDS EAST, 154.23 FEET TO THE POINT OF BEGINNING. CONTAINING 20.59 ACRES, MORE OR LESS.

Park Side Park 1st Plat: A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46, RANGE 32 AND A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, ALL IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SOUTH 02 DEGREES 22 MINUTES 28 SECONDS WEST, 40.00 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 13 SECONDS WEST, 1204.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1040.00 FEET, AND AN ARC LENGTH OF 53.48 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 14 SECONDS EAST, 838.92 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, 336.73 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 42 SECONDS WEST, 520.99 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 13 SECONDS EAST, 920.96 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46, RANGE 32; THENCE ALONG SAID EAST LINE, SOUTH 02 DEGREES 29 MINUTES 43 SECONDS WEST, 279.01 FEET TO THE POINT OF BEGINNING. CONTAINING 13.24 ACRES, MORE OR LESS.

Sunset Lane 1st Plat: A PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, AND ALSO A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, AND ALSO A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF WESTBROOK AT CREEKMOOR, 14TH PLAT, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI, SAID POINT ALSO BEING ON THE SOUTH LINE OF SECTION 4, TOWNSHIP 46, RANGE 32; THENCE NORTH 01 DEGREES 51 MINUTES 36 SECONDS EAST, 80.00 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS EAST, 648.98 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST, 80.00 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 47 SECONDS WEST, 34.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.40 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 129.78 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.47 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 01 SECONDS EAST, 15.24 FEET; THENCE SOUTH 02 DEGREES 49 MINUTES 01 SECONDS WEST, 50.00 FEET; THENCE NORTH 87 DEGREES 11 MINUTES 01 SECONDS WEST, 14.69 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.82 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 01 DEGREES 21 MINUTES 41 SECONDS EAST, A RADIUS OF 420.00 FEET, AND AN ARC LENGTH OF 52.26 FEET; THENCE SOUTH 08 DEGREES 29 MINUTES 26 SECONDS EAST, 330.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 480.00 FEET, AND AN ARC LENGTH OF

91.80 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 121.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 15.00 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 50.00 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 00 SECONDS WEST, 15.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 229.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 15.16 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 59 SECONDS WEST, 50.00 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 00 SECONDS WEST, 14.86 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 120.77 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 12 SECONDS WEST, 30.00 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 1.66 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 12 SECONDS WEST, 30.00 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 123.02 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 00 SECONDS WEST, 15.00 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 15.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 229.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 00 SECONDS WEST, 15.00 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST, 15.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 121.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 420.00 FEET, AND AN ARC LENGTH OF 80.32 FEET; THENCE NORTH 08 DEGREES 29 MINUTES 26 SECONDS WEST, 80.65 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.91 FEET; THENCE SOUTH 80 DEGREES 09 MINUTES 44 SECONDS WEST, 14.05 FEET; THENCE NORTH 09 DEGREES 50 MINUTES 16 SECONDS WEST, 50.00 FEET; THENCE NORTH 80 DEGREES 09 MINUTES 44 SECONDS EAST, 15.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.21 FEET; THENCE NORTH 08 DEGREES 29 MINUTES 26 SECONDS WEST, 169.59 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 480.00 FEET, AND AN ARC LENGTH OF 65.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 00 DEGREES 40 MINUTES 46 SECONDS WEST, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 22.88 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 46 SECONDS WEST, 15.38 FEET; THENCE NORTH 01 DEGREES 56 MINUTES 38 SECONDS EAST, 50.00 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 22 SECONDS EAST, 15.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.43 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 128.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.72 FEET TO A POINT ON THE SOUTH LINE OF SECTION 4, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI; THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES 08 MINUTES 18 SECONDS WEST, 524.56 FEET TO THE POINT OF BEGINNING. CONTAINING 3.29 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 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 Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other 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.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits within the Parkside 1st Plat, Lots 1 thru 28, 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 hold 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 fees associated with Park Side Phase 1 shall be calculated based upon the Improvements associated with the Park Side 1st Plat, Lots 1 thru 28 & Tracts A thru F. 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. Fees and permits associated with any future improvements within the Park Side Park 1st Plat or the Sunset Lane 1st Plat contained within Phase 1, including the extension of 163rd Street or Sunset Lane shall be determined separately and pursuant to the provisions within the Park Side MOU.

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 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.

6. 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.

7. 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.

8. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code, and as outlined within the Park Side MOU. The total fee due for **Park Side 1st Plat, Lots 1 thru 28** is **\$9,030.00 (Nine Thousand and Thirty Dollars)**. Fees shall be paid prior to the recording of the final plat of **Park Side 1st Plat, Lots 1 thru 28**, or by way of the provisions below.

- a. Pursuant to the provision of the Memorandum of Understanding, the Sub Divider may, with City approval, satisfy the fee-in-lieu requirement through the design and construction of improvements within the Parkland Dedication area to serve the future park development.

Work completed under this subsection shall be reviewed and approved by the City, the value of which shall be equal to or greater than the fee-in-lieu requirement. Any amount(s) determined to be less than the amount above shall be covered at the expense of the Sub Divider in the form of a fee-in-lieu payment at the time of recording of each final plat that contains lots platted for residential homes.

9. 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.

10. 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, and/or their contractor(s) agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. The Sub-Divider agrees to record the Park Side Park 1st Plat and the Sunset Lane 1st Plat with the Cass County Recorder of Deeds prior to the issuance of any building permits within the Park Side 1st Plat, Lots 1 thru 28.

3. The Sub-divider agrees to dedicate the land area contained within the Park Side Park 1st Plat to the City prior to the issuance of any building permits within the Park Side 1st Plat, Lots 1 thru 28. Such dedication shall satisfy the Parkland Dedication requirements of the Memorandum of Understanding, exclusive of the Parkland Fee-in-Lieu requirements.
4. The Sub-divider shall be responsible for obtaining site plan approval of the proposed community pool located on Tract B within the subdivision prior to the issuance of a building permit for such improvements. Pursuant to the MOU for the Park Side subdivision, the pool shall be constructed prior to the acceptance of the public improvements for Phase 3 of development, and is not required as part of this phase.
5. Sidewalk five (5) feet in width shall be installed upon Tract B at the time a building permit is issued for the proposed Pool and Clubhouse, and shall be installed prior to the issuance of a Certificate of Occupancy for said Pool and Clubhouse, pursuant to the MOU for the Park Side subdivision.
6. Sidewalk five (5) feet in width shall be installed by the Sub-divider within Tract A, along the east side of Reed Drive as part of the public improvements for this phase of development.
7. Sidewalk five (5) feet in width shall be installed by the Sub-divider upon Tract F, connecting to the common area walking trail, at the time a home is constructed upon Lot 5 or Lot 6, whichever occurs first. Such sidewalk shall be installed prior to the issuance of a Certificate of Occupancy for the applicable home.
8. Sidewalk five (5) feet in width shall be installed by the Sub-divider upon Tract E, connecting to the common area walking trail, at the time a home is constructed upon Lot 25 or Lot 26, whichever occurs first. Such sidewalk shall be installed prior to the issuance of a Certificate of Occupancy for the applicable home.
9. The common area walking trail located within Tract A, as depicted on the Preliminary Plat, shall be installed by the Sub-divider prior to the issuance of any Certificates of Occupancy for any homes within this phase of development. Maintenance of such trail shall be the responsibility of the Sub-divider, and/or the Homeowner's Association for the subdivision.
10. The landscape buffer along 163rd Street shall be installed by the Sub-divider within Tract C and Tract D prior to the issuance of any Certificates of Occupancy for any homes within this phase of development.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.
9. The Sub-divider and City acknowledge the Memorandum of Understanding for Park Side Subdivision, amended and executed by both parties and approved by City Council on March 13, 2023 remains in effect.
10. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

Dan Carr
4706 Broadway Suite 240.
Kansas City, MO 64112-1910

11. The Sub-divider acknowledges the plats associated with Park Side Phase 1, including the Park Side 1st Plat, Lots 1 thru 28, Park Side Park 1st Plat, and the Sunset Lane 1st Plat will expire within one year of the date the Raymore City Council approves an ordinance approving such plats; 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 **PARKSIDE PHASE 1**.

DRAFT

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

DRAFT



To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: February 21, 2023
Re: Case #23003 - Park Side Park 1st Plat - Final Plat Lots 1

GENERAL INFORMATION

Applicant/
Property Owner: Dan Carr
Triangle 2
4706 Broadway St. Ste 240
Kansas City, MO 64112

Requested Action: Final Plat Approval, Park Side Park 1st Plat

Property Location: Generally at the future extension of 163rd Street and N. Madison St.



Site Photographs:



View looking west from the intersection of Gore Rd and N. Madison St.

- Existing Zoning:** "R-1P" Single-Family Residential Planned District
- Existing Surrounding Zoning:** **North:** "PUD" Planned Unit Development District
"A" Agricultural District
South: "R-1P" Single-Family Residential Planned District
East: "RE" Rural Estate District
West: "PUD" Planned Unit Development District
- Existing Surrounding Uses:** **North:** Creekmoor Subdivision & large acreage lots
South: Undeveloped land (Park Side Subdivision)
East: large acreage lots
West: Creekmoor Subdivision

Total Tract Size: 13.24 Acres

Total Number of Lots: 1 Lot

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 the extension of 163rd Street as a major collector road. North Madison Street is classified as a major 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 Park Side Park 1st Plat- Lot 1.

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 PUD Planned Unit Development zoning designation for Creekmoor Subdivision was established by the City on January 26, 2004.
2. The R-1 Single-Family Residential zoning designation for Madison Creek Subdivision was established by the City on November 21, 1999. The first 3 phases of the subdivision have been constructed. The preliminary plat for the remaining undeveloped land has expired.
3. The PR Parks, Recreation and Public Use zoning designation for Hawk Ridge Park was established by the City on September 28, 2009.
4. The RE Rural Estate zoning designation for properties on the east side of North Madison Street was established by the City on October 28, 2009.
5. The Raymore Parks and Recreation Board, on June 23, 2020, accepted the proposed land dedication of the 10.62 acre park on the north side of 163rd Street, adjacent to North Madison Street, along with a fee-in-lieu requirement that will be paid as final plats are submitted.
6. The R-1P zoning designation was approved for the subject property on October 12, 2020.

- On December 14, 2020 the City Council voted to approve the Preliminary Plat for the Park Side subdivision.

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

- The current bulk and dimensional standards for the "R-1P" Single-Family Residential District is provided below.

R-1P	
Minimum Lot Area	6,000
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (feet)	50
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	25
side	7
side, abutting residential district	15
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	45

- The subject property is the future site for a dog park. The dog park would need to reclassify the property's current zoning designation from "R-1P" Single-Family Residential Planned District to "PR" Parks, Recreation and Public Use District. A site plan would also be required for the future dog park that would be reviewed by the Planning and Zoning Commission. The rezoning of the subject property as well as the site plan can run concurrent.
- The applicant has agreed to dedicate the subject land area contained within the Park Side Park 1st Plat to the City prior to the issuance of any building permits within the Park Side 1st Plat, Lots 1 thru 28. Such dedication shall satisfy the Parkland Dedication requirements of the Memorandum of Understanding, exclusive of the Parkland Fee-in-Lieu requirements.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. is substantially the same as the approved preliminary plat;

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

2. complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. complies with any condition that may have been attached to the approval of the preliminary plat.

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u> Review	<u>Planning Commission</u> February 21, 2023	<u>City Council 1st</u> February 27, 2023	<u>City Council 2nd</u> March 13, 2023
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STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #23003 Park Side Park 1st Plat - Final Plat; Lot 1 to the City Council with a recommendation for approval.



To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: February 21, 2023
Re: Case #21045 - Sunset Lane 1st Plat - Final Plat

GENERAL INFORMATION

Applicant/
Property Owner: Dan Carr
Triangle 2
4706 Broadway St. Ste 240
Kansas City, MO 64112

Requested Action: Final Plat Approval, Sunset Lane 1st Plat

Property Location: Generally south of the future extension of 163rd Street



Site Photographs:



View looking north from southern terminus of Sunset Lane (Compass Health on right side)

Existing Zoning: "R-1P" Single-Family Residential Planned District

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

South: "R-1" Single-Family Residential District

"PR" Parks, Recreation and Public Use

East: "R-1P" Single-Family Residential Planned District

West: "R-1P" Single-Family Residential Planned District

Existing Surrounding Uses: **North:** Creekmoor Subdivision

South: Undeveloped land (Madison Creek)
Hawk Ridge Park

East: Undeveloped (Park Side Subdivision)

West: Undeveloped (Park Side Subdivision)

Total Tract Size: 3.29 Acres

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 the extension of 163rd Street as a major collector road. Sunset Lane is classified as a minor collector

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Sunset Lane 1st Plat.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The PUD Planned Unit Development zoning designation for Creekmoor Subdivision to the north was established by the City on January 26, 2004.
2. The R-1 Single-Family Residential zoning designation for Madison Creek Subdivision to the east was established by the City on November 21, 1999. The first 3 phases of the subdivision have been constructed. The preliminary plat for the remaining undeveloped land has expired.
3. The PR Parks, Recreation and Public Use zoning designation for Hawk Ridge Park was established by the City on September 28, 2009.
4. The RE Rural Estate zoning designation for properties on the east side of North Madison Street was established by the City on October 28, 2009.
5. The Raymore Parks and Recreation Board, on June 23, 2020, accepted the proposed land dedication of the 10.62 acre park on the north side of 163rd Street, adjacent to North Madison Street, along with a fee-in-lieu requirement that will be paid as final plats are submitted.
6. The R-1P zoning designation was approved for the subject property on October 12, 2020.

7. On December 14, 2020 the City Council voted to approve the Preliminary Plat for the Park Side subdivision.

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. On August 4, 2020 the Citizens of Raymore voted to approve General Obligation bonds (GO Bonds) that earmarked the extension of Sunset Lane from 58 Hwy north to 163rd St. This final plat would be the 1st phase of this general obligation bond.
2. The applicant has agreed to complete the construction of the portion of Sunset Lane that is on the applicants property and the City of Raymore will reimburse the applicant.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

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

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

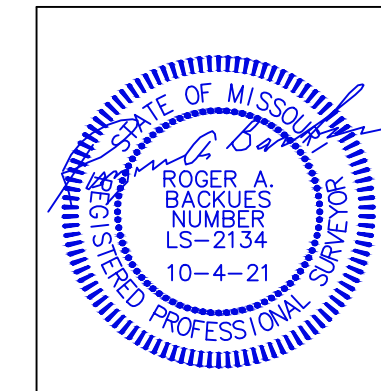
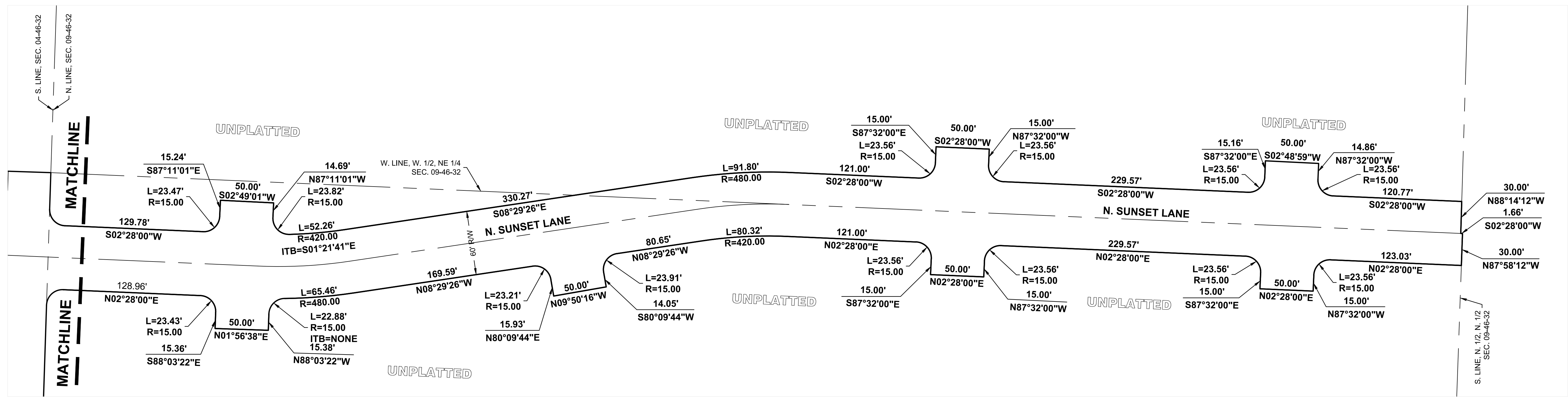
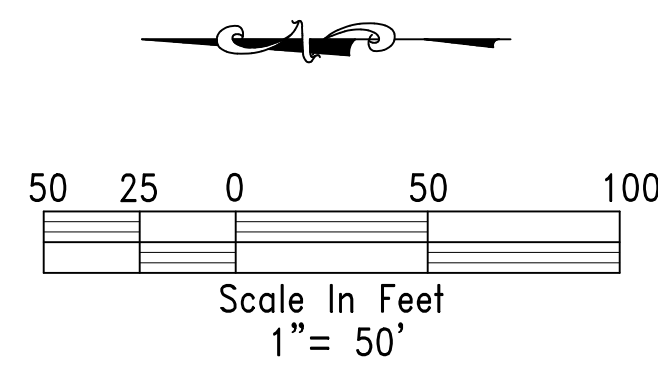
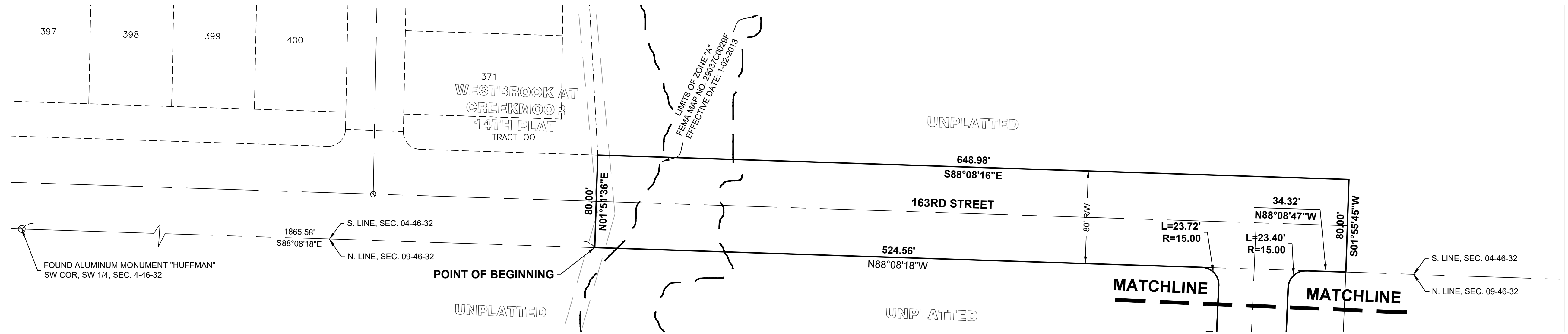
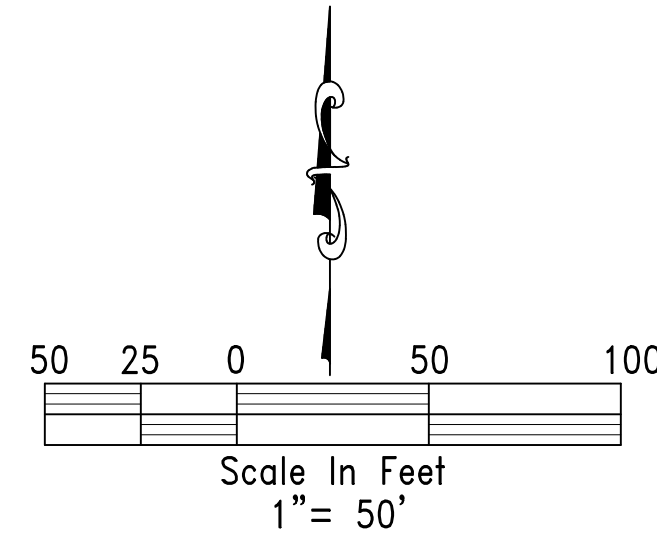
The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u> Review	<u>Planning Commission</u> February 21, 2023	<u>City Council 1st</u> February 27, 2023	<u>City Council 2nd</u> March 13, 2023
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STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21045 Sunset Lane 1st Plat - Final Plat; to the City Council with a recommendation for approval.



SUNSET LANE, 1ST PLAT RAYMORE, CASS COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
<small>821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337</small>	
DATE: OCTOBER 4, 2021	PROJECT NO. 20-271
DEVELOPER PARK SIDE DEVELOPMENT, LLC ATTN: JOE DUFFEY 105 N STEWART COURT LIBERTY, MO 64068	SHEET 2 OF 2 SUNSET LANE, 1ST PLAT, RAYMORE, CASS COUNTY, MO



To: Planning and Zoning Commission
From: Dylan M. Eppert, City Planner
Date: February 21, 2023
Re: Case #23005 - Raymore Activity Center Site Plan Amendment

GENERAL INFORMATION

**Applicant/
Property Owner:** City of Raymore
Requested Action: Site Plan Amendment Approval for the Raymore Activity Center in Recreation Park
Property Location: 1101 S. Madison St.

2022 Aerial Photograph:



Property Photographs:



View looking east from S. Madison St.



View looking north from primary access road into Recreation Park

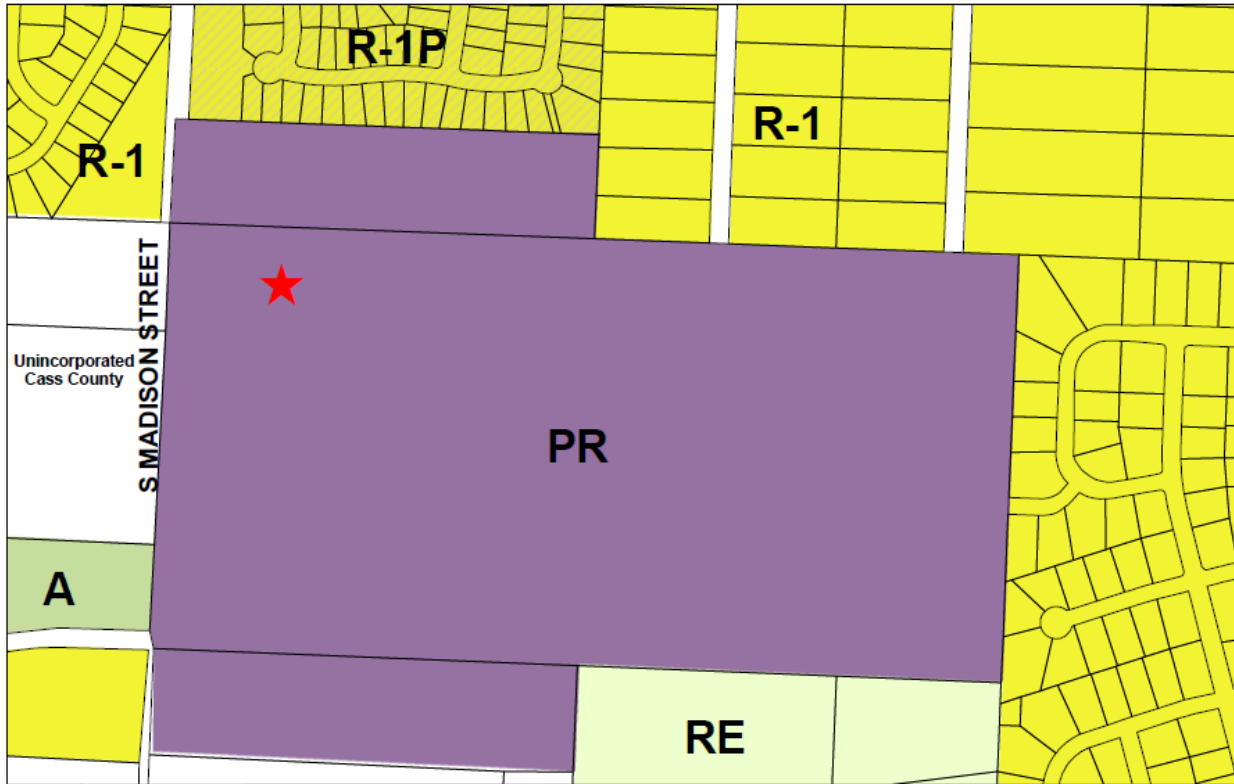


View looking west from existing parking lot



View looking south from existing Shadowwood Subdivision

Existing Zoning: **PR:** Parks, Recreation and Public Use District



Existing Surrounding Uses:

- North:** Single Family Residential
- South:** Public Works Facility
- East:** Single Family Residential
- West:** Church

Total Tract Size: 90.0 acres (Park House and Recreation Park)

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

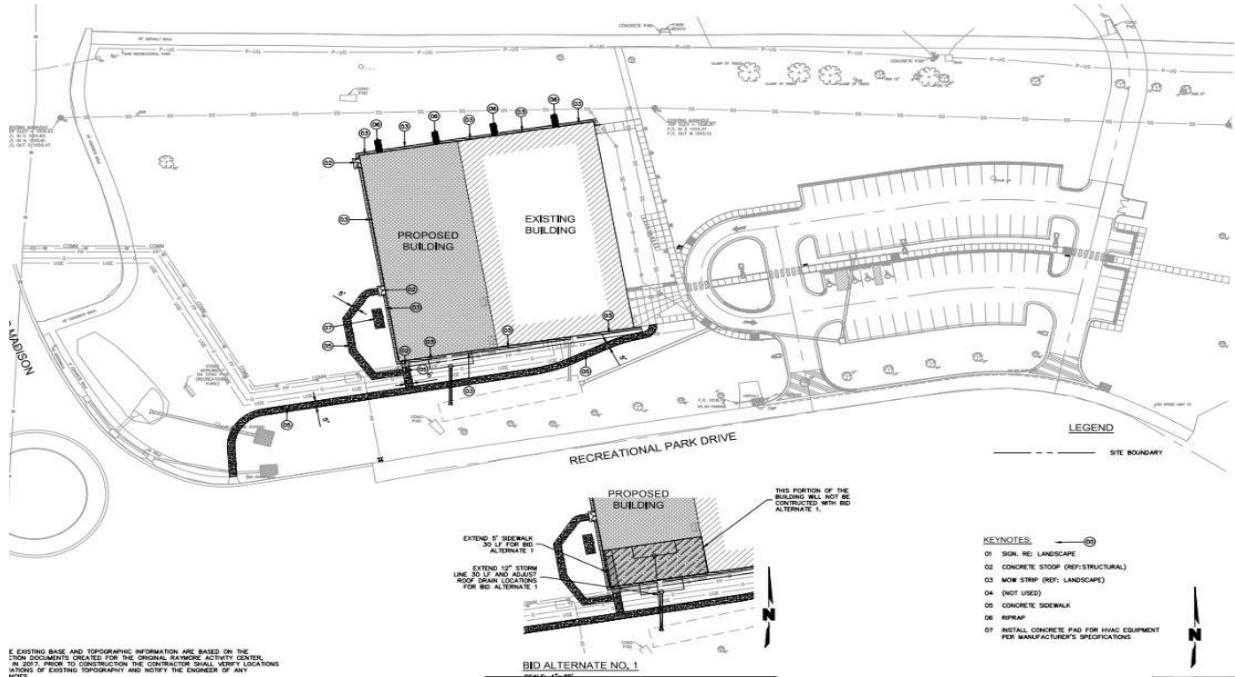
Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has South Madison Street classified as a Major Collector.

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

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

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for an amendment to the original Raymore Activity Center that is located within Recreation Park.



SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

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

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;

3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

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

C. Application

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

D. Procedure

1. Development Services Director Action

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

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Development Services Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

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

E. Findings of Fact

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

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

F. Effect of Approval

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

G. Appeals

1. The applicant may appeal the decision of the Development Services Director to the Planning and Zoning Commission.

- a. The applicant must notify the Development Services Director of their intent to appeal within 10 days of the date of decision from the Development Services Director.

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

PREVIOUS ACTIONS ON THE PROPERTY

1. Recreation Park was established in the 1980's.
2. Phase 2 of Shadowood Subdivision, approved in December of 2002, established the single-family lots that are adjacent to the Park House property to the north.
3. The Parks, Recreation and Public Use (PR) zoning district designation was established as part of the City initiated zoning amendments on September 28, 2009.
4. A conditional use permit for the Public Works maintenance facility was approved on May 10, 2004.
5. A conditional use permit for the government building (activity center) to be located in the park was approved on October 10, 2016.
6. The Planning and Zoning Commission approved the original site plan for the Raymore Activity Center on November 15, 2016.

ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the application and determined that it complies with all of the applicable requirements of City Code.

STAFF COMMENTS

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

PR	
Minimum Lot Area	
per lot	-----
per dwelling unit	n/a
Minimum Lot Width (ft.)	70
Minimum Lot Depth (ft.)	n/a
Yards, Minimum (ft.)	
Front	10
rear	30
side	30
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

- 2. Special Use Conditions:** There are no use-specific standards or conditions.
- 3. Parking:** A recreation activity center must comply with the following parking standard:

Use	Minimum Parking Spaces Required
PUBLIC AND CIVIC USES	
Parks and Recreation	To be determined by the Development Services Director

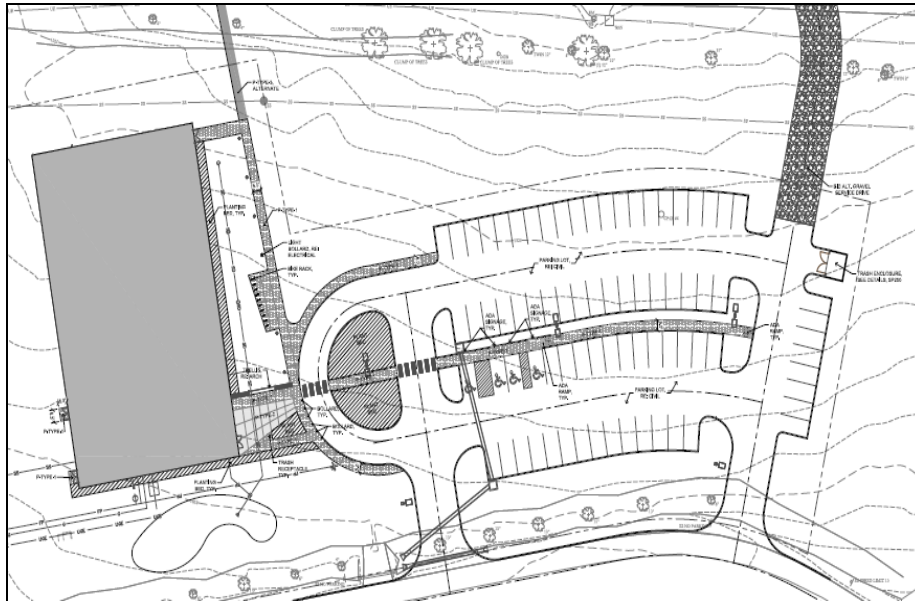
The proposed building addition will contain 12,780 square feet. Making the overall building size increase to 29,098 square feet of area overall (proposed building 12,780 square feet and existing building 16,318 square feet). A total of 76 existing parking spaces have been installed, creating a parking ratio of 1 parking space per 383 square feet of gross floor area. Private indoor spectator sport facilities have a parking requirement of 1 space per 800 square feet of gross floor area. Private indoor participant facilities have a parking requirement of 1 space per 200 square feet of gross floor area.

The original site plan provided 76 parking spaces on site with room for the proposed expansion. Since the building is located within the greater context of Recreation Park, other parking areas in the park are available for use during larger events at the facility.

4. **Landscaping:** Twenty percent (20%) of the park will be required to be reserved for landscaped area. There is considerable open space area to the north, west and south of the building. Approximately 45% of the area where the activity center is to be placed will be left in open space. No substantial changes in landscaping are proposed, with the exception of screening for new mechanical equipment that will be installed to support the proposed expansion.
5. **Building Design:** The proposed building is in compliance with the building design standards contained in Section 440.010 of the Unified Development Code. Building materials will be consistent with those utilized in the initial phase 1 of the building, including masonry block and architectural metal paneling.
6. **Pedestrian Access:** Pedestrian Access to the building will be provided with a sidewalk extension from the existing building entrance west to the existing round-about where it will further connect to the sidewalk and trail network. The existing trail provides connection with the sidewalk along South Madison Street and the trail network in Recreation Park.
7. **Storm Water Management:** Storm water is being collected on site and discharged to the existing lake south of the proposed facility which serves as the detention basin for the area. Stormwater treatment facilities have been installed.
8. **Site Lighting:** The existing parking lot lighting is in compliance with the outdoor lighting performance standards of the City.
9. **Trash Enclosure:** The existing trash enclosure is in compliance with the UDC. No new trash enclosure is proposed to be added.
10. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened.
11. **Site Access:** Vehicular access to the site is provided off of the entrance drive to Recreation Park. There are two access points to accommodate safe and adequate vehicular flow through the parking lot.
12. **Signage:** A wall sign is illustrated on the building elevations.
13. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. Two means of access are provided to the building. A fire hydrant was required within 150 feet of the Fire Department Connection. The closest hydrant is right outside the east entrance of the building.

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

14. The Raymore Activity Center Site Plan that was approved by the Planning and Zoning Commission:



STAFF PROPOSED FINDINGS OF FACT

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

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

The site plan amendment does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

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

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

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

A conditional use permit was approved for a government building (activity center) to be located on the property on October 10, 2016.

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

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of the park entrance drive.

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

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks and trail connections are provided to allow pedestrians to access the site from all directions.

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

The placement of the proposed building addition will be located on the west side of the existing building. The placement of the building in the Northwest corner does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

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

There are no unique natural resource features on the site that need to be preserved.

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

There are minor alterations to the existing topography of the lot that will be made for this project. There are no natural watercourses within close proximity of the proposed site work that will be altered.

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

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

parking between the Raymore Activity Center and other areas of Recreation Park.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping has already been provided for the site. There will be some additional landscaping installed along the foundation of the proposed building addition. There is no screening required as part of this project.

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

Existing site illumination was designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action

Site Plan Review

Planning Commission

February 21, 2023

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #23005 Raymore Activity Center Site Plan Amendment subject to the following eight (8) conditions:

Prior to commencement of any land disturbance activities:

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

Prior to issuance of a Building Permit:

3. Building construction plans shall be approved by the Building Official and the South Metro Fire Department.

Prior to issuance of a Certificate of Occupancy:

4. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
5. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

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

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S MADISON

RECREATIONAL PARK DRIVE

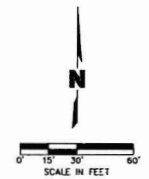
PROPOSED BUILDING

EXISTING BUILDING

LEGEND

- SITE BOUNDARY
- /// CLEAR AND GRUB DISTURBED AREA

- KEYNOTES:
- 01 CLEAR AND GRUB TO LIMITS SHOWN



NOTE: THE EXISTING BASE AND TOPOGRAPHIC INFORMATION ARE BASED ON THE CONSTRUCTION DOCUMENTS CREATED FOR THE ORIGINAL RAYMORE ACTIVITY CENTER, DESIGNED IN 2017. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

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RAYMORE ACTIVITY CENTER PHASE II

City of Raymore
 1101 S. Madison Street
 Raymore, MO 64083

NO.	DESCRIPTION	DATE

DEMOLITION PLAN

C200

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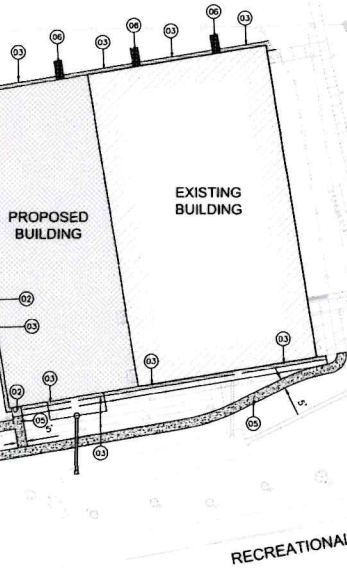
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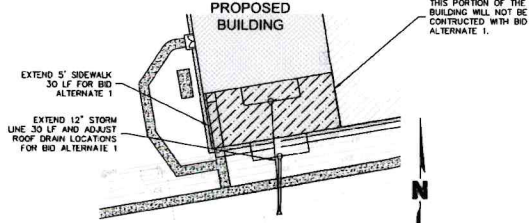
S MADISON

RECREATIONAL PARK DRIVE



LEGEND

--- SITE BOUNDARY



EXTEND 5' SIDEWALK
30 LF FOR BID
ALTERNATE 1

EXTEND 12" STORM
LINE 30 LF AND ADJUST
ROOF DRAIN LOCATIONS
FOR BID ALTERNATE 1

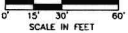
THIS PORTION OF THE
BUILDING WILL NOT BE
CONSTRUCTED WITH BID
ALTERNATE 1.

BID ALTERNATE NO. 1

SCALE: 1"=30'

KEYNOTES:

- 01 SIGN, RE: LANDSCAPE
- 02 CONCRETE STOOP (REF: STRUCTURAL)
- 03 MOW STRIP (REF: LANDSCAPE)
- 04 (NOT USED)
- 05 CONCRETE SIDEWALK
- 06 RIPRAP
- 07 INSTALL CONCRETE PAD FOR HVAC EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS



NOTE: THE EXISTING BASE AND TOPOGRAPHIC INFORMATION ARE BASED ON THE CONSTRUCTION DOCUMENTS CREATED FOR THE ORIGINAL RAYMORE ACTIVITY CENTER, DESIGNED IN 2017. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

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RAYMORE ACTIVITY CENTER PHASE II

City of Raymore
1101 S. Madison Street
Raymore, MO 64083

NO.	DATE	DESCRIPTION

SITE PLAN

C300

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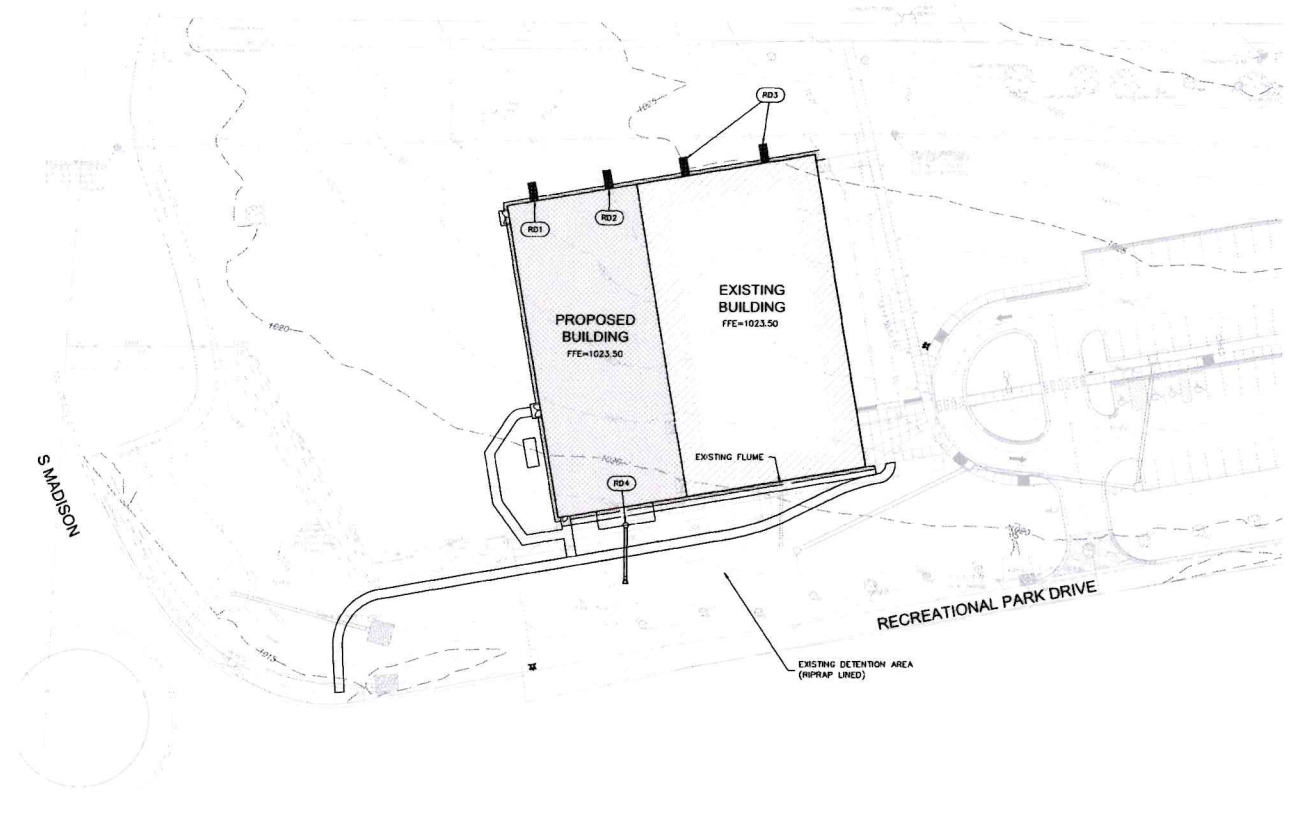
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NOTE: THE EXISTING BASE AND TOPOGRAPHIC INFORMATION ARE BASED ON THE CONSTRUCTION DOCUMENTS CREATED FOR THE ORIGINAL RAYMORE ACTIVITY CENTER, DESIGNED IN 2017. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

LEGEND

--- SITE BOUNDARY

KEYNOTES:

- ROOF DRAIN:**
- RD1 INSTALL 4" WIDE BY 10' LONG, 12" DEEP RIPRAP ON GEOTEXTILE FABRIC UNDER DOWNSPOUT
 - RD2 INSTALL 4" WIDE BY 10' LONG, 12" DEEP RIPRAP ON GEOTEXTILE FABRIC UNDER DOWNSPOUT
 - RD3 INSTALL 6" WIDE BY 10' LONG, 18" DEEP RIPRAP ON GEOTEXTILE FABRIC UNDER LAMBS TONGUE
 - RD4 2' DIAM. NYLOPLAST CATCH BASIN WITH GRATED I/D AND 30 LF OF 10" HDPE PIPE WITH END SECTION TO DITCH (FLOWLINES TO BE DETERMINED IN FIELD). CONNECT 2 DOWNSPOUTS TO NYLOPLAST BASIN WITH 52 LF OF 8" HDPE PIPE INCLUDING NECESSARY FITTINGS AND BENDS.



RAYMORE ACTIVITY CENTER PHASE II

City of Raymore
1101 S. Madison Street
Raymore, MO 64083

NO.	DATE	REVISIONS

UTILITY PLAN
C500



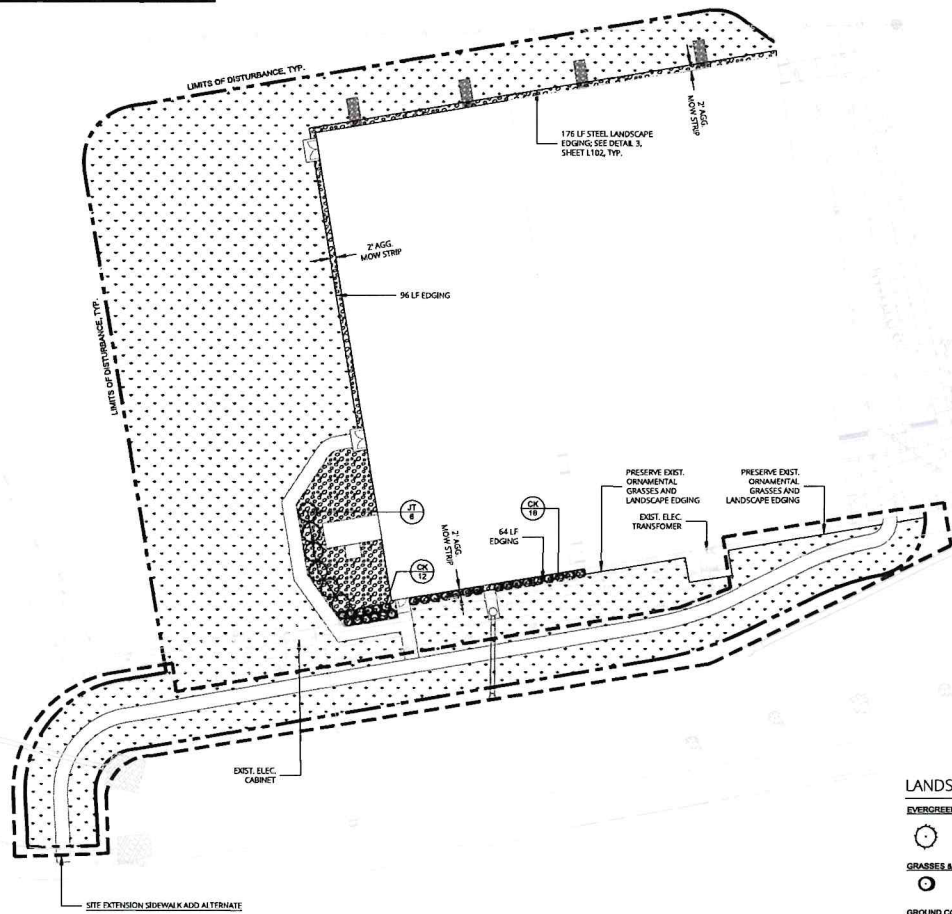
BID NOTES

BASE BID INCLUDES THE FOLLOWING ITEMS:
 336 LF LANDSCAPE EDGING
 6 EVERGREEN TREES
 28 ORNAMENTAL GRASSES
 1,966 SF DECORATIVE GRAVEL
 20,649 SF TURF SEEDING

SITE EXTENSION SIDEWALK AND ALTERNATE INCLUDES THE FOLLOWING ITEMS:
 3,800 SF TURF SEEDING

LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-IT OR 811 TO FILE A LOCATOR REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY NOT NEARLY REFLECT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE BROUGHT TO FINISH GRADE AND SEEDED IN TURF-TYPE TALL FESCUE OR OTHER APPROPRIATE GROUND COVERS, AS DETICED ON SHEET L101.
- CONTRACTOR SHALL REPAIR AND REPLACE ANY EXISTING LANDSCAPING MATERIALS ON SITE THAT ARE DISTURBED DURING THE COURSE OF CONSTRUCTION. TREES, SHRUBS, ORNAMENTAL GRASSES, TURF, MULCH, AND STEEL EDGING WILL BE REPLACED WITH SIMILAR TYPE AND SIZE, AS NECESSARY.
- ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF DISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION BY MOST VOLUMED EXISTING SOIL, 65-70%; TOPSOIL (JUNCRENEDED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX. PLANT FEE BACKFILL FOR SHRUBS AND PERENNIALS SHALL BE PLANTING SOIL MIX AS DESCRIBED IN ABOVE NOTE.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
- PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOKES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- ALL TURF AREAS SHALL BE SEPARATED FROM THE BUILDING FOUNDATION WALL BY AN AGGREGATE MOW STRIP 3 FEET IN WIDTH, 6 INCHES IN DEPTH, AND CONSISTING OF 3/4" DIAMETER DECORATIVE GRAVEL. REFER TO SHEET L102, DETAIL #4.
- ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. PROVIDE "BORDER SHIELD" STEEL LANDSCAPE EDGING MANUFACTURED BY BORDER CONCEPTS, INC. OR APPROVED EQUAL. REFER TO SHEET L102, DETAIL #5.
- TURF SEED SHALL COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 50% TURF-TYPE TALL FESCUE, 30% KENTUCKY BLUEGRASS, AND 20% ANNUAL RYEGRASS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HYDRONALCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNDISTURBED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS, AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNUSUALLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTOR. RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.



LANDSCAPE SCHEDULE

EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE
	JT	6	TAYLOR EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'TAYLOR'	8	5'-6" TALL
GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	
	CK	28	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	83	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	
	DG	1,966 SF	DECORATIVE GRAVEL / 1" - 3" MISSOURI RAINBOW		ROCK
	TE	24,449 SF	TURF SEED / DROUGHT TOLERANT FESCUE BLEND		SEED



RAYMORE ACTIVITY CENTER PHASE II
 CITY OF RAYMORE
 1011 SOUTH MADISON STREET
 RAYMORE, MISSOURI 64083

MARK	DATE	DESCRIPTION

SFS PROJECT NO. 201116
 ISSUED FOR 100% CD
 ISSUE DATE: 01.31.2023
 © 2023 SFS ARCHITECTURE
 Landscape Plan

L101

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