

RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 7, 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 21, 2023 meeting
6. Unfinished Business - None
7. New Business -
 - a. Case #23008 - Oak Ridge Farms 4th Plat - Replat of Lot 58
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 21, 2023** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE (arrived 6:01pm), JEREMY MANSUR (arrived 6:22pm), WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, TOM ENGERT, AND MARIO URQUILLA. ABSENT WAS JIM PETERMANN AND MAYOR TURNBOW. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, ASSISTANT CITY ENGINEER TRENT SALSBURY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

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

a. **Approval of Minutes from the February 7, 2023 meeting**

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

Vote on Motion:

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

Motion passed 5-0-1.

6. **Unfinished Business - none**

7. **New Business -**

a. **Case #23002 - Park Side 1st Plat - Final Plat**

Steve Warger, 6127 Pine Ridge Circle, came to the podium to give an overview of the case. The plat has been revised with changes to the layout of the lots and sizes of lots in the development.

Development Services Director David Gress gave the staff report. The requested action is a Final Plat approval for Park Side 1st plat. The property location is generally south of 163rd Street and Churchill Lane. The existing zoning is “R-1P” Single-Family Residential Planned District. The surrounding zonings include “PUD” to the north and east, “PR” Parks and “R-1” Single-Family Residential to the south, “A” Agricultural and “RE” Rural Estate to the west. The total tract size is 20.59 acres with a total number of 28 lots, 6 tracts, and 1.36 units per acre in

density. The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development. 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. The PUD Planned Unit Development zoning designation for the Creekmoor Subdivision to the north of the subject property was established in 2004. The R-1P zoning designation was approved for the subject property in October 2020. In December 2020, The City Council voted to approve the Preliminary Plat and Memorandum of Understanding for the Park Side subdivision. 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 the development. A 30' landscape buffer within the common area tract shall be provided along 163rd Street. Such a buffer shall be installed prior to the issuance of any Certificates of Occupancy for any homes within this phase. A walking trail will be constructed within Tract A and will be maintained by the established Homeowners Association. Staff recommends that the Planning & Zoning Commission accept the staff proposed findings of fact and forward the case to the City Council with a recommendation of approval.

Motion by Commissioner Urquilla, Seconded by Commissioner Engert, to accept Staff proposed findings of fact and forward Case #23002, Park Side 1st Plat, Final Plat, to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 6-0-0.

b. Case #23003 - Park Side Park 1st Plat - Final Plat Lots 1

Mr. Gress gave the staff report. The total tract size for this project is 13.24 acres and is planned to be used for a dog park. The PUD Planned Unit Development zoning was established by the City in January 2004. The R-1 Single-Family Residential zoning designation for Madison Creek subdivision was established in November 1999. The first 3 phases of the subdivision have been constructed. The preliminary plat for the remaining undeveloped land has expired. The PR Parks, Recreation and Public Use zoning designation for Hawk Ridge Park was established in September 2009. The RE Rural Estate zoning designation for the properties on the east side of North Madison Street was established in October 2009. The Raymore Parks and Recreation Board 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. 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 & Zoning Commission. The rezoning of the subject property as

well as the site plan can run concurrently. 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 through 28. Such dedication shall satisfy the Parkland Dedication requirements of the Memorandum of Understanding, exclusive of the Parkland Fee-in-Lieu requirements. Staff recommends the Planning & Zoning Commission accept the staff proposed findings of fact and forward the case to the City Council with a recommendation of approval.

Motion by Commissioner Faulkner, Seconded by Commissioner Fizer, to accept Staff proposed findings of fact and forward Case #23003, Park Side Park 1st Plat, Final Plat to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 6-0-0.

c. Case #21045 - Sunset Lane 1st Plat - Final Plat

Mr. Gress gave the staff report. The requested action is a Final Plat Approval for Sunset Lane 1st Plat. The subject property is located generally south of the future extension of 163rd Street. The total tract size is 3.29 acres. The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development. The Major Thoroughfare Plan Map classifies the extension of 163rd Street as a major collector road. Sunset Lane is classified as a Minor Collector. In August 2020, the Raymore citizens voted to approve General Obligation bonds that earmarked the extension of Sunset Lane from 58 Highway north to 163rd Street. This final plat would be the 1st phase of this general obligation bond. 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. The connection will be made at the south end of the new extension to the north stub of the existing Sunset Lane by Compass Health.

Commissioner Faulkner noted that the previous owner's name is still on the plat, and asked that to be updated, and asked who will be responsible for the connection of the south end of the new extension?

Mr. Gress noted that the developers of the Parkside Subdivision will be taking responsibility for completing that. City Attorney Jonathan Zerr mentioned that there is still one section of property that needs to be acquired before the project can be finalized.

Motion by Commissioner Bowie, Seconded by Commissioner Faulkner, to accept Staff proposed findings of fact and forward Case #21045, Sunset Lane 1st Plat, Final Plat, to

the City Council with recommendation of approval subject to the correction of the name change on the plat.

Vote on Motion:

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

Motion passed 6-0-0.

d. Case #23005 - RAC Phase 2 - Site Plan Amendment

Nathan Musteen, Raymore Parks & Recreation Director, came to the podium to give an overview of the case.

Commissioner Faulkner asked about the different options that are shown on the plans.

Mr. Musteen noted that there are different bid options and it depends on budgeting, and the plan is to approve the largest structure, so the building size can be reduced if need be.

Mr. Gress gave the staff report. The requested action is for Site Plan Amendment Approval for the Raymore Activity Center in Recreation Park. Recreation Park was established in the 1980's. The Parks, Recreation and Public Use (PR) zoning district designation was established as part of the City initiated zoning amendments in September 2009. A conditional use permit for the government building (activity center) to be located in the park was approved in October 2016. The Planning & Zoning Commission approved the original site plan for the Raymore Activity Center in November 2016. A recreation activity center must comply with certain parking standards. There will be sufficient parking for the facility, and will be in compliance with the parking standards. Twenty percent of the park will be required to be reserved for landscaped areas. 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. 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. 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 3½ feet shall be screened.

Commissioner Mansur joined the meeting at 6:22pm.

Commissioner Bowie voiced a concern about the amount of parking.

Mr. Musteen shared with the Commission a plan for future parking plans for the park that will be very efficient at overflow parking for the RAC.

Commissioner Urquilla inquired about who the applicant was for the case.

Mr. Gress stated that the City of Raymore is the applicant.

Motion by Commissioner Urquilla, Seconded by Commissioner Faulkner, to accept Staff proposed findings of fact and approve Case #23005, RAC Phase 2 Site Plan Amendment subject to the 8 conditions as stated.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Aye
Commissioner Fizer	Aye
Commissioner Engert	Aye
Commissioner Petermann	Absent
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 two City Council meetings that have taken place since the Planning & Zoning Commission last met. There was also one public hearing regarding the potential landfill.

9. Staff Report

Mr. Gress provided an overview of upcoming meetings and agenda items for the Commission. Mr. Gress also noted that the election is coming up soon, and that there will be a meeting on March 7th.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Bowie thanked staff.

Commissioner Mansur thanked staff.

Commissioner Faulkner asked about the Monthly Staff Report and thanked staff.

Chairman Wiggins thanked staff, and noted that there was a great turnout for the meeting regarding the landfill.

Commissioner Fizer thanked staff.

Commissioner Engert thanked staff and also noted it was great to see the turnout for the landfill meeting.

Commissioner Urquilla thanked staff.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the February 21, 2023 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The February 21, 2023 meeting adjourned at 6:35 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission
 From: Dylan M. Eppert, City Planner
 Date: March 7, 2023
 Re: Case #23008 - Oak Ridge Farms 4th Plat - Final Plat

GENERAL INFORMATION

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

Requested Action: Approval, Replat of Lot 58 ORF 4th Plat - Oak Ridge Farms 4th Plat

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



Site Photographs:



Looking south from Pine St.



Looking southeast from intersection of Pine and Madison



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



Looking northeast from Perkins Parking Lot

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

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

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

Total Tract Size: 9.21 Acres

Total Number of Lots: 24 Lots

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

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

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

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

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain approval for Oak Ridge Farms 4th Plat - Replat of Lot 58

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

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. Heritage Plaza Lot 1 (Final Plat) was approved on August 26 1985.
2. Heritage Plaza 2nd Plat (Final Plat) was approved on October 25, 1985.
3. Heritage Plaza (Revised Preliminary Plat) was approved on October 28, 1985.
4. Heritage Plaza Lot 10 (Final Plat) was approved October 27, 1986
5. The "R-3" Multiple-Family residential zoning for the Pointe at Raymore Townhomes to the southeast was approved on June 21, 2009.

6. The Oak Ridge Farms 3rd Plat was approved to be rezoned from "R-1" Single-family Residential District to "PUD" Planned Unit Development District on September 28, 2020.
7. On April 25, 2022 the City Council approved the rezoning of the subject property from C-2 (General Commercial) to R-3A (Multiple Family Residential District).
8. On August 2, 2022 the Planning and Zoning Commission approved the site plan for Oak Ridge Farms 4th Plat, which included the subject property, and two adjoining lots fronting 58 Highway.
9. On August 22, 2022 the City Council approved the Oak Ridge Farms 4th Final Plat.
10. On December 6, 2022 the Planning and Zoning Commission approved the site plan for Mr. Handyman, a multi-tenant building located west of the subject property to be replatted.

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

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

2. One yard tree shall be provided in the front yard for each dwelling unit. Corner lots shall be provided with one tree in each front yard.

3. The internal roadways serving the development shall be private roads/drives and shall be maintained by the developer/property owner.
4. The applicant originally platted Lot 58 as a singular lot containing multiple residential buildings, which is permitted under the Unified Development Code, subject to special conditions relating to the separation and orientation of proposed buildings.
5. The applicant has requested to further subdivide the subject property, identified as Lot 58, into multiple lots, each containing individual residential buildings. Each proposed lot as requested must comply with the bulk and dimensional standards for the R-3A Zoning District, as shown above.
6. Staff has reviewed the proposed replat application to ensure the placement of buildings that were approved as part of the site plan application approved by the Planning Commission on August 2, 2022 remain in compliance with the approved site plan.

All buildings remain in the same location as originally approved, and comply with the required special conditions contained and dimensional standards within the Unified Development Code.

7. The Final plat that was approved by the City Council on August 22, 2022, which identified the subject property as Lot 58 is included below:



STAFF PROPOSED FINDINGS OF FACT

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

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

The final plat is substantially the same as the Concept plan and Memorandum of Understanding that was submitted with the rezoning request on April 25, 2022, and the final plat that was approved by the Planning and Zoning Commission, and the City Council. Roadway alignments and building configurations remain the same as originally approved.

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 rezoning request for the subject property.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	March 7, 2023	March 13, 2023	March 27, 2023

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #23008 Oak Ridge Farms 4th Plat -Replat of Lot 58 to the City Council with a recommendation for approval.

Minor Plat

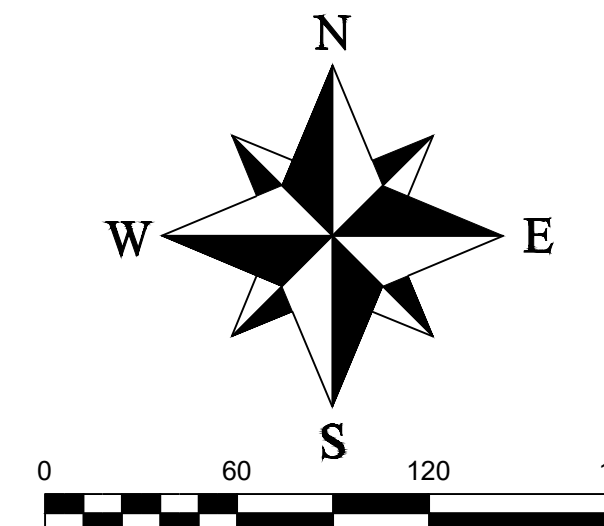
Oak Ridge Farms 4th Plat, Lots 61-84

Replat Oak Ridge Farms 4th Plat, Lot 58

Section 15, Township 46 North, Range 32 West

Raymore, Cass County, Missouri

LEGEND



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

PROPERTY DESCRIPTION

All of Lot 58 of Oak Ridge Farms 4th Plat, Lots 58-60 in Raymore, Cass County, Missouri.

EASEMENTS:

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

SURVEY AND PLAT NOTES:

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

CASS COUNTY RECORDER'S OFFICE:

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

DEPUTY COUNTY RECORDER OF DEEDS

NOTARY CERTIFICATION:

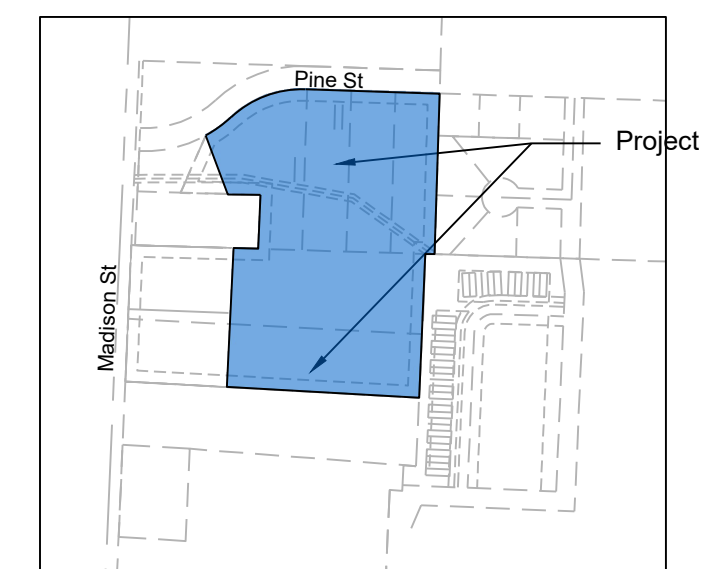
STATE OF _____)
 COUNTY OF _____) JSS

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

IN WITNESS THEREOF:

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

MY COMMISSION EXPIRES _____, _____, NOTARY PUBLIC



Vicinity Map 1" = 500'

NO.	REVISIONS	DATE

Oak Ridge Farms 4th Plat, Lots 61-84
 Replat of Oak Ridge Farms 4th Plat, Lot 58
 Section 15, Township 46 North, Range 32 West
 Raymore, Cass County, Missouri

MINOR PLAT

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	15	46N	32W	Cass	Raymore Sublet
					DATE OF PREPARATION
					January 27, 2023
					SCALE
					1" = 60'
					DRAWN BY
					M. Schlicht, PLS., PE

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

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

MONTHLY REPORT

FEBRUARY 2023

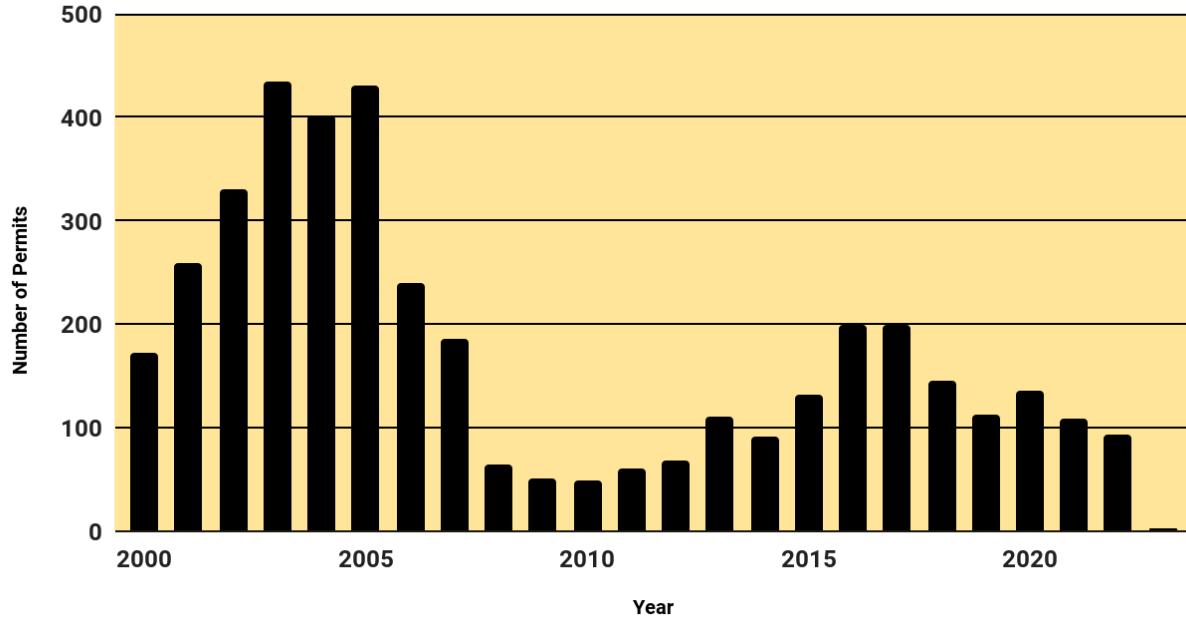
Building Permit Activity

Type of Permit	FEB 2023	2023 YTD	2022 YTD	2022 Total
Detached Single-Family Residential	0	2	18	94
Attached Single-Family Residential	0	0	58	238
Multi-Family Residential	0	0	0	15
Miscellaneous Residential (deck; roof)	33	72	79	763
Commercial - New, Additions, Alterations	4	7	5	20
Sign Permits	7	9	3	49
Inspections	FEB 2023	2023 YTD	2022 YTD	2022 Total
Total No. of Inspections	463	924	753	6,264
Residential Inspections	228	431	-	-
Commercial Inspections	235	493	-	-
Valuation	FEB 2023	2023 YTD	2022 YTD	2022 Total
Total Residential Permit Valuation	\$0	\$468,900	\$16,410,700	\$69,322,400
Total Commercial Permit Valuation	\$1,310,700	\$2,216,900	\$11,404,700	\$93,784,200

Additional Building Activity:

- Vertical construction commenced on the clubhouse and fitness center at The Depot residential apartment community. Several foundations were also poured for residential buildings in preparation for vertical construction.
- Development Services Superintendent Jon Woerner commenced plan review for the Raymore Activity Center expansion, as part of the 2020 GO Bond projects.
- Staff continues review and inspections at the Southern Glazer's distribution center as they continue the buildout of their facility at 1100 S. Dean Avenue.
- Plans were approved for additional utility improvements for Building 3 within the Raymore Commerce Center (1300 S. Dean Avenue) to support the location of Nuuly, a subsidiary of Urban Outfitters.
- Inspection activity continues at the Venue townhome development at North Cass Parkway and Dean Avenue.

Single Family Building Permits



CODE ENFORCEMENT ACTIVITY

Code Activity	FEB 2023	2023 YTD	2022 YTD	2022 Total
Code Enforcement Cases Opened	44	88	85	705
<i>Notices Mailed</i>		0		-
-Tall Grass/Weeds	0	1	0	144
- Inoperable Vehicles	25	50	28	221
- Junk/Trash/Debris in Yard	3	12	15	122
- Object placed in right-of-way	1	1	0	10
- Parking of vehicles in front yard	1	2	6	46
- Exterior home maintenance	4	9	15	73
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	0	0	0	55
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	0
Signs in right-of-way removed	61	110	82	1,184
Violations abated by Code Officer	6	9	21	76

DEVELOPMENT ACTIVITY

Current Projects

- Comprehensive Plan RFQ
- Park Side Phase 1 (1st Plat, Sunset Lane, Park Dedication)
- Knoll Creek 2nd Plat
- Timber Trails Mixed Use Development
- Oak Ridge Farms Replat
- 807 Bridgshire Utility Easement Vacation
- 100 N. Woodson Fence Variance (BZA)

ACTION OF BOARDS, COMMISSIONS & CITY COUNCIL

February 7, 2023 Planning and Zoning Commission

- Approved Site Plan application for Willowind Lot 2, multi-tenant building

February 13, 2023 City Council

- 2nd Reading - Edgewater 8th Final Plat
- 2nd Reading - Edgewater 9th Final Plat
- 1st Reading - Economic Development Request for Raymore Commerce Center Building 3/NUULY

February 21, 2023 Planning and Zoning Commission

- Recommended Approval, Park Side 1st Plat
- Recommended Approval, Park Side Park 1st Plat
- Recommended Approval, Sunset Lane 1st Plat
- Approved Raymore Activity Center Site Plan Amendment

February 27, 2023 City Council

- 2nd Reading - Economic Development Request for Raymore Commerce Center Building 3/NUULY
- 1st Reading - Park Side 1st Plat
- 1st Reading - Park Side Park 1st Plat
- 1st Reading - Sunset Lane 1st Plat
- 1st Reading - Park Side Phase 1 MOU

UPCOMING MEETINGS - MARCH/APRIL

March 7, 2023 Planning and Zoning Commission

- Oak Ridge Farms 4th Plat, Replat of Lot 58

March 13, 2023 City Council

- 2nd Reading - Park Side 1st Plat
- 2nd Reading - Park Side Park 1st Plat

- 2nd Reading - Sunset Lane 1st Plat
- 2nd Reading - Park Side Phase 1 MOU
- 1st Reading - Oak Ridge Farms 4th Plat, Replat of Lot 58
- 1st Reading (tentative) - Raymore Commerce South Chapter 100 Plan

March 21, 2023 Planning and Zoning Commission

- Timber Trails Mixed Use PUD Rezoning and Preliminary Plan (public hearing)

March 27, 2023 City Council

- 2nd Reading - Oak Ridge Farms 4th Plat, Replat of Lot 58

April 4, 2023 Planning and Zoning Commission

- Meeting Canceled (2023 APA National Planning Conference)

DEPARTMENT ACTIVITY

- Development Services Director David Gress, City Planner Dylan Eppert and Code Enforcement Officer Drayton Vogel presented information at the Joint Work Session meeting of the City Council and Planning and Zoning Commission regarding short and long-term rental housing within the City.
- Economic Development Director Brandon Keller and Development Services Director David Gress attended the Intergovernmental Relations Committee meeting of the Chamber of Commerce to review the upcoming Candidate Forum, scheduled for March 22, 2023.
- City Planner Dylan Eppert and Development Services Director David Gress met with members of the Morningview HOA.
- Economic Development Director Brandon Keller, Development Services Director David Gress, Parks and Recreation Director Nathan Musteen and Recreation Superintendent Todd Brennon attended the ribbon cutting ceremony for Whataburger, hosted by the Raymore Chamber of Commerce.
- City Planner Dylan Eppert and Director David Gress attended the monthly Southland Planners meeting, with planning staff from Belton, Peculiar, Harrisonville and Grandview.
- Economic Development Director Brandon Keller attended the Quarter 1 Investor meeting hosted by the Kansas City Area Development Council (KCADC).
- City Planner Dylan Eppert attended a webinar hosted by the Mid-America Regional Council "Community Connections" which would help connect our aging population with helpful resources.



- Development Services Director David Gress and Economic Development Director Brandon Keller, attended the public hearing in Jefferson City regarding HB 909.
- An application was filed for a PUD Rezoning and Preliminary Development Plan for an approximately [22-acre mixed use development](#) located west of Dean Avenue, north of Johnston Drive, within the Timber Trails development.
- Development Services Director David Gress attended the South Kansas City Alliance meeting as well as the South Kansas City Chamber of Commerce meeting in South Kansas City to share information regarding the proposed landfill development and the City's efforts related to HB 909.
- City Planner Dylan Eppert attended a webinar hosted by the Mid-America Regional Council, presented by Marlborough Community Land Trust to discuss Community Land Trusts.
- Development Services Director David Gress and City Planner Dylan Eppert participated in a webinar hosted by Mid-America Regional Council regarding the topic of Community For All Ages as well as Universal Design.
- Development Services Director David Gress and Economic Development Director Brandon Keller attended the monthly Board meeting of the Raymore Chamber of Commerce, as well as a meeting of the Intergovernmental Relations Committee of the Chamber.
- The Planning and Zoning Commission met on Tuesday, February 21 and approved final plat applications for the first phase of the [Park Side development](#), as well as a site plan amendment for the expansion of the Raymore Activity Center.
- Development Services staff finalized the migration of the Unified Development Code to [eCode360](#), an online hosting platform for the City Code. The migrations eases accessibility of the Code for staff, elected and appointed officials, and residents.

GIS ACTIVITY

- New imagery available for Raymore
- ArcGIS license server tasks
- Quarterly and monthly feature updates
- Portal admin tasks (indexing, backup, etc)
- Database admin tasks, (indexing, backups, etc)
- Data analysis & output as requested
- Addressing operations
- Support for migration to AWS cloud region
- Configuration of services to improve performance
- Buy up opportunities from statewide 911 acquisition