

AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, April 24, 2023
6:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Presentations/Awards**
- 5. Personal Appearances**
- 6. Staff Reports**
 - A. Public Works (pg 7)
 - B. Parks and Recreation (pg 9)
 - C. Communications Report
 - D. Comprehensive Plan
 - E. Monthly Financial Report (pg 15)

- 7. Committee Reports**

- 8. Consent Agenda**

The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, they may so request.

- A. City Council Regular Meeting Minutes, April 10, 2023 (pg 25)
- B. City Council Special Meeting Minutes, April 10, 2023 (pg 29)
- C. Acceptance of Public Improvements - Eastbrooke 3rd, Edgewater 8th & 9th

Reference: - Resolution 23-18 (pg 33)

The Director of Public Works has determined that the project has been satisfactorily completed in accordance with the project specifications. In addition, the Development Services and Public Works directors have inspected the site and found it to be in compliance with City of Raymore Code requirements.

9. Unfinished Business - Second Reading

10. New Business - First Reading

A. Selection of Mayor Pro Tempore

Section 3.4 of the City Charter, Mayor Pro Tempore, provides: "The Council shall elect annually from among its members a Mayor Pro Tempore. The Mayor Pro Tempore shall assume the powers and duties of the Mayor during the absence or disability of the Mayor or if a vacancy occurs. While assuming the powers and duties of the Mayor during the physical absence in person or disability of the Mayor (until and if the seat is declared vacant), the Mayor Pro Tempore shall retain his/her vote as a Councilmember, but shall not possess the additional mayoral voting power provided by Section 4.4(a), and shall not possess the mayoral veto power provided by Section 4.4(c). While assuming the powers and duties of the Mayor following a vacancy, the Mayor Pro Tempore shall possess the Mayoral veto power provided by Section 4.4(c) and the Mayoral voting power provided by Section 4.4(a), but shall not retain his/her vote as a Councilmember."

B. Governing Body Members on Planning and Zoning Commission

The Mayor will determine if he wishes to remain a member of the Planning & Zoning Commission in the coming year and the Council may also designate a member to serve.

C. Timber Trails Mixed Use PUD Rezoning & Preliminary Plan (public hearing)

Reference: - Agenda Item Information Sheet (pg 39)
- Bill 3802 (pg 41)
- Staff Report (pg 44)
- Public Works Memo (pg 60)
- Preliminary Development Plan (pg 61)
- Memorandum of Understanding (pg 74)
- Applicant's Traffic Memo (pg 91)

Jake Loveless, representing Griffin Riley Property Group, is requesting the PUD rezoning and Preliminary Plan approval for the Timber Trails Mixed Use development, a 22.31 acre site containing a proposed hotel, retail strip center, and 299 apartment units within four buildings of varying heights, located west of Dean Avenue, and north of Johnston Drive/Benton House.

D. Budget Amendment - Cul-de-sac and Hubach Hill Road Mill and Overlay

Reference: - Agenda Item Information Sheet (pg 93)
- Bill 3800 (pg 98)

Staff is requesting additional funding for the FY 2023 Street Preservation Project to expand the program to include deteriorated cul-de-sacs in the Stonegate neighborhood at the locations shown on the attached map and repairs to Hubach Hill Road east of School Road.

E. Budget Amendment - Mazuma Force Main

Reference: - Agenda Item Information Sheet (pg 101)
- Bill 3801 (pg 104)

Staff is requesting a budget amendment in the amount of \$15,560.60 to provide funding for increased costs in the form of rock removal associated with relocating the force main to avoid utility conflicts and removal to mature trees on the Credit Union Site.

11. Public Comments

Please identify yourself for the record and keep comments to a maximum of five minutes.

12. Mayor/Council Communication

13. Adjournment

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council is scheduled to enter into executive session to discuss litigation as authorized by RSMo 610.021 (1).

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

Staff Reports



PUBLIC WORKS MONTHLY REPORT

April 2023

ENGINEERING DIVISION

Projects Under Construction

- FY 2023 Street Preservation
- FY 2023 Curb Replacement
- FY 2023 Stormwater Improvement

Development Under Construction

- Eastbrook at Creekmoor 3rd Plat
- Edgewater 8th and 9th Plats
- Oakridge Farms 4th
- Timber Trails 3rd
- Parkside 1st Plat
- Alexander Creek 3rd Plat
- The Depot
- Estates at Knoll Creek Second
- Ridgeview Estates

OPERATIONS & MAINTENANCE DIVISION

- 31 City Hall Work Orders
- 6 Driveway Inspections
- 15 Final ROW Inspections
- 310 Locates
- 36 Service Requests
- 0 Sewer Inspection
- 1 Water Inspections
- 5 Sidewalk Inspection
- 1 Water Taps
- 1 Curb Inspection
- Sewer backup in LeMor Estates
- Sewer jetted 600ft
- Backflow letters
- Fixed downed street signs
- Fixed downed stop signs
- Assessed downed tree limbs
- Picked up and dropped off recycling carts for the recycling program
- Fleet Maintenance
- Inspected curbs throughout the city for patch repairs
- Completed misc concrete inspections
- Bi-monthly water samples
- Hydro excavate a water leak
- Completed some preventative maintenance on lift stations
- Sewer main repair

- Water meter repairs
- Picked up parts from Viking Cives
- Completed 8 concrete service requests
- Loaded tools & equipment for curb patching
- Picked up trash and debris off sidewalks on Johnston Dr & 58 Hwy
- Cleaned and repaired backhoe
- Replaced batteries on John Deere backhoe
- Put tailgates back on dump trucks
- Prepped trucks and equipment for upcoming concrete work
- Continued fixing dirt work for water breaks that occurred during winter
- Put up Landfill signs
- Inspected curbs throughout the city for patch repairs
- Began curb patching throughout city
- Replaced curb on Foxshire Cir.
- Offloaded trash carts from the cart trailer
- Completed 3 concrete service requests
- Finished sending out backflow letters
- Fleet Maintenance
- Completed misc concrete inspections
- Water meter repairs
- Completed water service requests
- Street patched Chateau Place
- Pothole patched
- Installed new stop signs in Timber Trails
- Got mowers ready to start mowing stations

OTHER

Crew Supervisor Michael Donahoe and Crew Leader Justin Paith attended the APWA Snow Conference in Omaha Nebraska.



MONTHLY REPORT

April 2023

Monthly Highlights

- The 36th Annual Easter Egg Hunt was held on April 8, at Recreation Park. The hunt for 15,000 Easter eggs began at 10 a.m.
- Park restrooms are open for the season.
- Recreation Superintendent Todd Brennon and Athletic Coordinator Nick Cook attended the South Metro Sports Group meeting at the Harrisonville Community Center.
- The 2023 Spring Flag Football schedules are finalized and a coaches meeting for the baseball/softball season has been scheduled. Coaches have been notified. Players will be contacted after the coaches meeting.
- Park maintenance crews completed the plantings in the islands at the Hawks Nest at Hawk Ridge Park. The restroom door that was vandalized and broken over the winter was repaired this week.
- Park maintenance crews continue to work on the landscaping around the park areas and are mowing as needed until the full mowing routine is started within the next few weeks.
- Parks and Recreation Director Nathan Musteen and Parks Superintendent Steve Rulo met with contractors planning the installation of sidewalks at the Hawk's Nest All-Inclusive Playground and the Amphitheater.
- The Hawks Nest All-Inclusive Playground construction resumed this week as weather cooperated. The Parks and Recreation Department will announce a grand opening of the Hawks Nest in the coming weeks.
- The Spring Break Basketball Camp had 30 players registered. The camp focused on basic game fundamentals with offensive and defensive drills and wrapped up with a 3v3 tournament. The Adventure Camp had 15 participants. Day campers built forts, played gaga ball, dodgeball, human foosball, competed in lego challenges, explored the park and participated in other fun camp activities.
- The RAC and Centerview were voting locations on Tuesday, April 11.
- Centerview hosted bunco, an HOA meeting, the monthly Sunset Garden Club meeting, yoga, Cass County CPR Training and pictures for volleyball, flag football and social soccer.





- Recreation Coordinator Corinne Harkins held a Schools Out Young Artist Workshop at the RAC on Monday. Participants completed a painting, a pottery project, lego mosaics and iron beads.
- Join us for food trucks and family fun at our first food truck event of the spring! 5:30-8 p.m. tonight, Friday, April 14 at Recreation Park, 1011 S. Madison St.
 - Live music from EZ Street.
 - Food from Shivers Ice House, Taste of Brazil, Chick Fil A, KC Concoctions and Embrace the Grape.
- Parks and Recreation Director Nathan Musteen met with Chamber of Commerce Executive Director Melisa Ferrari to discuss the upcoming Business & Vendor EXPO at Centerview on May 13.
- Park Maintenance staff have been working on the Hawks Nest All Inclusive Playground at Hawk Ridge Park. Staff also continue to mow all the parks and maintain the athletic fields for the spring leagues.
- Recreation Superintendent Todd Brennon met with Athletic Coordinator Nick Cook and Concession Supervisor Abby Alexander to discuss the upcoming sports season.
- Athletic Coordinator Nick Cook held a coaches meeting for the recreational baseball and softball coaches. Practices will begin next week at Recreation Park and Memorial Park.
- Parks and Recreation Director Nathan Musteen has renewed his certification as an International Society of Arboriculture Certified Arborist.
- Park Staff placed boulders, moved benches and completed additional landscaping at the Hawks Nest Playground.
- Athletic Coordinator Nick Cook updated scores and timesheets for referees from last weekend's games. Cook also worked on baseball/softball rosters and completed uniform orders.
- Tiny Soccer was held on Thursday and Saturday with Coach Nick.
- Athletic Coordinator Nick Cook attended the South Metro Mid Season Meeting.
- The new access ramp to the Amphitheater was poured this week.





Now Hiring Awesome People!

www.raymore.com/joinparks

Part-time seasonal positions, Park Maintenance Worker 1, Full Time position with benefits. For more information or to complete an application, check us out online at: <https://www.raymore.com/residents/find-city-jobs>



Facility Use for the Month

Centerview

Rentals:	Election	Caterer Food Tasting
	3 HOA Meeting	Sunset Garden Club
	Summit Homes Business Meeting	Live Wires Monthly Square Dance
	Cass County CPR Training	Tri-County Art League WorkShop
	Live Wires Business Meeting	Edward Jones Financial Seminar
	Quinceanera	NFL Watch Party hosted by Academy Sports
	National Active and retired Federal Employee Meeting	
Programs	Bridge / Bunco	Yoga x 4 weeks (20 participants)
	Sunrise Lake Painting	Team pictures for flag football, volleyball, and social soccer

RAC

Rentals:	Volleyball Practice
Programs:	Spring Break Camp (30 morning and 13 afternoon participants)
	Adult Open Play Volleyball
	Zumba
	Volleyball Games



EASTER 2023 - We enjoyed another great Raymore Easter Festival!

Thank you to all who came out to hunt eggs on such a beautiful day

We're so appreciative of our awesome sponsors Community Bank of Raymore and Renewal by Anderson! And a special thanks as well to South Metro Fire, Raymore Presbyterian Church, Foxwood Springs and the Girl Scouts and Boy Scouts for your assistance in making this event a success.



TOUCH A TRUCK

May 6 // 9 a.m.-noon

9-10 a.m. sensory friendly hour

Recreation Park



Free open house of large vehicles and equipment trucks!
Get up close and personal with fire trucks, dump trucks,
lift trucks, earth movers and more. Give aways for
children while supplies last.
Children and adults with sensitivities to loud noises are
invited to join us during the 9-10 a.m. sensory friendly
hour!



FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period March 1, 2023 to March 31, 2023.

March Financial Summary

Some notes regarding this month's summary operating report:

General Fund

Revenue:

41.67% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 55.98% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been contracted by the Council..

- Property tax revenues collected are tracking as expected at 100.95%. Staff expects this revenue source to come in at budget.
- Franchise Tax revenues are tracking slightly above straight line at 47.38%. This revenue source varies depending on the weather, staff will continue to monitor this closely throughout the year. Spire Franchise is tracking ahead of the prior year due to another rate increase to the consumer this year.
- Sales tax revenues as a whole are tracking above straight line budget at 45.08%. City sales taxes are at 43.40% while state shared gasoline and vehicle taxes are at 50.21%.
- Fees and Permit revenues collected are tracking above straight line budget at 48.75%. There are 8 detached single family and 60 attached single family residential building permits issued out of the 153 budgeted starts. In addition, we have issued 13 commercial building permits.
- License revenues collected are tracking as expected at 78.14% of straight line budget. Occupational license revenues collected are tracking ahead of expectation. Nearly all of the revenue is received in January when the licenses are due and staff anticipates a small amount throughout the spring for new builders to the area. Liquor licenses are due in May and processed after the public hearing.
- Municipal Court revenues collected are below straight line budget at 36.61%. The court has transitioned to the Show-Me Court software required by the State of Missouri. Staff will continue to monitor this revenue source closely throughout the year.

Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly below.

- The Administration Department is above straight line budget at 51.97% and is primarily due to professional services associated with the proposed landfill to be developed on the northern border of Raymore just north of the Creekmoor subdivision in Kansas City.
- The Information Technology Department has replaced the majority of the computers scheduled for replacement, and has renewed 50% of the annual software maintenance agreements, putting it above straight line budget.

Parks & Recreation Fund

Revenue:

Revenues are at 53.43% of budget 41.67% of the way through the year, normal for this time of the year. Staff will continue to monitor all revenue sources closely

Expenditures:

The Parks department is showing the same operational expenditure pattern as in years past. Recreation department expenses reciprocate recreation revenue. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund

Revenue:

Utility revenues as a whole are tracking at 41.70% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

Expenditures:

Enterprise Fund expenditures tracking below straight line budget but at expectations.

01 -GENERAL FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
PROPERTY TAXES	0.00	0.00	0.00	1,768,168.00	17,105.38	1,785,038.08	0.00	(16,870.08)	100.95
FRANCHISE TAXES	0.00	0.00	0.00	2,297,549.00	256,087.43	1,088,670.82	0.00	1,208,878.18	47.38
SALES TAXES	0.00	0.00	0.00	4,171,136.00	369,114.71	1,880,340.97	0.00	2,290,795.03	45.08
FEES AND PERMITS	0.00	0.00	0.00	657,655.00	80,063.80	320,606.18	0.00	337,048.82	48.75
LICENSES	0.00	0.00	0.00	122,477.00	5,259.00	95,709.00	0.00	26,768.00	78.14
MUNICIPAL COURT	0.00	0.00	0.00	251,228.00	21,201.77	91,976.16	0.00	159,251.84	36.61
MISCELLANEOUS	0.00	0.00	0.00	533,958.00	32,167.53	472,435.69	0.00	61,522.31	88.48
TRANSFERS - INTERFUND	0.00	0.00	0.00	1,878,303.00	146,315.34	803,576.70	0.00	1,074,726.30	42.78
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	11,680,474.00	927,314.96	6,538,353.60	0.00	5,142,120.40	55.98
<u>COVID-19</u>									
TOTAL REVENUES	0.00	0.00	0.00	11,680,474.00	927,314.96	6,538,353.60	0.00	5,142,120.40	55.98

EXPENDITURE SUMMARY

NON-DEPARTMENTAL	0.00	0.00	0.00	1,305,000.00	12,500.00	1,187,500.00	0.00	117,500.00	91.00
ADMINISTRATION	0.00	0.00	0.00	1,450,179.34	188,910.53	700,219.82	53,410.74	696,548.78	51.97
INFORMATION TECHNOLOGY	3,413.50	1,963.50	1,450.00	799,844.16	95,574.99	377,231.98	40,820.35	381,791.83	52.27
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	156,102.00	13,356.13	62,778.33	67.98	93,255.69	40.26
COMMUNITY DEVELOPMENT	0.00	0.00	0.00	783,784.80	88,621.06	326,015.26	1,935.65	455,833.89	41.84
ENGINEERING	0.00	0.00	0.00	488,249.00	52,925.24	209,757.45	1,619.20	276,872.35	43.29
STREETS	0.01	0.00	0.01	897,577.00	80,203.71	321,021.47	11,865.09	564,690.44	37.09
BUILDING & GROUNDS	0.00	0.00	0.00	381,246.00	28,970.56	133,546.46	7,472.30	240,227.24	36.99
STORMWATER	0.00	0.00	0.00	346,652.20	30,826.48	122,047.95	526.75	224,077.50	35.36
COURT	0.00	0.00	0.00	141,289.23	15,253.29	58,659.44	17.97	82,611.82	41.53
FINANCE	0.00	0.00	0.00	837,024.00	72,996.40	322,793.38	16,991.28	497,239.34	40.59
COMMUNICATIONS	0.00	0.00	0.00	223,207.00	17,691.02	97,775.35	209.16	125,222.49	43.90
PROSECUTING ATTORNEY	0.00	0.00	0.00	24,400.00	2,000.00	8,000.00	2,000.00	14,400.00	40.98
POLICE	12,489.92	1,360.92	11,129.00	4,663,706.00	484,272.56	1,866,286.93	9,997.97	2,787,421.10	40.23
EMERGENCY MANAGEMENT	0.00	0.00	0.00	134,046.00	11,151.79	51,002.36	124.19	82,919.45	38.14
TOTAL EXPENDITURES	15,903.43	3,324.42	12,579.01	12,632,306.73	1,195,253.76	5,844,636.18	147,058.63	6,640,611.92	47.43
REVENUES OVER/(UNDER) EXPENDITURES	(15,903.43)	3,324.42	(12,579.01)	(951,832.73)	(267,938.80)	693,717.42	(147,058.63)	(1,498,491.52)	57.43-

25 -PARK FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
<u>PARKS DIVISION</u>									
PROPERTY TAXES	0.00	0.00	0.00	474,915.00	4,603.40	480,283.76	0.00	(5,368.76)	101.13
MISCELLANEOUS	0.00	0.00	0.00	2,470.00	1,571.17	10,458.48	0.00	(7,988.48)	423.42
FACILITY RENTAL REVENUE	0.00	0.00	0.00	13,075.00	725.00	5,977.00	0.00	7,098.00	45.71
TRANSFERS - INTERFUND	0.00	0.00	0.00	550,000.00	45,833.33	229,166.65	0.00	320,833.35	41.67
TOTAL PARKS DIVISION	0.00	0.00	0.00	1,040,460.00	52,732.90	725,885.89	0.00	314,574.11	69.77
<u>RECREATION DIVISION</u>									
CONCESSION REVENUE	0.00	0.00	0.00	60,000.00	333.50	784.25	0.00	59,215.75	1.31
FACILITY RENTAL REVENUE	0.00	0.00	0.00	44,575.00	0.00	0.00	0.00	44,575.00	0.00
PROGRAM REVENUE	0.00	0.00	0.00	244,200.00	34,910.00	129,194.89	(465.00)	115,470.11	52.71
TOTAL RECREATION DIVISION	0.00	0.00	0.00	348,775.00	35,243.50	129,979.14	(465.00)	219,260.86	37.13
<u>CENTERVIEW</u>									
FACILITY RENTAL REVENUE	0.00	0.00	0.00	70,675.00	6,005.51	16,755.35	0.00	53,919.65	23.71
PROGRAM REVENUE	0.00	0.00	0.00	9,600.00	20.00	1,735.00	0.00	7,865.00	18.07
TOTAL CENTERVIEW	0.00	0.00	0.00	80,275.00	6,025.51	18,490.35	0.00	61,784.65	23.03
<u>RAYMORE ACTIVITY CENTER</u>									
MISCELLANEOUS	0.00	0.00	0.00	2,490.00	153.00	1,563.00	0.00	927.00	62.77
CONCESSION REVENUE	0.00	0.00	0.00	2,000.00	6.00	113.75	0.00	1,886.25	5.69
FACILITY RENTAL REVENUE	0.00	0.00	0.00	24,825.00	425.00	3,803.75	0.00	21,021.25	15.32
PROGRAM REVENUE	0.00	0.00	0.00	218,325.00	13,920.00	38,060.00	0.00	180,265.00	17.43
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	247,640.00	14,504.00	43,540.50	0.00	204,099.50	17.58
TOTAL REVENUES	0.00	0.00	0.00	1,717,150.00	108,505.91	917,895.88	(465.00)	799,719.12	53.43
<u>EXPENDITURE SUMMARY</u>									
PARKS DIVISION	2,100.00	0.00	2,100.00	962,496.90	97,988.80	389,895.21	14,023.11	558,578.58	41.97
RECREATION DIVISION	570.55	570.55	0.00	375,079.00	23,706.37	96,108.19	11,780.34	267,190.47	28.76
CENTERVIEW	0.00	0.00	0.00	102,771.04	7,936.22	30,741.18	520.77	71,509.09	30.42
RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	263,628.54	18,387.45	96,906.84	635.01	166,086.69	37.00
TOTAL EXPENDITURES	2,670.55	570.55	2,100.00	1,703,975.48	148,018.84	613,651.42	26,959.23	1,063,364.83	37.60
REVENUES OVER/(UNDER) EXPENDITURES	(2,670.55)	570.55	(2,100.00)	13,174.52	(39,512.93)	304,244.46	(27,424.23)	(263,645.71)	2,101.18

50 -ENTERPRISE FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	23,910.00	10,898.10	63,105.18	0.00	(39,195.18)	263.93
UTILITY REVENUE	0.00	0.00	0.00	9,909,642.00	775,300.52	4,079,419.65	0.00	5,830,222.35	41.17
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	9,933,552.00	786,198.62	4,142,524.83	0.00	5,791,027.17	41.70
<u>COVID-19</u>									
<u>SRF SEWER BONDS</u>									
TOTAL REVENUES	0.00	0.00	0.00	9,933,552.00	786,198.62	4,142,524.83	0.00	5,791,027.17	41.70
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	600,000.00	50,000.00	250,000.00	0.00	350,000.00	41.67
WATER	83,576.74	24,217.75	59,358.99	3,731,906.08	309,180.06	1,303,974.94	(15,211.90)	2,443,143.04	34.53
SEWER	39,359.33	27,989.33	11,370.00	4,013,697.55	599,975.07	1,570,573.71	(27,370.45)	2,470,494.29	38.45
SOLID WASTE	0.00	0.00	0.00	1,992,431.00	151,224.92	603,860.24	0.00	1,388,570.76	30.31
TOTAL EXPENDITURES	122,936.07	52,207.08	70,728.99	10,338,034.63	1,110,380.05	3,728,408.89	(42,582.35)	6,652,208.09	35.65
REVENUES OVER/(UNDER) EXPENDITURES	(122,936.07)	52,207.08	(70,728.99)	(404,482.63)	(324,181.43)	414,115.94	42,582.35	(861,180.92)	112.91-

Investment Monthly Report

Investments Held at 03/31/2023

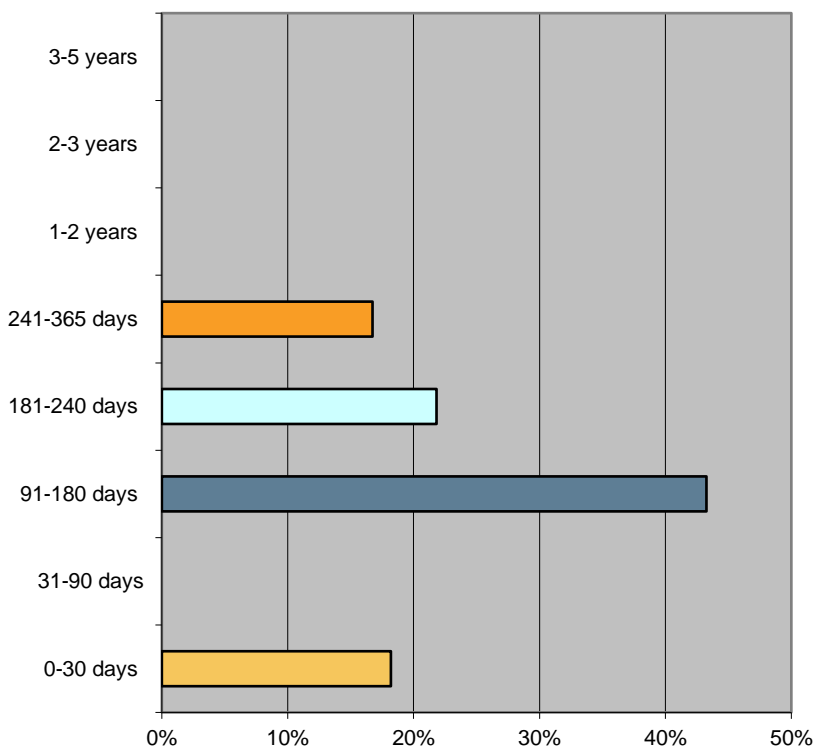
Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*
12/21/22	1154210	NASB	CD		12/21/23	2,000,000.00	2,000,000.00	4.5000	2,000,000.00
12/21/22	1154228	NASB	CD		12/21/23	2,000,000.00	2,000,000.00	4.5000	2,000,000.00
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	2,177,482.53	2,177,482.53	4.1600	2,177,482.53
06/03/16		MOSIP	MOSIP POOLE - GENERAL FUND		NA	1,041,388.16	1,041,388.16	4.1600	1,041,388.16
09/01/16		MOSIP	MOSIP POOLE - GENERAL FUND		NA	1,129,905.12	1,129,905.12	4.1600	1,129,905.12
08/26/22	296021143	COMMERCE	CD		08/10/23	2,062,000.00	2,062,000.00	3.2580	2,062,000.00
08/14/19	901472	CBR	CD	Fund 50	08/25/23	702,218.01	702,218.01	0.2000	702,218.01
09/11/22	902480	CBR	CD		09/11/23	2,008,423.68	2,008,423.68	3.6000	2,008,423.68
11/01/22	296021348	COMMERCE	US TREASURY	GO BOND	10/05/23	5,215,000.00	5,215,000.00	4.5950	5,215,000.00
08/31/22	60031560	COMMERCE	US TREASURY	JUSTICE CENTER	08/10/23	5,567,000.00	5,567,000.00	3.2780	5,567,000.00
Investment Total						23,903,417.50	23,903,417.50		23,903,417.50

*Market value listed above is the value of the investment at month end

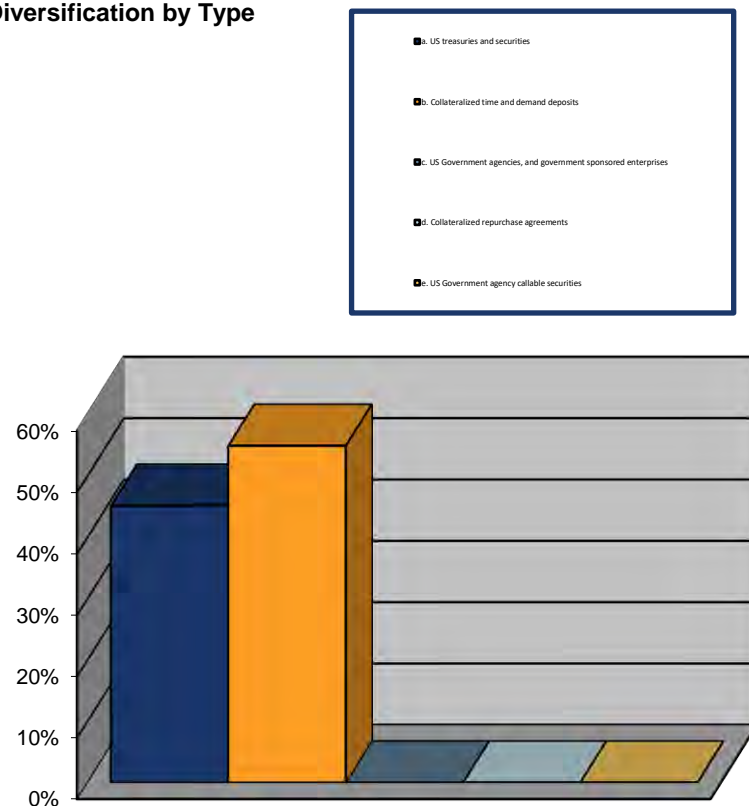
Average Annual Rate of Return: **3.8652**

** Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration

Investment by Maturity



Diversification by Type



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held
03/31/22		COMMERCE	US TREASURY	GO BOND	03/31/23	4,800,000.00	4,800,000.00	1.6500	365

Average Rate of Return on Maturities: **1.65**

March Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2022 - Sept. 2023)	MoDOT (Traffic & Hwy. Safety Division)	\$7,500 (no match)	\$967.28	\$967.28	09/30/22
State & Community Hwy. Safety Grant - HMV (Oct. 2022 - Sept. 2023)	MoDOT (Traffic & Hwy. Safety Division)	\$6,000 (no match)	\$0.00	\$0.00	09/30/22
Bulletproof Vest Partnership (Sept. 2019 - Aug. 2022)	DOJ	\$5,398 (50% match)	\$3,389.38	\$3,389.38	08/31/24
Parks:					
Emergency Management:					
Emergency Mgmt. Performance Grant - 2023 (July 2022 - June 2023)	FEMA	\$41,678.26 (50% match)	\$24,542.63	\$15,966.76	06/30/23
Cares Act - COVID19	Cass County		\$1,124,198	\$1,124,198	12/31/20
American Rescue Plan Act (ARPA)	State of MO - Office of Administration	\$4,478,428.98	\$4,502,163.68	\$4,502,163.68	12/31/26
Community Development:					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/18

Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline

Consent Agenda

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, APRIL 10, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, HOLMAN, TOWNSEND, AND WILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call To Order

Mayor Turnbow called the regular meeting to order at 6:00 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Forster was absent.

3. Pledge of Allegiance

4. New Business

A. Declaring April 4, 2023 Election Results - Emergency Reading

BILL 3799: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DECLARING THE RESULTS OF THE APRIL 4, 2023, ELECTION AND DECLARING THIS BILL AS AN EMERGENCY."

City Clerk Erica Hill conducted the first reading of Bill 3799 by title only.

City Clerk Erica Hill stated Section 9.3 of the Raymore Charter calls for the Council to declare the results of any municipal election at the next regularly scheduled Council meeting. The official statement of certification of the election results received from the Cass County Clerk and Bill 3799 with updated ballot numbers were distributed to Council. In order to promote efficiency of the City's business, Bill 3799 is presented as an emergency reading.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3799 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

Councilmember Wills Aye

Mayor Turnbow declared Bill 3799 as an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3799 in its entirety.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3799 in its entirety.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke III	Aye
Councilmember Forster	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3799 as **Raymore City Ordinance 2023-029.**

Mayor Turnbow presented plaques to Councilmembers Berendzen and Wills recognizing their service to Raymore.

5. Oath of Office

City Clerk Erica Hill administered the oath of office to Councilmembers Donald Baker, Ward 1; Joseph Burke III, Ward 2; Kevin Barber, Ward 3; and Tom Engert, Ward 4.

Councilmembers Baker and Engert took their seats at the dais.

6. Adjournment

MOTION: By Councilmember Townsend, second by Councilmember Holman to adjourn.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Baker	Aye
Councilmember Barber	Aye
Councilmember Burke III	Aye
Councilmember Engert	Aye
Councilmember Forster	Absent

Councilmember Holman	Aye
Councilmember Townsend	Aye

The regular meeting of the Raymore Council adjourned at 6:15 p.m.

Respectfully submitted,

Erica Hill
City Clerk

THE RAYMORE CITY COUNCIL MET IN SPECIAL SESSION ON MONDAY, APRIL 10, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, ENGERT, HOLMAN, AND TOWNSEND. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

Mayor Turnbow called the meeting to order at 6:30 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Forster was absent.

3. Pledge of Allegiance

4. Presentation/Awards

Mayor Turnbow presented a proclamation to Police Department Dispatchers honoring National Public Safety Telecommunicator Week.

5. Personal Appearances

Craig Sheumaker, 456 Kreisel Drive, spoke to the Council regarding stop signs scheduled for installation at Kreisel Drive and Mossie Street. He asked Council to reconsider installing the two stop signs at this intersection as there is already a stop sign for Mossie Street entering onto Kreisel Drive.

6. Staff Reports

Development Services Director David Gress reviewed the staff report included in the packet. He updated the Council on the status of development projects in the City and announced items coming before the Planning and Zoning Commission.

Chief of Police Jim Wilson reviewed the staff report included in the packet. He recognized Raymore's Dispatchers and reviewed their activities. He answered questions from Council.

City Manager Jim Feuerborn announced items for the April 17 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, March 27, 2023

B. Resolution 23-09: Re-appointment of Mike Cox to the Board of Appeals

- C. Resolution 23-10: Re-appointment of Chad Buck to the Board of Appeals**
- D. Resolution 23-11: Re-appointment of Randy Reed to the Board of Appeals**
- E. Resolution 23-12: Re-appointment of Lloyd Brown to the Board of Appeals**
- F. Resolution 23-13: Re-appointment of Wade Beck to the Board of Appeals**
- G. Resolution 23-14: Appointment of Ryan Murdock to the Board of Appeals**
- H. Resolution 23-15: Appointment of Eric Smith to the Planning and Zoning Commission**
- I. Resolution 23-16: Appointment of Stephanie Velasco to the Board of Adjustment**
- J. Resolution 23-17: Appointment of Lindsay Foster to the Board of Adjustment**

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the Consent Agenda as presented.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

9. Unfinished Business

A. Easement Vacation - 807 Bridgeshire Drive, Edgewater at Creekmoor 6th Plat, Lot 181

BILL 3796: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A 25 FOOT REAR-YARD UTILITY EASEMENT LOCATED ON LOT 181 IN EDGEWATER AT CREEKMOOR SIXTH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the second reading of Bill 3796 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3796 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
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Councilmember Baker	Aye
Councilmember Barber	Aye
Councilmember Burke III	Aye
Councilmember Engert	Aye
Councilmember Forster	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3796 as **Raymore City Ordinance 2023-030**.

B. Award of Contract - Compensation Class Study

BILL 3797: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MCGRATH HUMAN RESOURCES GROUP IN THE AMOUNT OF \$34,218 FOR THE 2023 COMPENSATION CLASS STUDY FOR THE CITY OF RAYMORE."

City Clerk Erica Hill conducted the second reading of Bill 3797 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3797 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3797 as **Raymore City Ordinance 2023-031**.

10. New Business

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked the voters of Raymore, thanked the Police Dispatchers for their service, congratulated the newly elected and re-elected Council members, and thanked the volunteers that were appointed this evening.

Councilmember Engert thanked Chief Wilson for his leadership of the Police Department.

Councilmember Abdelgawad thanked all of the candidates that sought election and encouraged citizens to volunteer for boards and commissions.

MOTION: By Councilmember Townsend, second by Councilmember Holman to adjourn to Executive Session to discuss litigation matters as authorized by §610.021(1).

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:07 p.m.

13. Adjournment

MOTION: By Councilmember Townsend, second by Councilmember Holman to adjourn.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore Council adjourned at 7:34 p.m.

Respectfully submitted,

Erica Hill
City Clerk

RESOLUTION 23-18

“A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS OF EASTBROOKE 3RD, EDGEWATER 8TH AND 9TH PLATS.”

WHEREAS, The Director of Public Works has determined that the project has been satisfactorily completed in accordance with the project specifications; and,

WHEREAS, The Public Works Director and Development Services Director have visually inspected the site and found it to be in compliance with City of Raymore Code Requirements.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The Public Improvements for Eastbrooke 3rd, Edgewater 8th and Edgewater 9th are accepted.

Section 2. This Resolution shall become effective on and after the date of passage.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 24TH DAY OF APRIL, 2023, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Engert
Councilmember Forster
Councilmember Holman
Councilmember Townsend

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Unfinished Business

New Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: April 24, 2023

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3802: Timber Trails Mixed Use PUD Rezoning

STRATEGIC PLAN GOAL/STRATEGY

Goal 3.2.4: Provide quality, diverse housing options

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
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STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission
Date: March 21, 2023
Action/Vote: 7-1 Recommended for Approval

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report, Memorandum of Understanding, Preliminary Plan, Applicant's Traffic Memo

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Jake Loveless, representing Griffin Riley Property Group, is requesting the PUD rezoning and Preliminary Plan approval for the Timber Trails Mixed Use development, a 22.31 acre site containing a proposed hotel, retail strip center, and 299 apartment units within four buildings of varying heights, located west of Dean Avenue, and north of Johnston Drive/Benton House.

The site was originally platted and zoned as part of the overall Timber Trails Development and was originally approved for the development of attached single family units (townhomes), which have been partially constructed to date.

If approved, the development would require final development plan/site plan approval of each of the three proposed uses consistent with the proposed Preliminary Plan.

At its March 21, 2023 meeting the Planning and Zoning Commission voted 7-1 to recommend approval of the rezoning request, subject to the conditions proposed by City staff.

BILL 3802

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "R-3AP" MULTIPLE-FAMILY RESIDENTIAL PLANNED DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE TIMBER TRAILS MIXED USE DEVELOPMENT, A 22.31 ACRE TRACT OF LAND LOCATED NORTH OF JOHNSTON DRIVE AND WEST OF DEAN AVENUE, IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, after a public hearing was held on March 21, 2023, the Planning and Zoning Commission submitted its recommendation of approval on the application to the City Council; and,

WHEREAS, the City Council held a public hearing on April 24, 2023, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Council makes its findings of fact on the application and accepts the recommendation of the Planning and Zoning Commission.

Section 2. The Zoning Map of the City of Raymore, Missouri is amended by rezoning from "R-3AP" Multiple Family Residential Planned District to "PUD" Planned Unit Development District, for the following property:

A TRACT OF LAND IN THE EAST HALF OF SECTION 18 TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN RAYMORE, CASS COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BENTON HOUSE OF RAYMORE, A SUBDIVISION OF LAND RECORDED AS BOOK 22 AT PAGE 17 IN THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ON THE NORTHERLY LINE OF SAID LOT 1, SOUTH 70°35'08" WEST, 550.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 49; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 25°09'01" WEST, 823.40 FEET TO THE SOUTHERLY DEED LINE OF THE PROPERTY DESCRIBED IN BOOK 3117 AT PAGE 349 IN THE SAID OFFICE OF THE RECORDER OF DEEDS; THENCE ON SAID SOUTHERLY DEED LINE, SOUTH 86°37'54" EAST, 876.38 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF TIMBER TRAILS TOWNHOMES, FIRST PLAT A RECORDED SUBDIVISION IN THE CASS COUNTY RECORDER OF DEEDS OFFICE IN BOOK 19, AT PAGE 55; THENCE ON THE SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING 13 CALLS, SOUTH 02°55'12" WEST, 30.00 FEET; THENCE SOUTH 86°37'54" EAST, 30.00 FEET; THENCE SOUTH 02°55'12" WEST, 114.30 FEET; THENCE SOUTH 86°37'54" EAST, 6.09 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 12°26'00" AND AN ARC DISTANCE OF 103.08 FEET; THENCE SOUTH 09°03'54" EAST, 50.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 78°55'28" EAST WITH A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 02°00'38" AND AN ARC DISTANCE OF 18.42 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 78°55'28" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL

ANGLE OF 87°02'55" AND AN ARC DISTANCE OF 22.79 FEET; THENCE NORTH 76°01'51" EAST, 54.00 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 14°01'50" WEST WITH A RADIUS OF 871.00 FEET, A CENTRAL ANGLE OF 06°41'05" AND AN ARC DISTANCE OF 101.62 FEET; THENCE NORTH 78°58'11" EAST, 111.64 FEET; THENCE NORTH 51°36'51" EAST, 157.48 FEET; THENCE NORTH 79°34'10" EAST, 157.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE AS CURRENTLY LOCATED; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°03'35" EAST WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 25°05'38" AND AN ARC DISTANCE OF 324.10 FEET; THENCE SOUTH 25°09'12" EAST, 237.68 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 21°04'20" AND AN ARC DISTANCE OF 242.74 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°34'41" AND AN ARC DISTANCE OF 33.01 FEET TO THE NORTHERLY PROPOSED RIGHT-OF-WAY LINE OF JOHNSTON DRIVE; THENCE ON SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, WESTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 19°54'52" AND AN ARC DISTANCE OF 427.52 FEET; THENCE SOUTH 70°34'56" WEST, 139.34 FEET; THENCE SOUTH 70°36'24" WEST, 139.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BENTON HOUSE OF RAYMORE; THENCE ON THE EASTERLY LOT LINE OF SAID LOT 1, NORTH 19°24'52" WEST, 395.95 FEET TO THE POINT OF BEGINNING. CONTAINING 971,665 SQUARE FEET OR 22.31 ACRES, MORE OR LESS.

Section 3. Memorandum of Understanding. Pursuant to Section 470.050 of the Unified Development Code, the City Manager is hereby authorized to execute the Memorandum of Understanding by and between the City of Raymore, MO, and Griffin Riley Property Group, Inc.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF APRIL, 2023.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF MAY, 2023 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Engert
Councilmember Forster
Councilmember Holman
Councilmember Townsend

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: April 24, 2023
Re: **Case #23007 Rezoning; Timber Trails Mixed Use, "R-3AP" to "PUD"**

GENERAL INFORMATION

**Applicant/
Property Owner** Griffin Riley Property Group LLC
% Jake Loveless
21 SE 29th Terrace.
Lee's Summit, MO 64082

Requested Action: Requesting to reclassify the zoning of 22.31 acres "R-3AP" Multi-Family Residential Planned District to "PUD" Planned Unit Development District.

Property Location: Generally, located north of the future extension of Johnston Dr, west of Dean Avenue, and north of Benton House.



Existing Zoning: "R-3AP" Multi-Family Residential Planned District



Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for High Density Residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies Dean Ave. as a Minor Arterial and Johnston Dr as a Minor Collector.

Legal Description:

PROPERTY DESCRIPTION AS TAKEN FROM KANSAS CITY TITLE, INC'S COMMITMENT FOR TITLE INSURANCE FILE NO. KCT-235832, DATED JUNE 29, 2021 AT 8:00 WITH AN UPDATE OF JUNE 30, 2021.

A TRACT OF LAND IN THE EAST HALF OF SECTION 18 TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN RAYMORE, CASS COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BENTON HOUSE OF RAYMORE, A SUBDIVISION OF LAND RECORDED AS BOOK 22 AT PAGE 17 IN THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ON THE NORTHERLY LINE OF SAID LOT 1, SOUTH 70°35'08" WEST, 550.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 49; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 25°09'01" WEST, 823.40 FEET TO THE SOUTHERLY DEED LINE OF THE PROPERTY DESCRIBED IN BOOK 3117 AT PAGE 349 IN THE SAID OFFICE OF THE RECORDER OF DEEDS; THENCE ON SAID SOUTHERLY DEED LINE, SOUTH 86°37'54" EAST, 876.38 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF TIMBER TRAILS TOWNHOMES, FIRST PLAT A RECORDED SUBDIVISION IN THE CASS COUNTY RECORDER OF DEEDS OFFICE IN BOOK 19, AT PAGE 55; THENCE ON THE SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING 13 CALLS, SOUTH 02°55'12" WEST, 30.00 FEET; THENCE SOUTH 86°37'54" EAST, 30.00 FEET; THENCE SOUTH 02°55'12" WEST, 114.30 FEET; THENCE SOUTH 86°37'54" EAST, 6.09 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 12°26'00" AND AN ARC DISTANCE OF 103.08 FEET; THENCE SOUTH 09°03'54" EAST, 50.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING

AN INITIAL TANGENT BEARING OF NORTH 78°55'28" EAST WITH A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 02°00'38" AND AN ARC DISTANCE OF 18.42 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 78°55'28" EAST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°02'55" AND AN ARC DISTANCE OF 22.79 FEET; THENCE NORTH 76°01'51" EAST, 54.00 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 14°01'50" WEST WITH A RADIUS OF 871.00 FEET, A CENTRAL ANGLE OF 06°41'05" AND AN ARC DISTANCE OF 101.62 FEET; THENCE NORTH 78°58'11" EAST, 111.64 FEET; THENCE NORTH 51°36'51" EAST, 157.48 FEET; THENCE NORTH 79°34'10" EAST, 157.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE AS CURRENTLY LOCATED; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°03'35" EAST WITH A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 25°05'38" AND AN ARC DISTANCE OF 324.10 FEET; THENCE SOUTH 25°09'12" EAST, 237.68 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 21°04'20" AND AN ARC DISTANCE OF 242.74 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°34'41" AND AN ARC DISTANCE OF 33.01 FEET TO THE NORTHERLY PROPOSED RIGHT-OF-WAY LINE OF JOHNSTON DRIVE; THENCE ON SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, WESTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 19°54'52" AND AN ARC DISTANCE OF 427.52 FEET; THENCE SOUTH 70°34'56" WEST, 139.34 FEET; THENCE SOUTH 70°36'24" WEST, 139.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BENTON HOUSE OF RAYMORE; THENCE ON THE EASTERLY LOT LINE OF SAID LOT 1, NORTH 19°24'52" WEST, 395.95 FEET TO THE POINT OF BEGINNING. CONTAINING 971,665 SQUARE FEET OR 22.31 ACRES, MORE OR LESS.

Site Photos:



Looking east from Interstate 49



Looking northeast from Benton House at Johnston Dr terminus.



Looking south from Barberry Ln terminus.



Looking west from Dean Ave.



Looking northwest from the interstation of Johnston Dr and Dean Ave.

Advertisement: March 1, 2023 **North Cass Herald** newspaper
March 22, 2023 **North Cass Herald** newspaper

Public Hearing: March 21, 2023 Planning Commission meeting
April 24, 2023 City Council

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Preliminary Development Plan
Exhibit 8. Memorandum of Understanding

Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning designation of 22.31 acres from "R-3AP" Multi-Family Residential Planned District to "PUD" Planned Unit Development, including the Preliminary Development Plan for the proposed project.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments and Planned Unit Developments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.050 outlines the requirements and procedures of the preliminary development plan and final development plan, and further requires the approval of a Memorandum of Understanding (MOU) by the City Council.

Section 470.050 (F) outlines ten findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- On January 26, 2004, an application to rezone the entirety of the Timber Trails development from its previous "A" and "M-1" zoning designations to R-1P and R-3P zoning designations was approved by the City Council.
- On February 9, 2004, a preliminary plat for the area including the subject property and the area that is now the location of Benton House, was approved to include 336 townhome units.
 - Of the remaining undeveloped portion of the preliminary plat, 268 townhomes remain approved, but unbuilt.
- The first final plat for the Timber Trails townhome development was approved on February 14, 2005, and included 17 buildings, containing a total of 68 townhome units, all of which have been constructed.
- In 2007, Hunt Midwest Development and the Yarco Company appeared at a City Council Work Session for a proposal to develop a mixed-use, mixed-income development on the subject property, which would have been partially financed with Missouri Housing Development Commission Low-Income Housing Tax Credits. The City Council and community expressed overwhelming opposition to the proposal, and a development application was never filed with the City.
- With the adoption of the Unified Development Code, the zoning classification was converted from "R-3P" to "R-3AP" on January 1, 2009.
- In December of 2008, Hunt Midwest Real Estate, filed a joint-application with the Dalmark Group to request Preliminary Plat approval for this portion of the Timber Trails development to allow for the construction of a 340-unit apartment development. On August 10, 2009, the City Council approved the request to allow for the proposed apartment development. No development applications were ever submitted to the City for this project. Staff determined that the Preliminary Plat for this portion of the development expired due to the lack of a submittal of a final plat application in accordance with the Unified Development Code.
 - The application for this development was filed prior to the adoption of the Unified Development Code on January 1, 2009. This secured their right to build an apartment community on the property under the R-3A Multiple-Family Residential zoning. Apartment uses are restricted to the R-3B zoning district under the current zoning code.
- The City Council has approved extensions to the Preliminary Plat in 2007, 2009, 2011, 2013, 2016, and 2020.

- At its August 11, 2014 meeting City Council approved a conditional use permit for a senior living facility (Benton House) to be located southwest of the subject property. On September 2, 2014, the Planning and Zoning Commission approved the Benton House of Raymore Site Plan.
- On April 25, 2022, the City Council approved the PUD rezoning and Preliminary Development Plan for Allera, a 170-lot detached single family development, that also included a 9-unit live/work attached single family component. No applications have been submitted for this property to date.
- The applicant, Griffin Riley Property Group, originally submitted a PUD rezoning request for this property in October of 2021. Upon initial review of the application, and further discussion with City staff, the applicant requested to place the application on hold. The application expired in accordance with the Unified Development Code.
- The Timber Trails 3rd Plat, located to the southeast of the subject property, was approved by the City Council on September 26, 2022. This was the most recent development within the Timber Trails area.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday March 8, 2023 in the Council Chambers of City Hall. 0 residents attended the meeting, along with the City Planner, Dylan Eppert Development Services Director, David Gress and Economic Development Director, Brandon Keller. Jake Loveless and Matt Tapp representing Griffin-Riley Property Group. Jim Long, project engineer and several members of NSPJ Architects were in attendance as well. With no residents being in attendance the meeting concluded.

STAFF COMMENTS

1. The requested PUD Preliminary Plan proposes 299 multi-family dwelling units spanning across four (4) buildings, a hotel located on the northwest corner of the property, retail building located on the southeast corner and a clubhouse with pool amenity in the center of the proposed development.
2. The development standards for the existing and proposed zoning districts are as follows:

	Lot 1 <i>Hotel</i>	Lots 2, 3, 5 <i>Residential</i>	Lot 4 <i>Retail</i>	R3-AP (existing)
<i>Minimum Lot Area</i>	2,000 SF	12,000 SF	2,000 SF	12,000 SF
<i>Minimum Lot Area per Dwelling Unit</i>	N/A	1,000 SF	N/A	2,000 SF

<i>Minimum Lot Depth</i>	100 ft.	120 ft.	100 ft.	120 ft.
<i>Minimum Front Yard</i>	30 ft.	30 ft.	30 ft.	30 ft.
<i>Minimum Rear Yard</i>	20 ft.	30 ft.	20 ft.	30 ft.
<i>Minimum Side Yard</i>	10 ft.	10 ft. (Buildings B-D) Building A per the Preliminary Development Plan	10 ft.	7.5 ft (15 ft. min. between buildings)
<i>Maximum Building Height</i>	80 ft.	70 ft. (Lot 2) 60 ft. (Lots 3,5)	80 ft.	50 ft.
<i>Maximum Building Coverage</i>	50%	40%	40%	40%
<i>Maximum Density, Dwelling Units/Acre</i>	N/A	23.5	N/A	14

3. Deviations in the Bulk and Dimensional Standards from the traditional zoning designations (C-3, or R3-B) for the proposed PUD included:
 - a. A **decrease** in the Minimum Lot Area per Dwelling Unit from 2,000 SF to 1,000 SF
 - b. An **increase** in the Maximum Building Height for Lot 2 from 50' to 70'
 - c. An **increase** in the Maximum Building Height for Lots 3 & 5 from 50' to 60'
 - d. A **decrease** in the side-yard setback for Building A (residential) only, to accommodate an offset property line.
4. The proposed garage structures contained within the residential use shall be allowed to encroach into the required front yard setback areas, and shall remain at a minimum of 5' from all property lines.
5. Type-A Screening would be required along the northern property lines, abutting the existing townhomes and the TransWest RV facility. Type-A screening would also be required adjacent to the existing Benton House.
6. The applicant has proposed Type-B screening between the proposed residential and hotel uses.
7. The following amenities are being proposed within the Preliminary Development Plan. The Memorandum of Understanding for the project outlines the timing requirements for installation of the proposed amenities:
 - a. Wet regional detention basin
 - b. Internal walking trails
 - c. Covered residential parking structures
 - d. Tuck-under garage parking

- e. Clubhouse with pool deck
- 8. There are an additional 268 townhomes approved but unbuilt under the existing preliminary plat for the area proposed to be rezoned. The rezoning application proposes to add an additional 32 units under the proposed apartment use within the PUD.
- 9. The density of the Timber Trails Townhomes was approved at approximately 9.6 dwelling units per acre.
- 10. The density of the 340-unit apartment development proposed in 2009 was approved at approximately 14.41 dwelling units per acre. This increase accounted for the partial build-out of the existing 68 townhomes to the north, thus a decrease in land area for the apartment development.
- 11. The density of the proposed apartment use within the proposed PUD is approximately 23.05 dwelling units per acre. This increase accounts for the previous development of Benton House (2014), and the proposal of two additional uses within the proposed development.
 - a. For comparison are examples of previously approved projects in terms of density of residential dwelling units:

Project	Dwelling Units	Density (units/ac.)
Timber Trails Mixed Use (PROPOSED)	299	23.05
Manor Homes of Eagle Glen	269	14.6
Lofts at Foxridge	396	15.8
Watermark/Depot	300	14.26

- 12. No deviations were requested for parking requirements. Parking for the proposed development is as follows. Final Development Plans shall comply with the following:

Use	Minimum Parking Spaces Required
Multi Family/Apartment Dwelling	1.6 spaces per dwelling
Lodging	1 space per 1.5 beds
Retail Sales	1 space per 300 square feet

13. Parking for the various uses within the proposed development has been provided through a combination of traditional surface-parking, on-street parking, and garage parking (residential use only).
14. The use standards for the proposed retail strip center are reflective of the use standards for the C-2 General Commercial and C-3 Regional Commercial zoning districts. No deviations in permitted, conditional, or prohibited uses were requested as part of the proposed PUD.
15. The proposed retail building shall comply with the requirements of having 4-sided architecture so as to limit the visual impact of building utilities and appurtenances adjacent to Dean Avenue and Johnston Drive. This requirement shall be met at the time of a final development plan submittal.
16. Pursuant to Section 415.060(D) of the Unified Development Code, The Planning and Zoning Commission and City Council may designate divisible geographic sections of the entire parcel to be developed as a unit, and may, in such a case, specify reasonable periods within which developments of such unit must be commenced. Staff included a proposed phasing schedule within the MOU.
17. The City has taken on the responsibility of constructing the extension of Johnston Drive from its current terminus to connect to Dean Avenue. This is a project approved as part of the 2020 General Obligation Bond Issuance. Staff is currently under design on the roadway.
18. Trash service will be provided by a private company and will not be served by the City.
19. Per Section 430.110 of the Unified Development Code, "no receptacle may be located in the side or rear yard. If the site does not afford any option the Planning Commission may allow a receptacle in the front or side yard area". City Staff provided comments on this during the initial review and feels there is adequate space within the plan to properly site the trash enclosures in such a way that is compliant with the Code.
20. **South Metro Fire Protection District** reviewed the proposed development and offered the following comments:
 - a. The applicant has requested to modify the 150' access requirement from all parts of the apartment buildings only and proposed 200' to all parts.
 - i. The Fire Marshal has granted the request in exchange for a standpipe to be installed on the rear location of the buildings for the fire department to connect their hose. This variance would not apply to the hotel or retail buildings.
 - b. The applicant also requested that no sidewalk be required to the standpipe connection above.

- i. The Fire Marshal also granted that request if the standpipe was clearly identified, and the sidewalk was not a part of any other sidewalk for required exits or discharges.
- 21.A Memorandum of Understanding (MOU) is required if the reclassification of zoning is approved. The MOU is binding on the applicant and subsequent owner of the lots. Any change to the MOU or Preliminary Development Plan will require approval of the City Council.
- 22.Barberry Lane, the existing public street serving the townhomes to the north is not proposed to connect to the proposed development. A cul-de-sac would be constructed to serve emergency services, and would be installed by the Developer.
- 23.The Developer has requested that the loop street serving the proposed development be constructed as a public roadway. City staff believes this roadway will primarily only serve the proposed development, and should remain private.
- 24.Staff indicated concerns on the proposed access drive to Dean Avenue serving the retail pad site, given the lack of dedicated turning lanes on Dean Avenue, as well as the tight turning radius into the parking lot from Dean Avenue. Direct access to arterial roads is typically not permitted, and additional consideration may need to be given to any required modifications to this access prior to approval of a final development plan.
- 25.The two proposed connections to the outer road would fall under the jurisdiction of the Missouri Department of Transportation (MoDOT). Approval of these connections shall be obtained from MODOT prior to the consideration of a final development plan for this project.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a PUD request. Under 470.050 (F) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City;

The proposed development does comply with the Growth Management Plan as this area is identified as appropriate for high density residential. While not currently zoned for the mixed retail and hotel uses currently, the Strategic Plan adopted by the City Council includes goals focused on diversifying the City's economic tax base, and attracting new businesses to the City. The proposed hotel and retail components would support such goals.

2. the preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose;

The purpose of the PUD district is to *"encourage the unified design of residential, commercial, office, professional services, retail and institutional uses and facilities or combinations thereof in accordance with an approved comprehensive development plan"*, and to *"provide for flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and design excellence"*.

The proposed PUD does provide for a unified mixture of residential and commercial uses, and provides for a common area amenity that also functions as a regional stormwater utility. The project is proposed with high-quality design through the proposed uses. The PUD standards that are set forth in the Code are consistent with the proposed development.

3. the nature and extent of common open space in the PUD;

Open space is primarily concentrated on the east side of the development that abuts Dean Ave. This area consists of a stormwater detention pond and walking trail that connects to the rest of the development through connected sidewalks. Minor common area is also provided within the amenity area of the proposed residential development, but little details were included in the preliminary plan regarding these private amenities. The common open space provided within the plan accounts for approximately 9.5% of the overall site area. A large portion of the common open space includes a stormwater detention pond, which functions more as a common utility than open space, but also serves as an amenity to the development under the proposed MOU.

4. the reliability of the proposals for maintenance and conservation of common open space;

The common open space provided within the PUD is primarily in the form of a regional stormwater detention facility located on the eastern portion of the development, and includes sidewalk connectivity between adjacent uses. The MOU requires that the stormwater facility be subject to a maintenance agreement, as required for all developments. The MOU also requires that the sidewalks serving the development be constructed and maintained by the Developer. No substantial details were provided as to the perpetual maintenance of the open space at this time, but the MOU outlines such requirements for the proposed development.

5. the adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan;

The open space provided within the proposed PUD functions primarily as the stormwater detention area, with sidewalks added for connectivity throughout the proposed development. The platted common open space is approximately 1.9 acres, which accounts for 9.5% of the overall site area. The clubhouse and pool

area provided in conjunction with the proposed residential use does function as common space for residents, but little information was provided within the Preliminary Development Plan as to other proposed common amenities that would be provided. Given the proposed density of 23 dwelling units per acre, the quantity and location of common open green space could be determined to be inadequate. A large portion of the common open space includes a stormwater detention pond, which functions more as a common utility than open space, but also serves as an amenity to the development under the proposed MOU.

6. whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment;

The preliminary development plan does make adequate provisions for public services as well as control over vehicular traffic. The loop street within the development promotes adequate circulation and minimizes vehicular impacts to Dean Avenue and Johnston Drive, while providing connectivity to the proposed uses within. The proposed access from Dean Avenue to the retail commercial use is provided to improve access via Dean Avenue, but without further study, could present implications for southbound vehicular traffic along Dean Avenue and create conflicts with cross-turning movements on Dean Ave.

7. whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area;

The preliminary development plan does have potential adverse impacts on adjacent property owners, primarily in the realm of the proposed height of the apartment buildings. A portion of the proposed apartments would be substantially taller than the surrounding properties, proposed at 5 stories at their tallest height with incremental step-downs in height. Consideration was given to the final placement of the proposed buildings in relation to adjacent properties.

8. whether potential adverse impacts have been mitigated to the maximum practical extent;

Careful consideration has been taken into account with regard to the 3 to 5 story apartment building proposed in the northwest corner of the development, adjacent to the existing TransWest facility. Building "A" proposes a "step-down" of a 3, 4 and 5 story building located at the northwest corner of the site. The development plan proposes the 3 story product closest to the existing townhomes so as not to create a towering effect over the residents on the north side of the development.

Buildings "B" and "D" are proposed as 4-story and 3-4 story buildings respectively, and may contrast with the adjacent existing 1-story building (Benton House).

9. whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the

use of (non-PUD) conventional Unified Development Code;

The proposal could not be accomplished through conventional zoning since the development plan combines a mix of residential and commercial uses. The bulk and dimensional standards do not fall directly within any of the conventional zoning districts. Some deviations have been requested to support the unique approach to this development, but not to the extent that it negates the purpose of the PUD zoning district.

10. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

The terms and conditions of the proposed development are outlined within the Memorandum of Understanding. The phasing schedule within provides requirements for the time-frames in which the proposed uses can be constructed in relation to one another, and have been incorporated to ensure that the development is constructed in the mixed-use manor in which it is being proposed, even in the event that the project is construction over a period of years. The MOU requires that a final development plan be submitted within one-year of the approval of the preliminary plan, or submit a request for extension, or such plan shall expire.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u> Public Hearing	<u>Planning Commission</u> March 21, 2023	<u>City Council 1st</u> April 24, 2023	<u>City Council 2nd</u> May 8, 2023
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STAFF RECOMMENDATION

The proposed PUD Rezoning and Preliminary Development Plan provides for a mixture of uses within an undeveloped tract of land within the Timber Trails subdivision, which was originally approved in 2004. The site is partially developed with existing townhomes and a retirement community surrounding the proposed development.

The proposed commercial uses are consistent with allowable uses in traditional commercial zoning districts, and the number of proposed residential dwelling units is consistent with previously proposed plans.

However, given the partially developed nature of the property, the density of the proposed residential development exceeds previously considered development projects. This is in part due to the inclusion of (2) proposed commercial uses within the PUD, a feature which is unique to the project compared to others.

Consideration has been given to the layout of the site to mitigate any adverse impacts to adjoining properties, given the height and placement of proposed buildings and uses in contrast with existing buildings. The MOU provided with the

proposed PUD includes sufficient terms and conditions to ensure the implementation of the proposed preliminary and final plans.

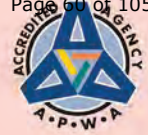
City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #23007, rezoning of 22.31 acres from "R-3AP" Multi-Family Residential Planned District to "PUD" Planned Unit Development District to City Council with a recommendation of approval, subject to the following conditions:

- The proposed loop street connecting Johnston Drive and the outer road remains as a private street.
- A Traffic Impact Study or similar study be conducted for the proposed access onto Dean Avenue (minor arterial) from Lot 4 prior to the approval of a final development plan for Lot 4.
- Approval from the Missouri Department of Transportation (MODOT) is obtained for the proposed connections to the outer road prior to the consideration of any Final Development Plan.

PLANNING AND ZONING RECOMMENDATION 3/21/2023

At its March 21, 2023 meeting, the Planning and Zoning Commission voted 7-1 to accept the staff proposed findings of fact and forwards their recommendation of approval to the City Council for Case #23007 Timber Trails Mixed Use Preliminary Development Plan and Rezoning from "R-3AP" to "PUD" subject to the following conditions:

- The proposed loop street connecting Johnston Drive and the outer road remains as a private street.
- A Traffic Impact Study or similar study be conducted for the proposed access onto Dean Avenue (minor arterial) from Lot 4 prior to the approval of a final development plan for Lot 4.
- Approval from the Missouri Department of Transportation (MODOT) is obtained for the proposed connections to the outer road prior to the consideration of any Final Development Plan.



Memorandum

TO: Planning and Zoning Commission

FROM: Michael Krass, Director of Public Works & Engineering

DATE: March 14, 2023

RE: Timber Trails Mixed Use

This site is part of the original Timber Trails Development first platted in 2004. Sanitary Sewer and Water Lines have been extended to the site as part of previous developments adjacent to the subject property.

The transportation network serving this site consists of Dean Avenue (Minor Arterial) to the east, Johnston Drive (Collector) to the south and Harmon Drive/Outer Road to the west. In accordance with the Transportation Master Plan no direct access to the site should be provided by a connection to Dean Avenue. Access to the site should be provided by driveway connections to Johnston Drive.

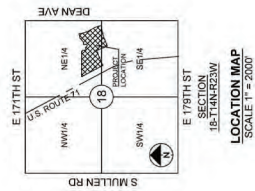
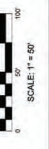
In addition, any access points on Harmon Drive/Outer Road are subject to the approval of the Missouri Department of Transportation.

PREPARED BY:

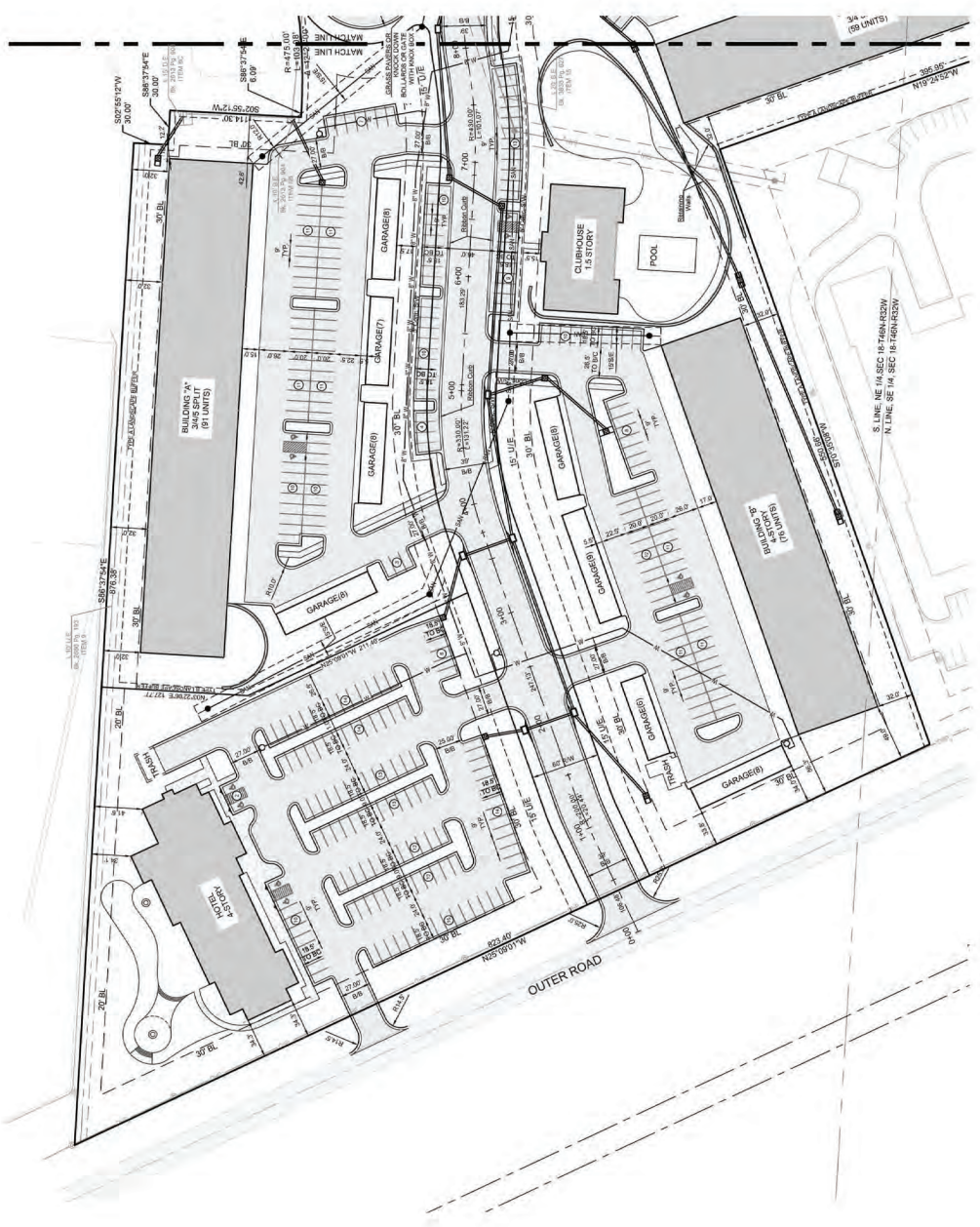
**TIMBER TRAILS MIXED-USE
 PUD SUBMITTAL**
 JOHNSTON DRIVE AND DEAN AVENUE
 RAYMORE, MISSOURI

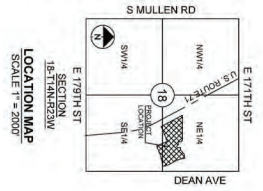
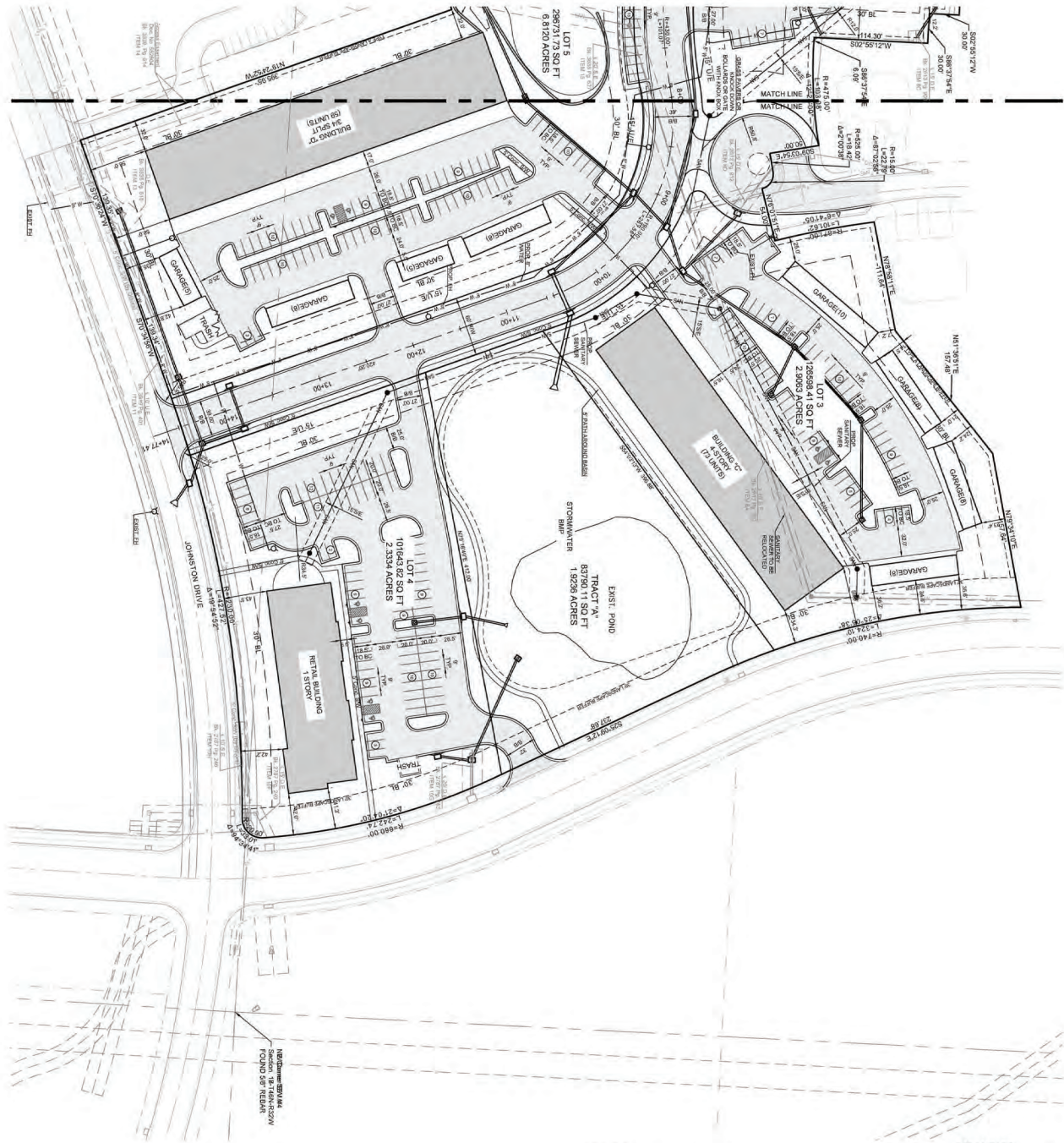
NO.	REVISION DATE	DESCRIPTION
1	2022.03.15	15' CITY COMMENTS
2	2022.03.15	15' CITY COMMENTS

April 24, 2023
 City Council Packet
 Page 6 of 105



- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND ROW LINES
 - SANITARY SEWER MAIN
 - SANITARY SEWER BRANCH
 - ELECTRIC LINE
 - GAS LINE
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - SANITARY SEWER MAIN
 - SANITARY SEWER BRANCH
 - CURB & GUTTER - EXISTING
 - CHURNING POWER LINE - EXIST.





- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND ROW LINES
 - SANITARY SEWER MAIN
 - SANITARY SEWER MANHOLE
 - ELECTRICAL
 - GAS LINE
 - STORM SEWER
 - STORM SEWER MANHOLE
 - FIRE HYDRANT
 - PROPOSED SANITARY MANHOLE
 - SANITARY SEWER MAIN
 - SANITARY SEWER MANHOLE
 - CURB & GUTTER - EXISTING
 - OVERHEAD POWER LINE - EXIST

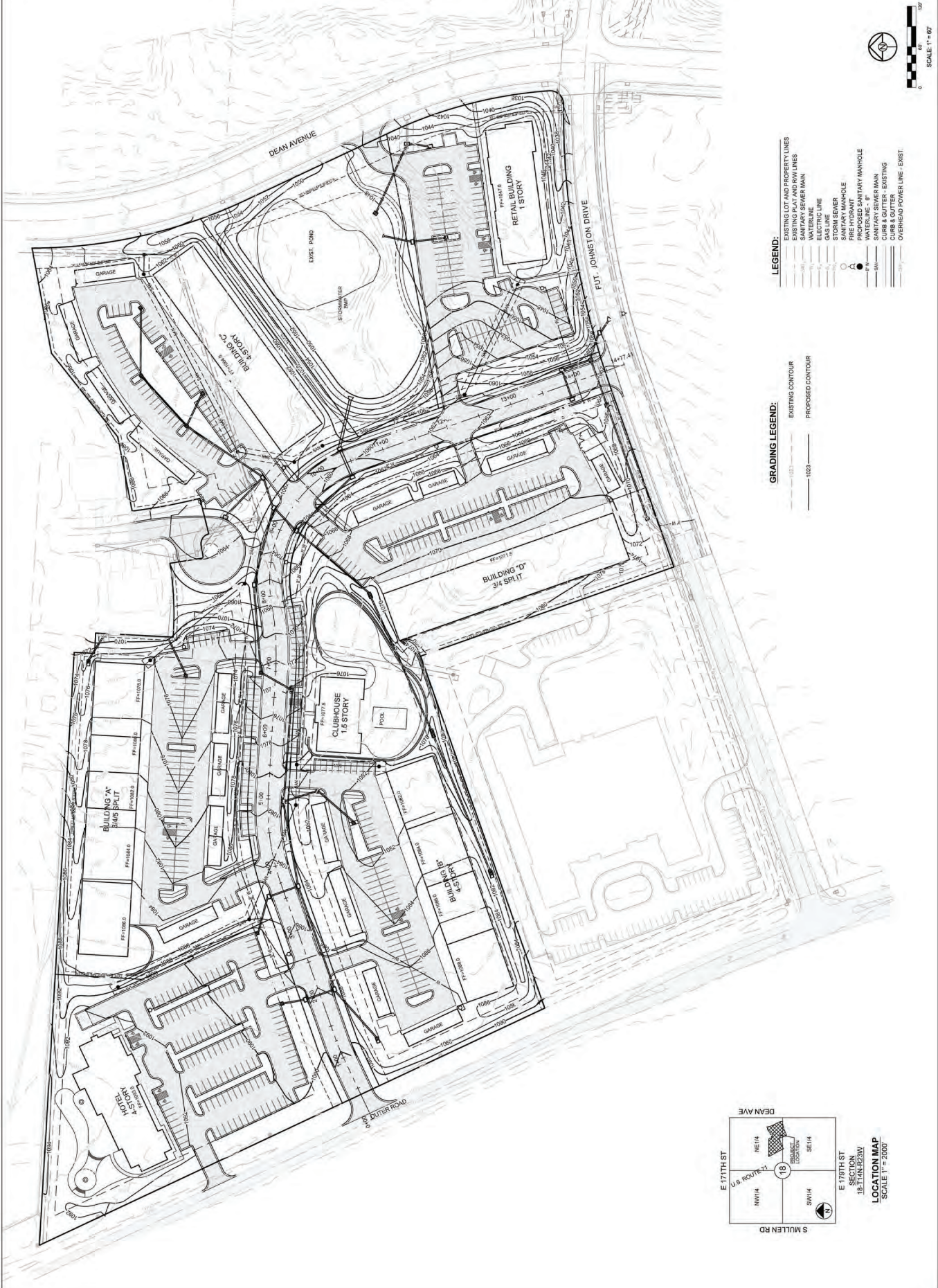


REVISION DATE	DESCRIPTION
2023.03.16	CITY COMMENTS
2023.03.16	CITY COMMENTS

**TIMBER TRAILS MIXED-USE
 PUD SUBMITTAL
 JOHNSTON DRIVE AND DEAN AVENUE
 RAYMORE, MISSOURI**

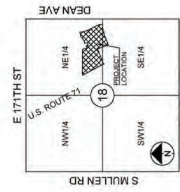
SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 157th Street • Lenexa, Kansas 66215
 (913) 452-5158 • Fax: (913) 462-8400
 WWW.SCHLAGELASSOCIATES.COM
 Missouri State Certificate of Authority
 #E202000800-F #LAC200100537 #LS2020000866-F

C1.2
 SHEET
 SITE PLAN (EAST)

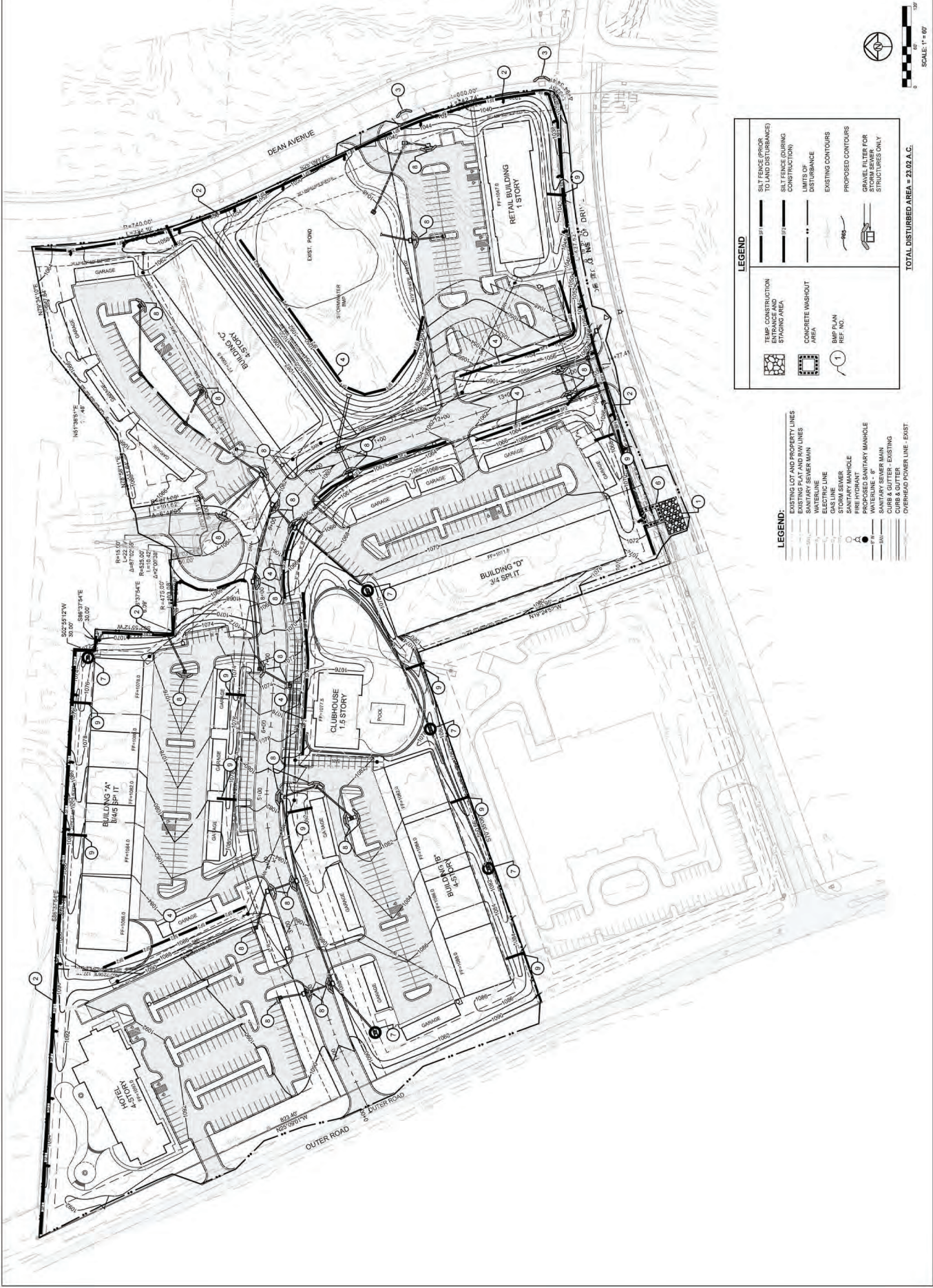


- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAY AND RW LINES
 - EXISTING SANITARY SEWER MAIN
 - WATERLINE
 - ELECTRIC LINE
 - GAS LINE
 - EXISTING SANITARY MANHOLE
 - FIRE HYDRANT
 - PROPOSED SANITARY MANHOLE
 - SANITARY SEWER MAIN
 - CURB & GUTTER - EXISTING
 - OPENED POWER LINE - EXIST

- GRADING LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR



LOCATION MAP
 SCALE: 1" = 2000'



LEGEND

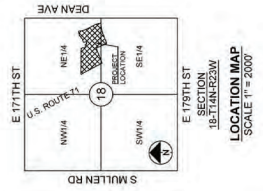
TEMP. CONSTRUCTION STAGING AREA	SILT FENCE PRIOR TO LAND DISTURBANCE
CONCRETE WASHOUT AREA	SILT FENCE DURING CONSTRUCTION
BMP PLAN REF. NO.	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

LEGEND

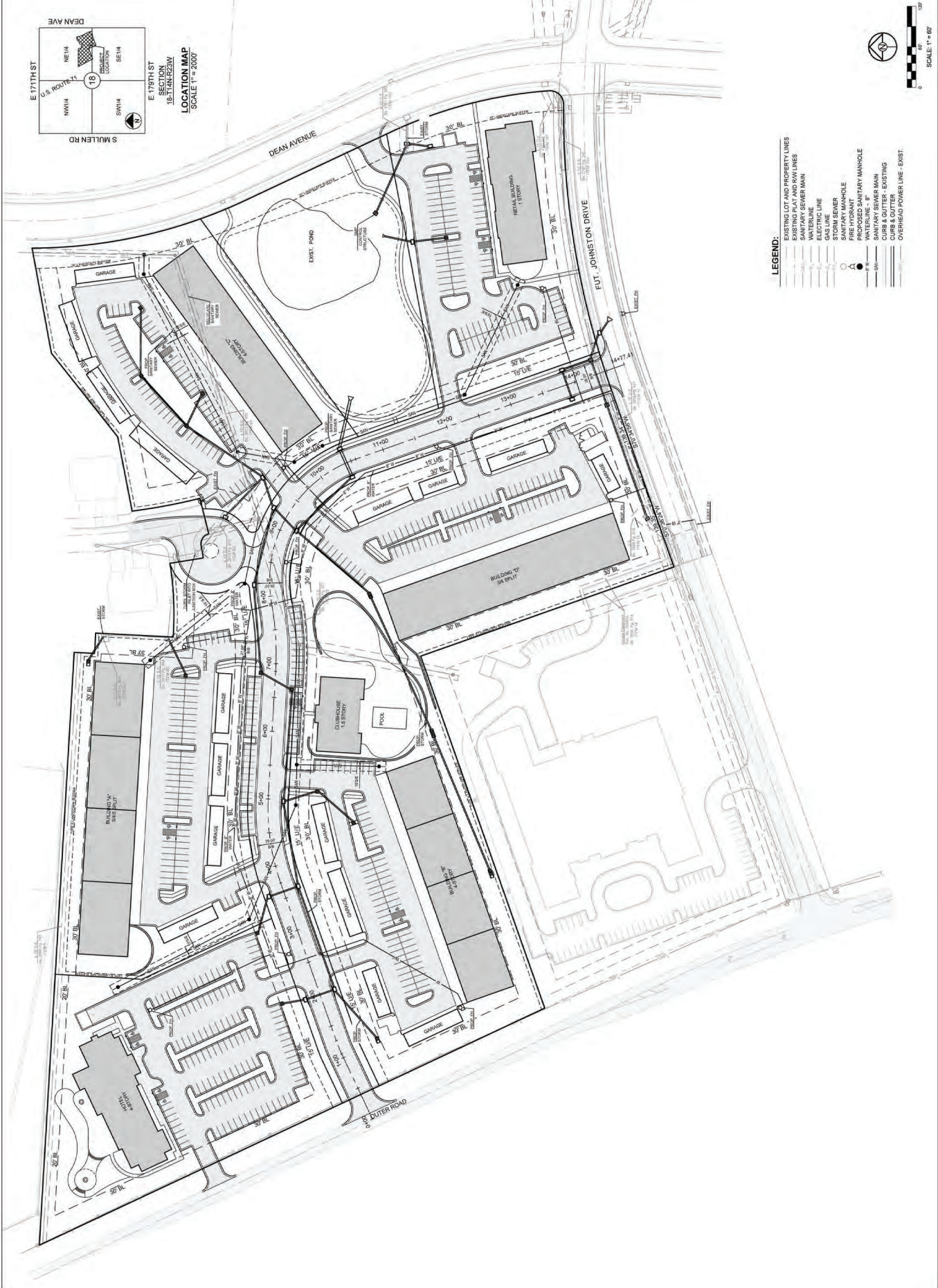
EXISTING LOT AND PROPERTY LINES	EXISTING PLAY AND ROW LINES
WATER MAIN	ELECTRIC LINE
GAS LINE	SEWER MAIN
SANITARY MANHOLE	FIRE HYDRANT
WATER MAIN - EXIST	SANITARY SEWER MAIN
CURB & GUTTER - EXIST	OVERHEAD POWER LINE - EXIST



TOTAL DISTURBED AREA = 23.02 A.C.



- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAY AND RW LINES
 - EXISTING SANITARY MAIN
 - WATERLINE
 - ELECTRIC LINE
 - GAS LINE
 - EXISTING MANHOLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - PROPOSED SANITARY MANHOLE
 - SANITARY SEWER MAIN
 - SANITARY SEWER MAN
 - CURB & GUTTER - EXISTING
 - CURB & GUTTER - EXIST
 - PROPOSED POWER LINE - EXIST





ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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 schlagel@schlagelassociates.com

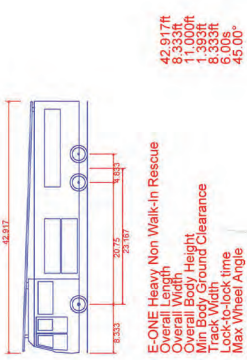
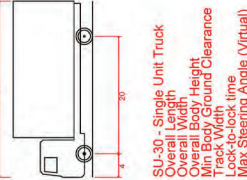
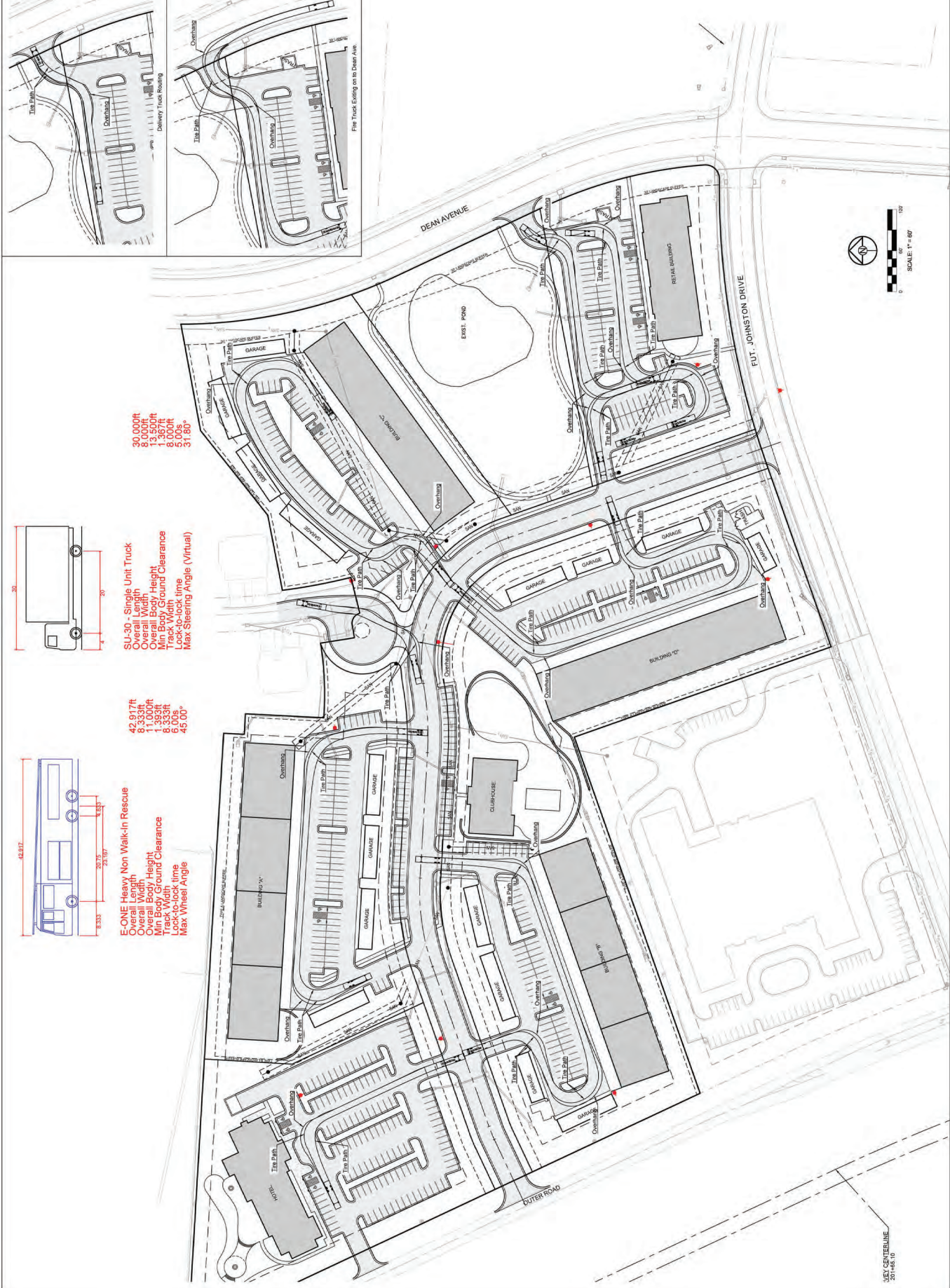
PREPARED BY:
 SCHLAGEL ASSOCIATES PA

TIMBER TRAILS MIXED-USE
 PUD SUBMITTAL
 JOHNSTON DRIVE AND DEAN AVENUE
 RAYMORE, MISSOURI

DATE	DESCRIPTION
2023.03.15	0177 COMMENTS
2023.03.15	0178 COMMENTS
2023.03.15	0179 COMMENTS
2023.03.15	0180 COMMENTS
2023.03.15	0181 COMMENTS
2023.03.15	0182 COMMENTS
2023.03.15	0183 COMMENTS
2023.03.15	0184 COMMENTS
2023.03.15	0185 COMMENTS

April 24, 2023
 City Council Packet
 Page 6 of 105

SHEET
C6.0



SHEET CENTERLINE
 25' +45.10



3 1/4-STORY SPLIT STORY APARTMENT ELEVATION CONCEPT
3/32" = 1'-0"



4-STORY APARTMENT ELEVATION CONCEPT
3/32" = 1'-0"



4-STORY HOTEL ELEVATION CONCEPT
3/32" = 1'-0"



SITE PLAN
 1"=80'-0"

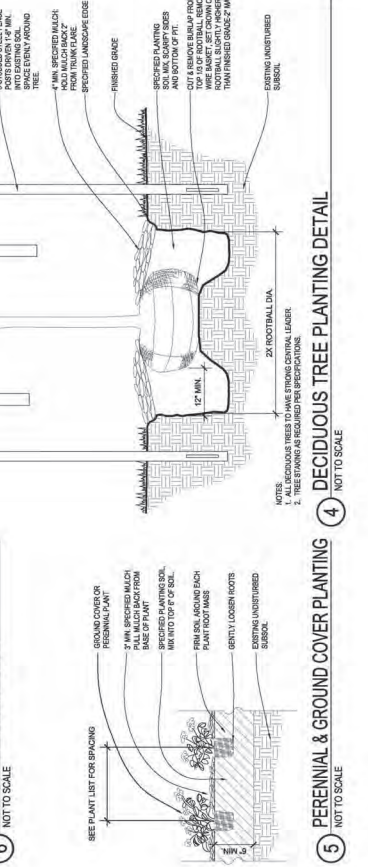
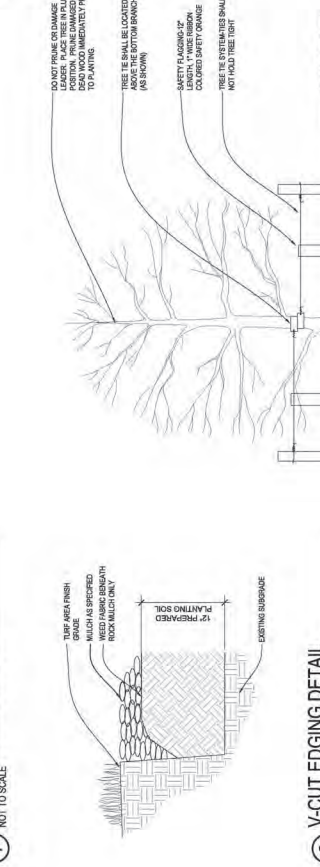
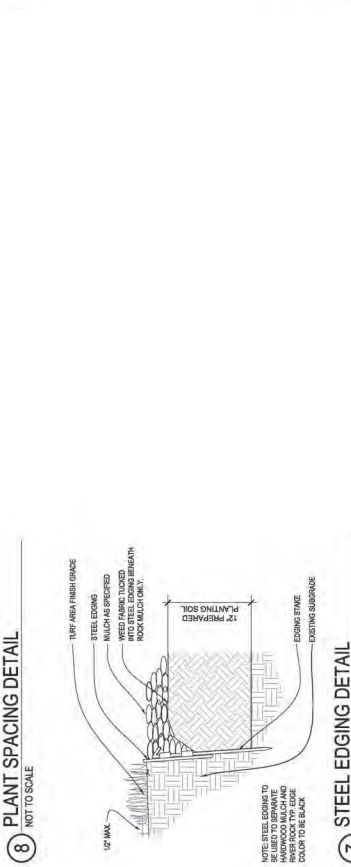
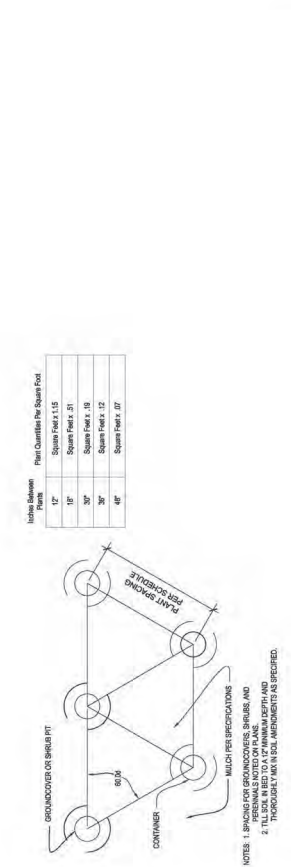
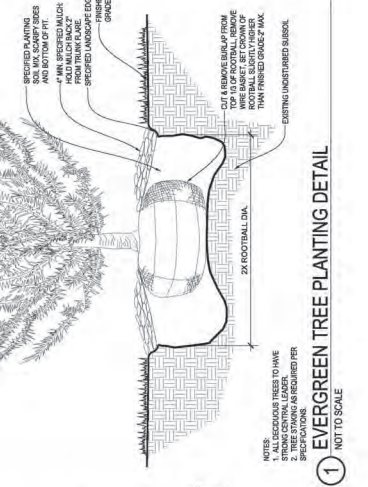
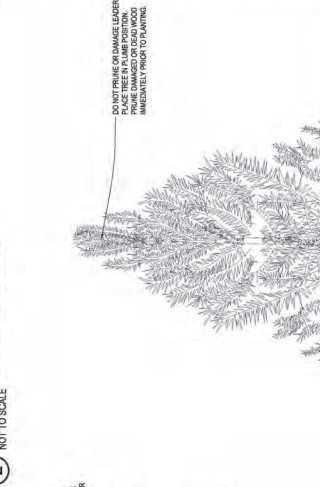
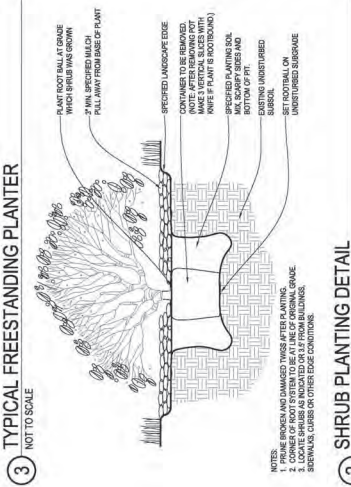
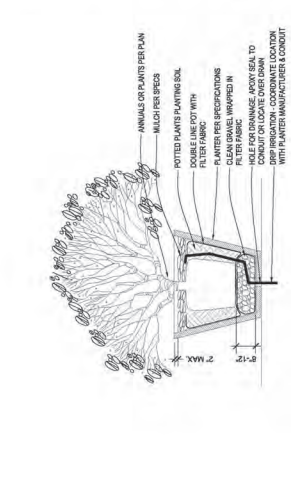


- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - CONTRACTOR SHALL VERIFY ALL UTILITIES ARE CORRECTLY LOCATED AND MARKED PRIOR TO ANY EXCAVATION WORK. THE FIELD TO UTILIZE GREATER COVERAGE OF GRADING PLANE, THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTING:
 - ALL EXISTING UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
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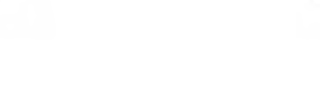
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Labels	Quantity	Notes
1"	15'	Peri Quantities for Square Foot
2"	15'	Square Feet x 1.51
3"	15'	Square Feet x 1.91
4"	15'	Square Feet x 2.31
5"	15'	Square Feet x 2.71

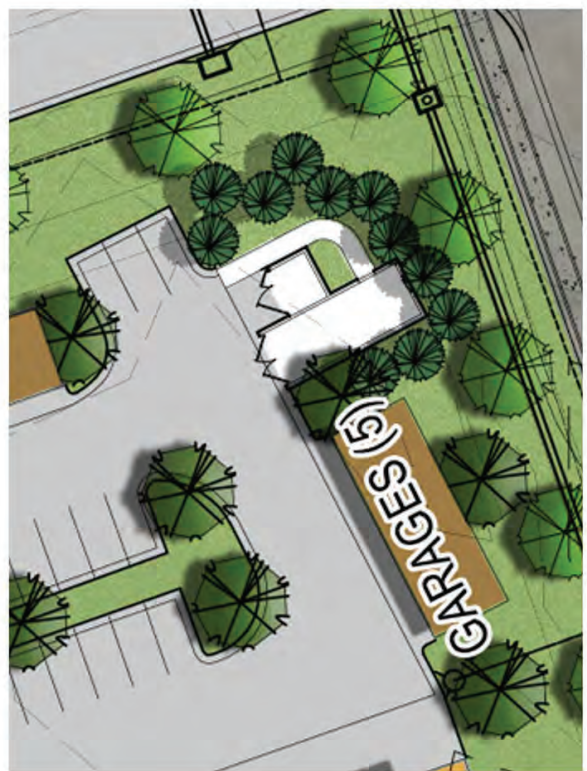




TRASH ENCLOSURE
FRONT ELEVATION
1/8" = 1'-0"



TRASH ENCLOSURE
RIGHT ELEVATION
1/8" = 1'-0"



SITE PLAN
1" = 30'-0"



*Memorandum of Understanding
for
Timber Trails Mixed Use
Development*

Legal Description Contained on Pages 2-3

Between Griffin Riley Property Group Inc., Grantor,

and

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

May 8, 2023

MEMORANDUM OF UNDERSTANDING

Timber Trails Mixed Use

THIS MEMORANDUM OF UNDERSTANDING ("MOU") FOR THE DEVELOPMENT OF **THE TIMBER TRAILS MIXED USE SUBDIVISION** is made and entered into this **8th day of May, 2023**, by and between Griffin Riley Property Group Inc ("Sub-Divider") also being referred to herein as "Grantors"; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

WHEREAS, Sub-Divider seeks to obtain rezoning and preliminary development plan approval from the City for a mixed-use development to be known as Timber Trails Mixed Use, proposed to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider 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's, 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:

The provisions of this MOU shall apply to the following described property:

A tract of land in the East Half of Section 18 Township 46 North, Range 32 West of the 5th Principal Meridian in Raymore, Cass County, Missouri being bounded and described as follows: Beginning at the Northeast corner of lot 1, Benton House of Raymore, a subdivision of land recorded as Book 22 at Page 17 in the Cass County Recorder of Deeds office; thence on the northerly line of said Lot 1, South 70°35'08" West, 550.66 feet to the easterly right-of-way line of Interstate Highway 49; thence on said easterly right-of-way line, North 25°09'01" West, 823.40 feet to the southerly deed line of the property described in book 3117 at page 349 in the said office of the recorder of deeds; thence on said southerly deed line, South 86°37'54" East, 876.38 feet to a point on the westerly boundary line of Timber Trails Townhomes, First Plat a recorded subdivision in the Cass County Recorder of Deeds office in Book 19, at page 55; thence on the said subdivision boundary line the following 13 calls, South 02°55'12" West, 30.00 feet; thence South 86°37'54" East, 30.00 feet; thence South 02°55'12" West, 114.30 feet; thence South 86°37'54" East, 6.09 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 475.00 feet, a central angle of 12°26'00" and an arc distance of 103.08 feet; thence South 09°03'54" East, 50.00 feet; thence Easterly along a curve to the right having an initial tangent bearing of North 78°55'28" East with a radius of 525.00 feet, a central angle of 02°00'38" and an arc distance of 18.42 feet; thence Southeasterly along a curve to the right having an initial tangent bearing of North 78°55'28" East with a radius of 15.00 feet, a central angle of 87°02'55" and an arc distance of 22.79 feet; thence North 76°01'51" East, 54.00 feet; thence Northerly along a curve to the right having an initial tangent bearing of North 14°01'50" West with a radius of 871.00 feet, a central angle of 06°41'05" and an arc distance of 101.62 feet; thence North 78°58'11" East, 111.64 feet; thence North 51°36'51" East, 157.48 feet; thence North 79°34'10" East, 157.64 feet to a point on the westerly right-of-way line of Dean Avenue as currently located; thence on said westerly right-of-way line, Southerly along a curve to the left having an initial tangent bearing of South 00°03'35" East with a radius of 740.00

*Timber Trails Mixed Use Development
Memorandum of Understanding*

feet, a central angle of 25°05'38" and an arc distance of 324.10 feet; thence South 25°09'12" East, 237.68 feet; thence Southerly along a curve to the right being tangent to the last described course with a radius of 660.00 feet, a central angle of 21°04'20" and an arc distance of 242.74 feet; thence Southwesterly along a curve to the right having a common tangent with the last described course with a radius of 20.00 feet, a central angle of 94°34'41" and an arc distance of 33.01 feet to the northerly proposed right-of-way line of Johnston Drive; thence on said proposed northerly right-of-way line, Westerly along a curve to the left having a common tangent with the last described course with a radius of 1,230.00 feet, a central angle of 19°54'52" and an arc distance of 427.52 feet; thence South 70°34'56" West, 139.34 feet; thence South 70°36'24" West, 139.35 feet to the southeast corner of said Lot 1, Benton House of Raymore; thence on the easterly lot line of said Lot 1, North 19°24'52" West, 395.95 feet to the Point of Beginning. Containing 971,665 square feet or 22.31 acres, more or less.

PRELIMINARY DEVELOPMENT PLAN

1. Sub-Divider intends to develop the entire property as a master planned mixed use development containing multiple uses on multiple parcels in the manner shown on the PUD Preliminary Development Plan, attached and incorporated herein as Exhibit A.

2. Zoning and Land Use

a. The zoning for the entire Property shall be "PUD" Planned Unit Development District. Zoning, land use, and development standards for the PUD shall be as described below:

b. Land Use

1. Apartment Community Residential development, as defined by Section 485.010 of the Unified Development Code shall be permitted on Lots 2, 3, and 5 subject to compliance with any special conditions.

2. Hotels and other Lodging uses permitted within the "C-2" General Commercial and "C-3" Regional Commercial zoning districts in accordance with Section 410.020H of the Unified Development Code shall be permitted on Lot 1, subject to compliance with any special conditions.

3. Commercial Uses contained within the multi-tenant retail strip center located on Lot 4 shall be permitted in accordance with Section 410.020H of the Unified Development Code.

a. Uses designated as "P" permitted in the "C-2" General Commercial and "C-3" Regional. Commercial zoning districts shall be permitted on Lot 4, subject to compliance with any special conditions.

b. Uses designated as "C" conditional in the "C-2" General Commercial and "C-3" Regional. Commercial zoning

districts shall be permitted on Lot 4, subject to the approval of a Conditional Use Permit (CUP), and compliance with any special conditions.

3. Bulk and Dimensional Standards Table:

	Lot 1 <i>Hotel</i>	Lots 2, 3, 5 <i>Residential</i>	Lot 4 <i>Retail</i>	R3-AP <i>(existing)</i>
<i>Minimum Lot Area</i>	2,000 SF	12,000 SF	2,000 SF	12,000 SF
<i>Minimum Lot Area per Dwelling Unit</i>	N/A	1,000 SF	N/A	2,000 SF
<i>Minimum Lot Depth</i>	100 ft.	120 ft.	100 ft.	120 ft.
<i>Minimum Front Yard</i>	30 ft.	30 ft.	30 ft.	30 ft.
<i>Minimum Rear Yard</i>	20 ft.	30 ft.	20 ft.	30 ft.
<i>Minimum Side Yard</i>	10 ft.	10 ft. (Buildings B-D) Building A per the Preliminary Development Plan	10 ft.	7.5 ft (15 ft. min. between buildings)
<i>Maximum Building Height</i>	80 ft.	70 ft. (Lot 2) 60 ft. (Lots 3,5)	80 ft.	50 ft.
<i>Maximum Building Coverage</i>	50%	40%	40%	40%
<i>Maximum Density, Dwelling Units/Acre</i>	N/A	23.5	N/A	14

4. Development Density

- a. Pursuant to Section 415.060(D) of the Unified Development Code, in the case of residential planned unit developments, the Planning and Zoning Commission may permit in each unit deviations from the number of dwelling units per acre established for the entire planned development.
- b. The overall density for the residential component of the overall planned unit development shall not exceed 23.5 dwelling units per acre

5. Common Open Space and Amenities

- a. Common open space and subdivision amenities shall be provided in accordance with the approved Preliminary Development Plan.
- b. The following amenities are provided in the Preliminary Development Plan:
 - i. Wet regional detention basin
 - ii. Walking Trails
 - iii. Covered residential garage parking
 - iv. Tuck under garage parking
 - v. Clubhouse with pool deck
- c. All common open space and amenities shall be maintained by the Sub-Divider.

6. Landscaping & Screening

- a. All required landscaping shall comply with Chapter 430 of the Unified Development Code. The Preliminary Development Plan is being approved with a conceptual Landscaping Plan, which includes details as to plant location, size, type and quantity. Final Landscaping Plans should be submitted with any application for a final development plan.
- b. Type-A screening shall be required along the northern property lines abutting the existing townhome and light industrial developments.
- c. A Type-A screen shall be required between the hotel/lodging use and the residential apartments.
- d. A Type-A screen shall be required between the residential uses and the existing Benton House development.
- e. Landscaped buffers of at least ten feet (10') in width, containing berms, trees, shrubs and/or evergreens shall be provided in the areas abutting Dean Avenue, Johnston Drive, and East Outer Road.
- f. Final details as to plant location, type or size, in the form of a landscape plan shall be submitted with any application for a final development plan or final plat, and shall be consistent with the Landscape Plan approved as part of the Preliminary Development Plan.

- g. All required buffer landscaping shall be installed prior to the issuance of any Certificate of Occupancy for any home within the corresponding phase of the final development plan or final plat, and the Sub-divider shall provide for the perpetual maintenance of all required landscape buffers.

6. Parking

- a. Off-street Parking shall be provided for each use contained within the Preliminary Development Plan as follows:

Use	Minimum Parking Spaces Required
Multi Family/Apartment Dwelling	1.6 spaces per dwelling
Lodging	1.5 space per 1.5 beds
Retail Sales	1 space per 300 square feet

- b. Other uses proposed to occupy tenant spaces within the multi-tenant retail space, including but not limited to Eating and Drinking Establishments, Medical or Dental Clinics, Religious Assemblies, or other used listed in Section 425.020H of the Unified Development Code shall be reviewed by City staff as part of a final development plan application, or at the time a tenant-finish application is filed with the City.

If additional parking spaces are required for such uses, as determined by the Development Services Director, such parking spaces shall be installed prior to the issuance of an occupancy permit for such use.

- c. Off-street parking shall be provided within a common area tract containing the clubhouse and pool at the time the amenities are installed as follows:

Use	Minimum Parking Spaces Required
Private Recreation Facilities	1 space for each 4,000 square feet of area devoted to recreational use

7. Building Design Standards

- A. The Preliminary Development Plan is being approved with conceptual building elevations and designs for the proposed residential, hotel, and commercial uses.
- B. Buildings or structures proposed as part of a final development plan shall be consistent with the elevations and designs contained in the Preliminary Development Plan, subject to the approval of the Planning and Zoning Commission.
- C. The multi-tenant commercial building located on Lot 4 shall be designed with four-sided architecture so as to limit the visual impact of building utilities and appurtenances adjacent to Dean Avenue and Johnston Drive.
- D. The project is proposed to be included within the boundaries of a Chapter 100 Redevelopment Plan. If approved by the City Council, the design of buildings contained within the development may be subject to additional requirements contained within a development or performance agreement, pursuant to the approval of a Chapter 100 Redevelopment Plan.

PHASING SCHEDULE

- 1. Pursuant to Section 415.060(D) of the Unified Development Code, The Planning and Zoning Commission and City Council may designate divisible geographic sections of the entire parcel to be developed as a unit, and may, in such a case, specify reasonable periods within which developments of such unit must be commenced.
- 2. The Preliminary Development Plan is being approved with a defined phasing plan.
 - a. The construction of the residential apartment use(s) located on Lots 2, 3 and/or 5 shall not commence until such time that the Sub-Divider has commenced site development of the retail strip center located on Lot 4; and/or
 - b. such time that the Sub-Divider has received final development plan approval of, and obtained a building permit for the hotel/lodging use located on Lot 1.
 - c. Certificates of Occupancy shall not be issued for the latter of the residential apartment building(s) contained on Lot 2, 3 and/or 5

until such time that a Certificate of Occupancy has been issued for the retail strip center located on Lot 4, or;

3. The project is proposed to be included within the boundaries of a Chapter 100 Redevelopment Plan. If approved by the City Council, the phasing schedule of the project may be subject to or defined by certain terms and conditions contained within a development or performance agreement.

FINAL DEVELOPMENT PLANS

1. Sub-Divider may submit final development plans and associated construction drawings to the City in phases.
2. Each final development plan or final plat must comply with the bulk and dimensional standards included in this MOU.
3. Final development plans or final plats shall be submitted in accordance with the Unified Development Code.
4. A final development plan or final plat application shall be submitted within one year of the date of approval of the Preliminary Development Plan and MOU or the Preliminary Development Plan becomes null and void. The Sub-Divider may also request an extension of the Preliminary Development Plan in accordance with the Unified Development Code prior to the expiration of the Preliminary Plan.

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

- a. Johnston Drive shall be constructed as a Minor Collector with a sixty foot (60') right-of-way.
- b. The design and construction of Johnston Drive from its current terminus east to Dean Avenue is a project funded by the 2020 General Obligation Bond Issuance approved by the voters of Raymore. The City has assumed the responsibility for the design and construction of Johnston Drive.
- c. The Sub-Divider agrees to dedicate the right-of-way, and any necessary construction easements for the construction of Johnston Drive at no cost to the City.

- d. Construction of Johnston Drive from its current terminus east to Dean Avenue is scheduled to be completed by the City of Raymore.
 - i. If the Sub-Divider desires to expedite the timing of completion of the segment of Johnston Drive in advance of the City's construction schedule, the City will enter into a reimbursement agreement with the Sub-Divider for costs of construction of the road segment pursuant to the City-approved design and construction standards.
- e. All proposed roads shall be constructed as private roads.
- f. All private roads shall be designed, constructed and maintained by the Sub-Divider.
- g. The proposed connections to East Outer Road shall be under the jurisdiction of the Missouri Department of Transportation (MoDOT). Approval from MODOT for the two access points shall be submitted prior to approval of the final development plan or site plan by the Planning Commission.

2. Pedestrian Improvements

- a. A five-foot (5') sidewalk was designed, and constructed, along the west side of Dean Avenue adjacent to this development. No improvements to this sidewalk are required.
- b. A five foot (5') sidewalk is required along the north side of Johnston Drive, and shall be installed as part of any final development plan submitted for the area(a) abutting Johnston Drive.
- c. Sidewalk and pedestrian connections shall be provided, where required, pursuant to Section 425.020(C)8, which requires pedestrian connections be provided between principal land uses and adjacent right-of-way. Appropriate connections shall be provided within any final development plans containing residential or commercial uses adjacent to Dean Avenue and Johnston Drive.
- d. Internal sidewalks or trails proposed as amenities shall be constructed and maintained by the Sub-divider.

3. Street Lights

- a. A street light plan shall be submitted by the Sub-Divider as part of any application for a final development plan, and shall comply with the applicable provisions of the Unified Development Code.
- b. Streetlights shall be installed and maintained by the Sub-divider as private infrastructure.
- c. All street lights proposed as part of a final development plan shall be fully operational prior to the issuance of a Certificate of Occupancy for any structure contained within the plan.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each lot and/or building by the Sub-Divider.
2. The Preliminary Development Plan proposes potential relocations of existing public sanitary sewers to serve development. Such relocations shall be the sole responsibility of the Sub-divider, and the Sub-divider shall provide the necessary right-of-way or easements where required for such improvements.
3. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Sub-Divider shall have the engineering plans approved by the MoDNR and the City of Raymore.
4. The Sub-Divider agrees to pay any applicable sewer connection fees and rate charges.
5. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and the Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of the City of Raymore, Missouri.
2. All improvements to the water service system shall comply with the requirements of the City of Raymore and with the requirements of the South Metropolitan Fire Protection District.

3. Sub-divider agrees to pay all applicable water connection and meter fees associated with an application for building permits for any structures contained within a final development plan.
4. The Preliminary Development Plan includes the use of private streets. Any public water main improvements included within a final development plan shall include the dedication of right-of-way or utility easements, at no cost to the City.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Plan.
2. A final stormwater management plan is required to be submitted at the time public improvement construction plans are submitted for all the land area contained within a final development plan.
3. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building contained within the final development plan or final plat.
4. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.
5. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

OPEN SPACE AND AMENITIES

1. Private open space and amenities shall be provided in accordance with the approved Preliminary Development Plan. All privately owned open space, common areas, or amenities shall be constructed and maintained by the Sub-Divider.
2. The following amenities were provided in the Preliminary Development Plan:
 - a. **Wet regional detention basin** - Shall be professionally landscaped and regularly maintained consistent with the remainder of the property, to include detention ponds with professional water features.

- b. **Walking Trails** - Shall be constructed to provide pedestrian connectivity surrounding the wet regional detention basin and other areas of the overall development as shown on the Preliminary Development Plan.
 - c. **Covered residential garage parking** - Shall be designed to be architecturally consistent with any principal residential structures contained within a final development plan.
 - d. **Tuck-under garage parking** - Shall be designed to provide dedicated structured parking spaces below residential dwelling units as shown on the Preliminary Development Plan
 - e. **Clubhouse with pool deck** - Shall be designed to be architecturally consistent with any principal residential structures contained within a final development plan
3. Prior to the full build-out of the subdivision, all amenities shown on the Preliminary Development Plan shall be constructed. Throughout the development process, amenities shall be constructed in accordance with the following phasing schedule:
- a. **Wet regional detention basin** - shall be constructed as part of the public or private improvements contained within any final development plan which would be served by the regional detention basin.
 - b. **Walking Trails** - Shall be constructed prior to the issuance of any Certificate of Occupancy for any structure contained within a final development plan.
 - c. **Covered residential garage parking** - Shall be constructed concurrently with any residential structures contained within a final development plan.
 - d. **Tuck-under garage parking** - Shall be constructed as part of any permitted residential construction activity contained within a final development plan.
 - e. **Clubhouse with pool deck** - Shall be constructed prior to the issuance of a certificate of occupancy for any residential structure(s) contained within a final development plan.

SOLID WASTE SERVICE AND COLLECTION AREAS

- 1. Buildings and units within the subdivision shall not be served by the City of Raymore’s Solid Waste Collection program. It shall be the responsibility of the Sub-divider to provide solid waste collection services to individual buildings and units within the subdivision.
- 2. Centrally located solid waste collection areas shall be provided in accordance with the Preliminary Development Plan, and shall be screened in accordance with Section 430.110 of the Unified

Development Code.

3. Solid waste collection areas shall be constructed and fully operational prior to the issuance of a Certificate of Occupancy for the buildings and/or units in which they serve.

SIGNAGE

1. Subdivision entrance markers are permitted for the development in accordance with Chapter 435 of the Unified Development Code.

FLOODPLAIN

1. No portion of any platted lot shall encroach in the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.
2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:
 - a. work to install the necessary outlet structures for the stormwater detention facilities; or
 - b. work necessary for implementation of any stream enhancements required as part of the stream assessment for development.
3. Construction fencing or a similar barrier shall be installed to discourage construction equipment and activity from occurring within the floodplain area and to provide protection for existing tree canopy.

SOUTH METROPOLITAN FIRE PROTECTION DISTRICT

1. All requirements of the Fire Code adopted by the South Metropolitan Fire Protection District shall be complied with.
2. A building permit shall be obtained from the South Metropolitan Fire Protection District for any buildings or structures contained within the final development plan or final plat.
3. Active building permits for buildings or structures contained within a final development plan or final plat shall be subject to inspection and approval by the South Metropolitan Fire Protection District.

STREET NAMES AND ADDRESSING

1. The City Addressing and Street Naming Policy shall be followed for the assignment of any street name on a final development plan or final plat and for the assignment of addresses issued for all buildings in the subdivision. The City is solely responsible for the final designation of street names and addresses.
2. The street names included on the Preliminary Development Plan have been pre-approved by the City and are being reserved for use within the subdivision.
3. Official street names shall be finalized as part of the final development plan or final plat review and recording process. The City shall verify and approve the final use of any street name placed upon a final plat prior to recording.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any improvements or the issuance of building permits for a Platted Area, Sub-Divider shall have all engineering plans approved by the City of Raymore.
2. Prior to the issuance of building permits, the Sub-divider shall install all public Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all public Improvements.
3. The Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to the sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.
4. The Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Sub-Divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on Sub-Divider's property or from the City's inspection or lack of inspection of the plans, specifications and

construction relating to the improvements to be placed on the Sub-Divider's property. Sub-Divider hereby agrees to pay to the City all damages, costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

CHAPTER 100 FINANCIAL INCENTIVES

The Timber Trails Mixed Use is proposed to be included within the boundaries of a Chapter 100 Redevelopment Plan. If approved by the City Council, the development of this project shall also be subject to certain conditions and requirements that may be contained within a development or performance agreement, pursuant to the approval of the use of Chapter 100 financial incentives.

If not approved by the Council, and the Timber Trails Mixed Use project proceeds without the use of Chapter 100 financial incentives, the terms and conditions of this agreement shall remain in full force and effect.

FEES, BONDS AND INSURANCE

1. The Sub-Divider agrees to pay to the City a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Sub-Divider agrees to pay the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
3. The Sub-Divider agrees to pay for parkland dedication fee-in-lieu requirements for the residential and commercial uses contained within the Preliminary Development Plan, the amounts of which shall be determined upon the submittal of a final development plan.
4. 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.

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 Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.
5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
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. 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 First Class United States mail 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:

If to Griffin Riley Property Group, Inc. at:

City Manager
100 Municipal Circle
Raymore, MO 64083

Griffin Riley Property Group
Attn: Jake Loveless
21 SE 29th Terrace
Lee's Summit, MO 64082

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: _____



MEMORANDUM

2400 Pershing Road, Suite 400
Kansas City, MO 64108
T 816-329-8700
F 816-329-8702

www.transystems.com

To:

Mr. Jake Loveless
Griffin Riley Property Group
21 SE 29th Ter
Lee's Summit, MO 64082

From:

Matt Parker, PE, PTOE



Date:

March 20, 2023

Subject:

Timber Trails Traffic Impact Study
Supplement - Raymore, Missouri

Comments:

TranSystems has prepared the following supplemental analysis memorandum for the previously submitted Timber Trails development Traffic Impact Study (December 2021), generally located to north and east of the East Outer Road and Johnston Drive intersection in Raymore, Missouri. This memorandum was developed to provide further information regarding the retail entrance along Dean Avenue to the north of Johnston Drive.

Access Spacing... At the time of this study an entrance spacing design criteria was not publicly available for the city of Raymore. Dean Avenue is noted as minor arterial on the Raymore transportation plan. For comparison purpose, the Missouri Department of Transportation (MoDOT) has entrance spacing criteria of 220'-330' for an entrance onto a minor roadway in an urban area. The retail entrance onto Dean is approximately 350' center-to-center from Johnston, which would satisfy the MoDOT criteria. Furthermore, this entrance spacing matches the character of the immediately surrounding Dean Avenue corridor with entrance spacings of 360'-600' from adjacent intersections at Lucy Webb Road and Route 58.

Sight Distance... Field measured sight distances were included in the Traffic Impact Study submitted in December 2021. The measured sight distances at the proposed retail entrance onto Dean Avenue were more than AAHSTO recommended values. The field measured values were 480' looking north and 490' looking south, while the AASHTO recommended values are 385' and 475', respectively.

Traffic Operations... The 2021 Traffic Impact Study reported Levels of Service (LOS) projections of LOS C or better for all movements at the intersections of Dean Avenue at Johnston Drive and the Retail Driveway as depicted in the proposed site plan. The potential for gridlock between the two intersections was not discussed in the study. Any potential gridlock would be a result of traffic queueing up between and through the adjacent intersections. The northbound left turn queues along Dean Avenue at the Retail Driveway are not expected to exceed one vehicle in either the AM or PM peak periods. Similarly the southbound turning movements along Dean Avenue at Johnston Drive are not expected to exceed one vehicle.

The study also did not discuss operational impacts with turning restrictions being implemented at the Retail Driveway onto Dean Avenue. Should the City implement access management and control along Dean Avenue such as restricting this entrance to right-in right-out only, left turning traffic would be diverted to the intersection of Johnston Drive at Dean Avenue. It is expected that these two intersections would continue to operate at LOS C or better with the existing traffic plus site generated traffic.

Summary... During the course of the Traffic Impact Study and this supplemental review, the intersection of the Retail Driveway onto Dean Avenue is expected to operate efficiently without implementation of turning movement restrictions. Should access management and turning movement restrictions be implemented along Dean Avenue, the Retail Entrance and Johnston Drive onto Dean Avenue are similarly expected to operate efficiently.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: April 24, 2023

SUBMITTED BY: Mike Krass

DEPARTMENT: Public Works

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3800: Budget Amendment - Cul-de-sac and Hubach Hill Road Mill and Overlay

STRATEGIC PLAN GOAL/STRATEGY

FINANCIAL IMPACT

Award To:
Amount of Request/Contract: \$149,121
Amount Budgeted: \$2,730,200
Funding Source/Account#: 36

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Location Map

REVIEWED BY:

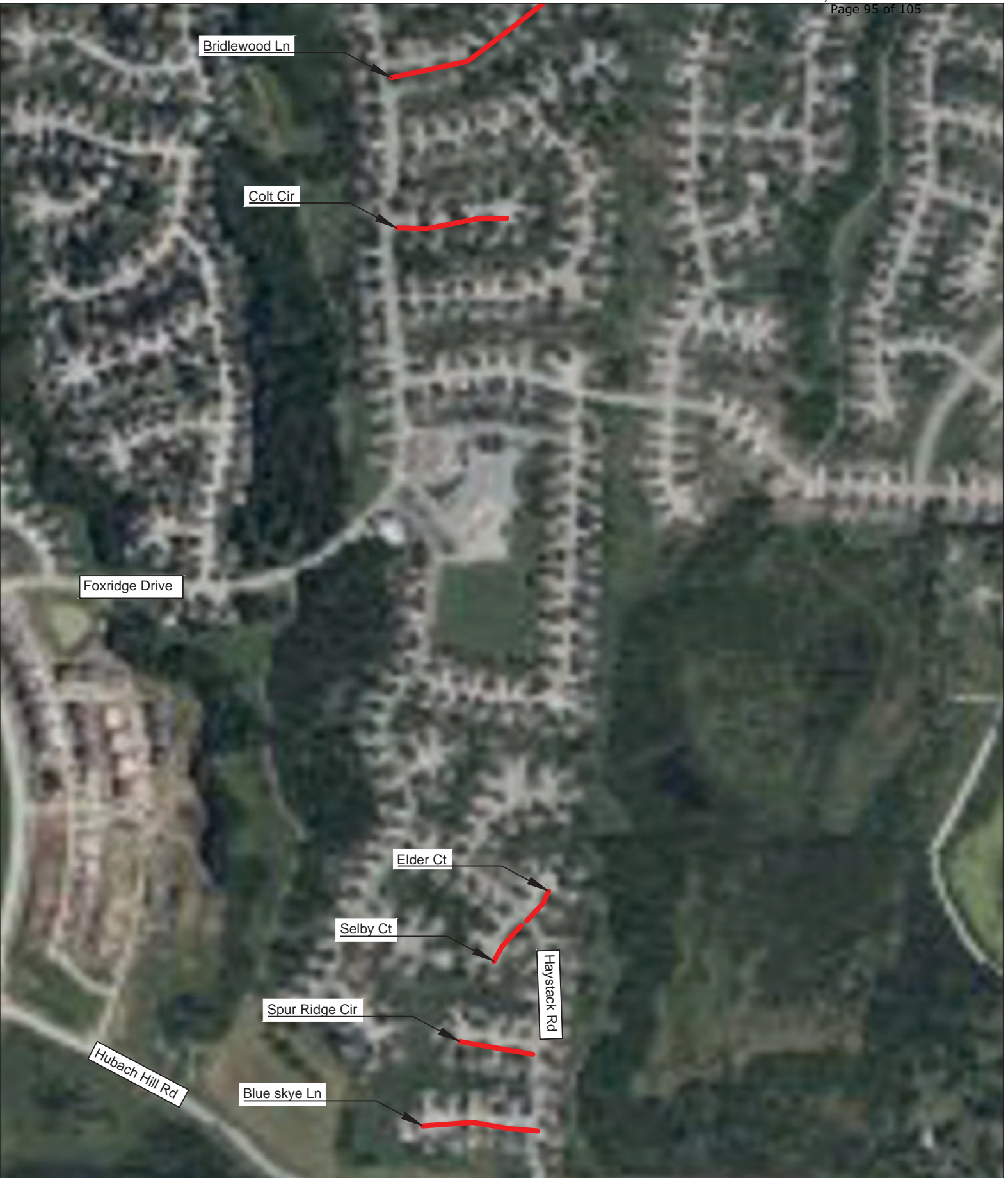
Jim Feuerborn

BACKGROUND / JUSTIFICATION

Staff is requesting additional funding in the amount of \$149,121 to mill and overlay the following cul-de-sacs in the Stonegate neighborhood:

- Elder Court
- Selby Court
- Spur Ridge Circle
- Blue Skye Lane
- Bridlewood Lane
- Colt Circle

In addition, \$25,000 of the requested amount is dedicated to repair Hubach Hill Road east of School Road.



Foxridge Drive

Bridlewood Ln

Colt Cir

Elder Ct

Selby Ct

Spur Ridge Cir

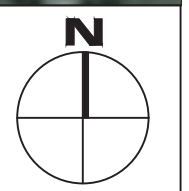
Hubach Hill Rd

Blue skye Ln

Haystack Rd

Stonegate Cul-de-sac Asphalt Overlay Streets





Transportation (36)

	2019-20	2020-21	2021-22	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
	Actual	Actual	Budget	Projected	Council Adopted	Projected	Projected	Projected	Projected
Fund Balance									
Beginning of Year	198,330	96,392	332,662	298,372	805,002	430,871	658,116	910,695	1,191,548
Revenue									
Taxes									
Transportation Sales Tax	1,362,285	1,468,113	1,434,896	1,489,546	1,537,389	1,552,763	1,568,291	1,583,974	1,599,814
Cass R&B Sales Tax	218,704	233,536	233,536	285,258	285,258	288,111	291,712	296,088	303,490
Cass R&B Property Tax	187,926	164,545	164,545	181,250	181,250	183,062	185,350	188,131	192,834
Interest	5,478	736	5,748	1,293	1,293	4,309	8,226	13,660	29,789
Grant Funding - MARC - Foxridge Sidewalk	0	0	0	95,183	0	200,000	200,000	200,000	200,000
Transfers In from Restricted Revenue Fund	0	0	180,000	180,000	0	100,000	100,000	100,000	100,000
Transfers In from General Fund	0	0	-	170,000	200,000	200,000	200,000	200,000	200,000
Transfers In from Excise Tax Fund									
Transfers In from Capital Improvement Fund									
Total Revenue	1,774,393	1,866,929	2,018,725	2,402,530	2,505,190	2,528,245	2,553,580	2,581,852	2,625,926
Total Fund Bal & Revenues	1,972,724	1,963,321	2,351,387	2,700,902	3,310,192	2,959,116	3,211,695	3,492,548	3,817,474
Expenditures									
General Fund Transfer	332,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000
Excise Tax Transfer	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Restricted Revenue Transfer	-	-	-	-	-	-	-	-	-
Capital Projects (Budgeted / reconciled)									
Annual Curb Replacement	400,000	400,000	400,000	400,000	674,000	674,000	674,000	674,000	674,000
Street Preservation	800,000	736,309	800,000	970,000	1,098,000	1,098,000	1,098,000	1,098,000	1,098,000
BA Street Preservation - Cul-de-sacs					149,121				
Right of Way Infrastructure Repairs	108,332	131,208	150,000	150,000	159,000	159,000	159,000	159,000	159,000
Hubach Hill Road Street Light		1,795							
Johnston Drive Street Light		3,950							
Lucy Webb Roundabout Additional Lighting		(5,745)							
Foxridge Sidewalk (Drake to Creekmoor Dr)	180,000	(62,569)							
Operation Green Light - Additional Cameras	6,000								
Falcon & Condor Cul-de-sacs		65,000		(65,000)					
Roadside Trail Maintenance		25,000	25,000	25,000	25,000				
EI Median at Kentucky & 58Hwy		150,000	150,000	15,900					
EI Foxridge Drive Street Modification		30,000	30,000	30,000					
Johnston Parkway Sidewalk Replacement		74,200		15,900					
Salt Dome Pad Repairs		330,000							
Sidewalk Replacement Program									
Total Expenditures	1,876,332	1,664,948	1,925,000	1,895,900	2,879,321	2,301,000	2,301,000	2,301,000	2,301,000
Fund Balance (Gross)	96,392	298,372	426,387	805,002	430,871	658,116	910,695	1,191,548	1,516,474
Less: Reserve Balance ()									
Available Fund Balance	96,392	298,372	426,387	805,002	430,871	658,116	910,695	1,191,548	1,516,474

BILL 3800

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2023 CAPITAL BUDGET TO PROVIDE ADDITIONAL FUNDING FOR THE FY 2023 STREET PRESERVATION PROJECT."

WHEREAS, a budget amendment to the Fiscal Year 2023 capital budget is necessary to provide the additional funds for the FY 2023 Street Preservation Project in order to expand the project to include mill and overlay of cul-de-sacs in the Stonegate neighborhood and repair of Hubach Hill Road east of School Road.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager is directed to amend the FY 2023 Budget to fund the Cul-de-sac and Hubach Hill Road Mill and Overlay Project as follows:

Budget	Budgeted FY 2023	Amendment	Change
Fund (36)	\$2,730,200	\$2,879,321	\$149,121

Section 2. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF APRIL 2023.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF MAY, 2023 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Engert
Councilmember Forster
Councilmember Holman
Councilmember Townsend

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: April 24, 2023

SUBMITTED BY: Mike Krass

DEPARTMENT: Public Works

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3801: Budget Amendment - Mazuma Force Main

STRATEGIC PLAN GOAL/STRATEGY

FINANCIAL IMPACT

Award To:
Amount of Request/Contract: \$15,560.60
Amount Budgeted: \$484,397
Funding Source/Account#: 54

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Staff is requesting additional funds to cover unforeseen costs associated with the Mazuma Force Main Replacement Project. During the installation of the force main in the vicinity of Conway Drive, conflicts were discovered between AT&T facilities that made it impossible to install the new main in the existing location.

The force main was re-routed to avoid the conflicts. In doing so, a considerable amount of rock was encountered which resulted in increased construction costs exceeding the budget by \$15,560.60.

Relocating the force main avoided the removal of two mature trees on the Credit Union site and the existing force main was left in service which eliminated the need to provide by-pass pumping during a heavy rain event.

Staff recommends approval of the budget amendment in the amount of \$15,560.60.

Enterprise Capital Maintenance Fund (54)

	2019-20	2020-21	2021-22	2021-22	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
	Actual	Actual	Budget	Projected	Council Adopted	Projected	Projected	Projected	Projected	Projected
Fund Balance Beginning of Year	318,220	666,004	799,647	780,754	899,788	1,002,080	1,288,161	1,567,872	1,841,038	
Revenue										
Interest	21,011	1,885	1,999	2,003	2,249	2,505	3,220	3,920	4,603	
Transfers In from Enterprise Fund	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	
Transfers In from General Fund										
Total Revenue	621,011	601,885	601,999	602,003	602,249	602,505	603,220	603,920	604,603	
Total Fund Bal & Revenues	939,231	1,267,889	1,401,646	1,382,757	1,502,038	1,604,585	1,891,381	2,171,792	2,445,641	
Expenditures										
Misc				25,000						
Capital Projects (Budgeted / reconciled)										
Inflow and Infiltration Reduction - current and future	129,227	132,458	135,769	135,769	147,514	151,201	154,981	158,856	162,827	
Hydrant Replacement	144,000	144,677	149,818	122,200	161,983	165,223	168,527	171,898	175,336	
Owen Good Force Condition Analysis		95,000								
Owen Good Lift Station Improvements		70,000								
Owen Good Door Access & Security Cameras		30,000								
Owen Good Security Gate		15,000								
Mazuma Force Main Replacement			200,000	200,000	15,561					
Mayberry Court Waterline Replacement					100,700					
Original Town Valve Installation Program					74,200					
Total Expenditures	273,227	487,135	485,587	482,969	499,958	316,424	323,509	330,754	338,163	
Fund Balance (Gross)	666,004	780,754	916,059	899,788	1,002,080	1,288,161	1,567,872	1,841,038	2,107,478	
Less: Reserve Balance ()										
Available Fund Balance	666,004	780,754	916,059	899,788	1,002,080	1,288,161	1,567,872	1,841,038	2,107,478	

BILL 3801

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2023 CAPITAL BUDGET TO PROVIDE ADDITIONAL FUNDING FOR THE MAZUMA FORCE MAIN PROJECT.”

WHEREAS, a budget amendment to the Fiscal Year 2023 capital budget is necessary to provide the additional funds due to re-aligning the force main in order to avoid utility conflicts and tree removal and the need to excavate rock encountered at the new pipe location.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager is directed to amend the FY 2023 Budget to fund the Mazuma Force Main Project as follows:

Budget	Budgeted FY 2023	Amendment	Change
Fund (54)	\$484,397	\$499,958	\$15,561

Section 2. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF APRIL 2023.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF MAY, 2023 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Engert
Councilmember Forster
Councilmember Holman
Councilmember Townsend

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature