

# **RAYMORE PLANNING AND ZONING COMMISSION AGENDA**

**Tuesday, May 16th, 2023 - 6:00 p.m.**

City Hall Council Chambers  
100 Municipal Circle  
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances
5. Consent Agenda
  - a. Approval of Minutes from the May 2nd, 2023 meeting
6. Unfinished Business - None
7. New Business -
  - a. Case #23014 - Madison Valley 2nd Plat - Final Plat
  - b. Case # 23016 - Johnston Dr. Extension - Final Plat
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

# Meeting Procedures

## The following rules of conduct apply:

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

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

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

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 2, 2023** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: JEREMY MANSUR, JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, MAYOR TURNBOW AND ERIC BOWIE. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DYLAN EPPERT, CITY ATTORNEY JONATHAN ZERR, ASSISTANT CITY ENGINEER TRENT SALSBURY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 6:01 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances - none**
5. **Consent Agenda**

- a. **Approval of Minutes from the March 21, 2023 meeting**

**Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, to approve the Consent Agenda with a minor correction to the minutes.**

**Vote on Motion:**

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

**Motion passed 9-0-0.**

6. **Unfinished Business - none**

7. **New Business -**

- a. **Case #23012 - 103 S. Jefferson St., Rezoning from C-2/OT to R-1/OT (*public hearing*)**

Chairman Wiggins opened the public hearing at 6:04pm.

The case has been withdrawn, but since it had been advertised previously for a public hearing, it had to go to the Planning & Zoning Commission. There is no further action required for this case.

Chairman Wiggins closed the public hearing at 6:04pm.

**b. Case #23013 - Sunset Villas Site Plan**

Matt Schlicht came to the podium to give an overview of the site plan, including the building layout, amenities, and parking. There will be 98 units, and there will be plenty of parking for all future residents.

City Planner Dylan Eppert gave the Staff Report. The property location is north of Springing Up Child Development Center and east of Johnston Parkway. The existing zoning is "R-3B", Apartment Community Residential District. The surrounding zonings include undeveloped property, a daycare facility, professional offices, and single family residential. The total tract size is 9.35 acres with 98 units being proposed, creating 10.481 units/acre. The Subdivision Plat considers this property Raymore Senior Village 1st, Lot 1. The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for medium density development. The Major Thoroughfare Plan Map contained in the Growth Management Plan has Johnston Parkway classified as a minor collector and N Sunset Lane classified as a minor collector. The property was rezoned from "A" Agricultural to "R-2" Two-Family Dwelling in December 1996. An application to rezone the property to "R-3P" Multiple-Family Dwelling Planned District was denied by the City Council in August 2004. The Planning & Zoning Commission had recommended denial of the rezoning app. The intended use was to be 172 total units of multi-family dwelling units. With the adoption of the Unified Development Code, the zoning of the property was converted to the "R-2" Single and Two-Family Residential District classification. The Planning & Zoning Commission voted 6-1 to recommend approval to reclassify the zoning of the subject property from "R-2" to "R-3B" Apartment Community District. The rezoning would allow for the construction of apartments on the subject property. The City Council approved the application in August 2012. An application for final plat approval for the Raymore Senior Village was approved by City Council in October 2012. The Planning & Zoning Commission voted to approve the Raymore Senior Village site plan in October 2012. The site plan included 156 apartment units contained in 3-story buildings. This application does have special use conditions, and must comply with the multi-family dwelling parking requirements. 30% of the lot is required to be reserved for landscaped areas. A total of 43% of the site is provided with landscaping. Pedestrian access to the buildings have been provided. Sidewalks will be required to be constructed along the east side of Johnston Parkway and terminate at the north property line. South Metro Fire Protection District reviewed the application and had 2 comments. Stormwater will be collected on site via curb inlets and will be discharged to Johnston Lake. Primary site access will be provided off of Johnston Parkway as the proposed 1st phase of the development abuts Johnston Parkway. The "R-3B" Apartment Community Residential District is intended to accommodate multiple-family residential development where there are sufficient services and infrastructure to support higher density residential development. The principal use of the land in this district is multiple-family development that is planned and developed on a singular lot or tract under single ownership or unified control. Staff recommends that the Planning & Zoning Commission accept the proposed findings of fact and approve the case.

Commissioner Faulkner noted there's a discrepancy between the staff report and the set of plans that were received regarding stormwater, and has a concern that the added stormwater will be too much for the stormwater system to handle.

Assistant City Engineer Trent Salisbury noted that from an engineering perspective, the site is relatively small, and there should not be an issue with the stormwater runoff.

Commissioner Urquilla asked how many senior living units are in the City, including the proposed development.

Development Services Director David Gress noted that Foxwood Springs and Benton House are anomalies in the senior living communities, since they are more of an

intensive care type facility. Other senior living communities include Morningview, part of Alexander Creek, Meadows of the Good Ranch, the Ridgeview Estates homes that have recently been approved, and the Walnut Estates in Original Town. There is a large demand for these types of developments. The subject property is actually deed restricted as a senior development.

**Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to accept Staff proposed findings of fact and approve Case #23013, Sunset Villas Site Plan, and approve the case with the 11 conditions as submitted.**

**Vote on Motion:**

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

**Motion passed 9-0-0.**

**8. City Council Report**

City Attorney Jonathan Zerr gave an overview of the three City Council meetings that have taken place since the Planning & Zoning Commission last met.

**9. Staff Report**

Mr. Eppert noted that the meeting for May 16th will still go on as planned, and Staff congratulates and welcomes Mr. Smith to the Planning & Zoning Commission. Mr. Salsbury noted that the road and curb will begin to go down at 163rd St.

**10. Public Comment**

No public comments.

**11. Commission Member Comment**

Commissioner Bowie welcomed Eric, thanked Staff.

Commissioner Mansur thanked staff and welcomed Eric.

Commissioner Petermann had no comment for the evening.

Commissioner Faulkner thanked staff, and welcomed Eric.

Chairman Wiggins welcomed Eric, and commented on the work going on to the Negro Leagues Museum in Kansas City.

Commissioner Fizer welcomed Eric, and gave a brief overview of her trip to the APA Conference in Philadelphia and also mentioned public art and the Art District in Independence.

Commissioner Smith introduced himself and noted that he is excited to be a part of the Commission.

Commissioner Urquilla welcomed Eric, and commented on the Arts District in Independence, MO.

Mayor Turnbow gave an update on the landfill, and welcomed Eric to the Commission.

## 12. Adjournment

**Motion by Commissioner Faulkner, Seconded by Commissioner Mansur, to adjourn the May 2, 2023 Planning and Zoning Commission meeting.**

### **Vote on Motion:**

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

**Motion passed 9-0-0.**

The May 2, 2023 meeting adjourned at 6:38 p.m.

Respectfully submitted,

Emily Jordan



**To:** Planning and Zoning Commission  
**From:** Dylan M. Eppert, City Planner  
**Date:** May 16, 2023  
**Re:** Case #23014 - Madison Valley 2nd Plat - Final Plat Lots 175 thru 229 and Tracts C, D, E, F, G & H

### GENERAL INFORMATION

**Applicant/  
Property Owner:** Tony Ward  
Blue Springs Safety Storage South, LLC  
1120 Eagles Ridge Blvd.  
Grain Valley, MO 64029

**Requested Action:** Final Plat Approval, Madison Valley 2nd Plat - Final Plat

**Property Location:** Generally located east of future extension of Sunset Ln and north of N. Park Dr.



**Site Photographs:**



View looking east from Compass Health Network Parking Lot.



View looking north toward Madison Creek Subdivision from N. Park Dr. Terminus





View looking south from Mesa Ridge Dr. Terminus



View looking west from Heritage Dr. Terminus

**Existing Zoning:** “R-1.5” Single Family Residential District (6,500 sq ft)

**Existing Surrounding Zoning:** **North:** “R-1” Single-Family Residential District  
**South:** “R-1” Single-Family Residential District  
“PO” Professional Office District  
**East:** “R-1” Single-Family Residential District  
**West:** “R-1” Single-Family Residential District  
“PR” Parks, Recreation and Public Use District

**Existing Surrounding Uses:** **North:** Single Family Residential and undeveloped  
**South:** Single Family Residential and Compass Health Network  
**East:** Single Family Residential  
**West:** Undeveloped and Hawk Ridge Park

**Total Tract Size:** 19.80 Acres

**Total Number of Lots:** 55 Lots, 6 Tracts

**Density – units per Acre:** 2.77

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

**Major Street Plan:** The Major Thoroughfare Plan Map classifies future extension of Sunset Ln as a Minor Collector.

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

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

## **PROPOSAL**

*Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Madison Valley 2nd Plat – Lots 175 thru 229 and Tracts C, D, E, F, G & H*

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

## PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The subject property was rezoned from “A” Agricultural District to “R-1” Single Family Residential District on April 9, 2001.
2. The Hawthorne Ridge Preliminary Plat was approved for the subject property on April 23, 2001. The Preliminary Plat proposed 190 lots on 71 acres. The preliminary plat expired on April 23, 2002 due to no final plat application ever being approved.
3. A request to reclassify the zoning of a portion of the subject property from R-1 to “R-3P” Multiple-Family Dwelling Planned District was withdrawn by the property owner in March of 2004.
4. The Preliminary Plat for Madison Valley Subdivision was initially approved on September 27, 2004. The plat contained 202 single-family lots. The preliminary plat expired on October 10, 2014.
5. The Madison Valley 1st Final Plat was approved on October 10, 2005. The 1st plat was constructed and contained 75 lots.
6. In 2009 an application was filed to reclassify the zoning designation of the north half of the 1st plat area from R-1 to “R-2” Single and Two-Family Residential District. The application was withdrawn on April 20, 2009.
7. On June 10, 2013 the City approved the reclassification of zoning of 65 of the lots in the 1st Final Plat area from R-1 to “R-1P” Single-Family Residential Planned District. The rezoning modified the side yard setback requirement from a minimum of ten feet down to ten percent of the lot width, with a minimum setback of five feet.
8. On October 11, 2021 the City Council approved the reclassification of zoning of the subject property from “R-1” Single-Family Residential District to “R-1.5” Single-Family Residential District (6,500 sq ft.)
9. On December 20, 2021 the City Council approved the Madison Valley Phase 2 preliminary plat. The plat contains 154 lots and was set to expire December 20, 2022.
10. The applicant requested an extension of the preliminary plat and the City Council voted to approve the request on December 12, 2022.

## ENGINEERING DIVISION COMMENTS

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

## STAFF COMMENTS

1. The current bulk and dimensional standards for the subject property is “R-1.5” Single-Family Residential District (6,500 sq ft.) is provided below.

R-1.5	
<b>Minimum Lot Area (square feet)</b>	6,500
<b>Minimum Lot Width (feet)</b>	60
<b>Minimum Lot Depth (feet)</b>	100
<b>Yards, Minimum (feet)</b>	
front	30
rear	30
side	7.5
side, exterior	15
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	40

2. Five foot (5') sidewalks will be required to be installed on lots and common areas within this subdivision. A five foot (5') sidewalk is required to be installed on the east side of the future extension of Sunset Ln. This will be installed as part of the construction of Sunset Lane.
3. Parkland dedication is required for this property; the Park Board has already approved the fee-in-lieu payment in the amount of \$120,183.90 (\$780.41 per lot).
4. The proposed development is located within the territorial area of the City of Raymore and shall be served by the City.
5. According to the MOU, there were three phases to this proposed development. This would be the 1st phase as it is located west of the Stream buffer. The phasing can only be changed by amending the MOU (Memorandum of Understanding).
6. A landscape buffer plan was required with the submittal of this final plat. City Staff has reviewed the proposed plan and it does comply with the UDC.

## PLANNING COMMISSION PROPOSED FINDINGS OF FACT

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

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

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

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

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

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

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

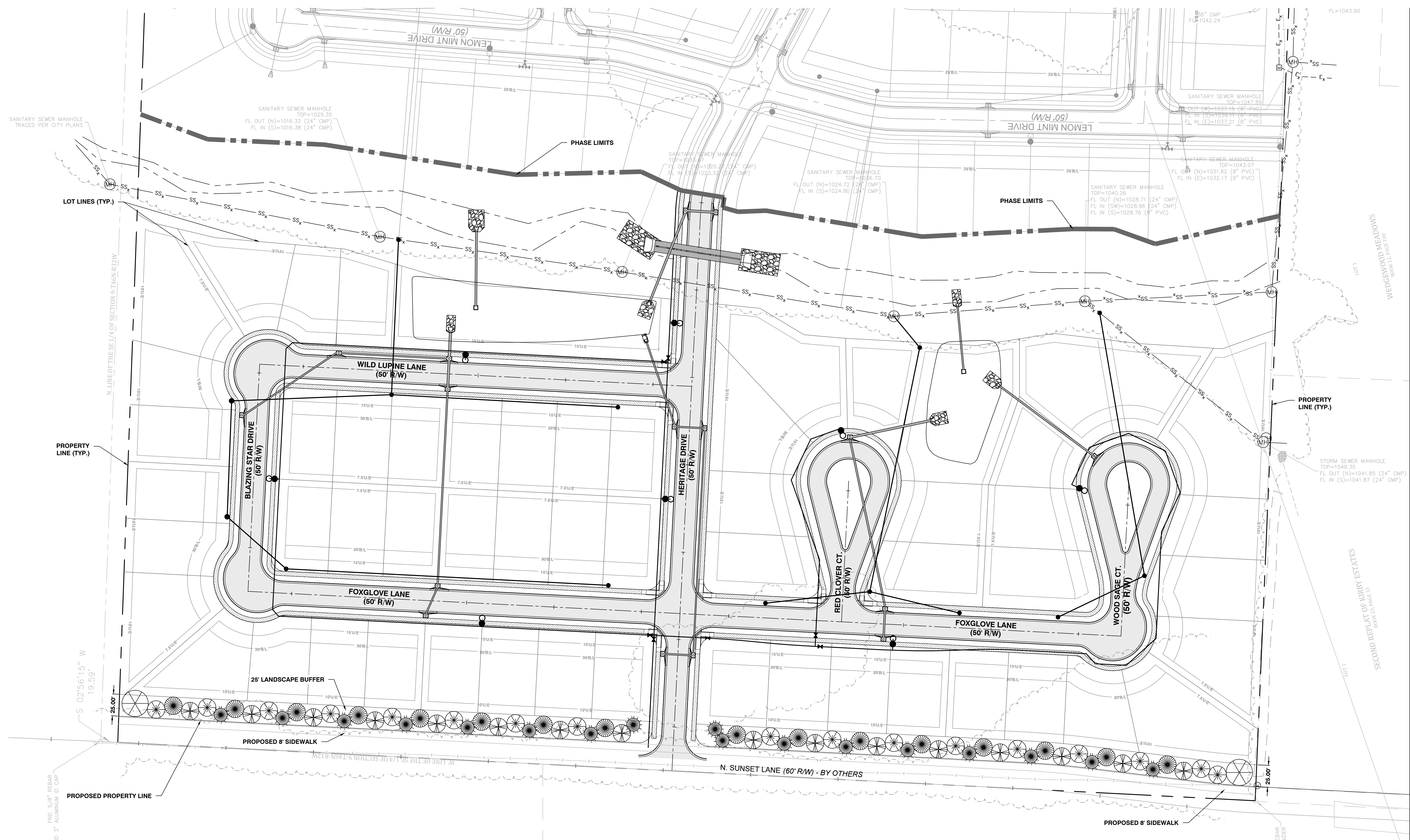
## REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	May 16, 2023	May 22, 2023	June 12, 2023

## STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #23014 Madison Valley 2nd Plat - Final Plat; Lots 175 thru 229 and Tracts C, D, E, F, G, & H to the City Council with a recommendation of approval subject to the following conditions:

- Rename Heritage Dr. to W. Heritage Dr.
- Rename Foxlove Ln. to Foxglove Ln. as per the approved preliminary plat.



PREPARED FOR:  
 WARD DEVELOPMENT  
 1120 EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 816.229.5012

**PUBLIC IMPROVEMENT PLANS FOR  
 MADISON VALLEY 2ND PLAT  
 LOTS 175-229 & TRACTS C-F  
 A SUBDIVISION IN RAYMORE, MO, CASS COUNTY**

JADRIENNE S. RODELL-TIPTON, PE  
 PE-2021032725 (MISSOURI #)

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REVISIONS NO.	DATE / DESCRIPTION
1	
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DRAWN BY: JXV  
 CHECKED BY: JRJT  
 PROJECT #: 21-1899  
 ISSUE DATE: 05/02/2022  
 ISSUED FOR: REVIEW

**Landscape Plan**

COMMON NAME	SCIENTIFIC NAME	SYMBOL	SIZE AT MATURITY	QUANTITY
SERBIAN SPRUCE	PICEA OMORIKA	☼	50" X 20" W	16
EASTERN WHITE PINE	PINUS STROBUS	☼	60" X 30" W	2
COLORADO SPRUCE	PICEA PUNGENS	☼	50" X 20" W	17
BLUE COLORADO SPRUCE	PICEA PUNGENS F. GLAUCA	☼	40" X 20" W	16
EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	☼	60" X 20" W	17

SUBSTITUTIONS MAY BE PERMITTED ON THE BASIS OF AVAILABILITY.

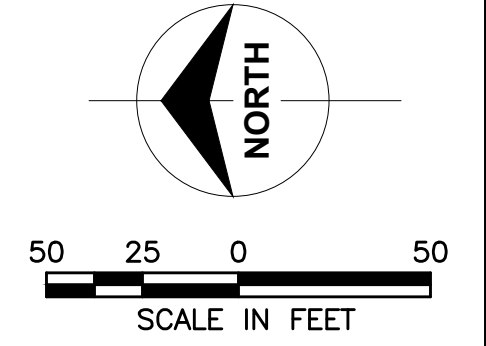
**LANDSCAPE NOTES (PER THE CITY OF RAYMORE MISSOURI'S UNIFIED DEVELOPMENT CODE):**

- TREES SELECTED FROM PLANTING LIST PROVIDED BY THE CITY OF RAYMORE.
- LANDSCAPE BUFFER WITH BERM PER SECTION 445.030.F.3.a.
- BERM SHALL HAVE A MINIMUM HEIGHT OF 4 FEET.
- OPAQUE SCREEN, TYPE A PER SECTION 430.080.C.1.
- NO MORE THAN 25% OF TREES SHALL BE THE SAME SPECIES, SECTION 430.070.B.3

**MINIMUM PLANTING SIZES:**

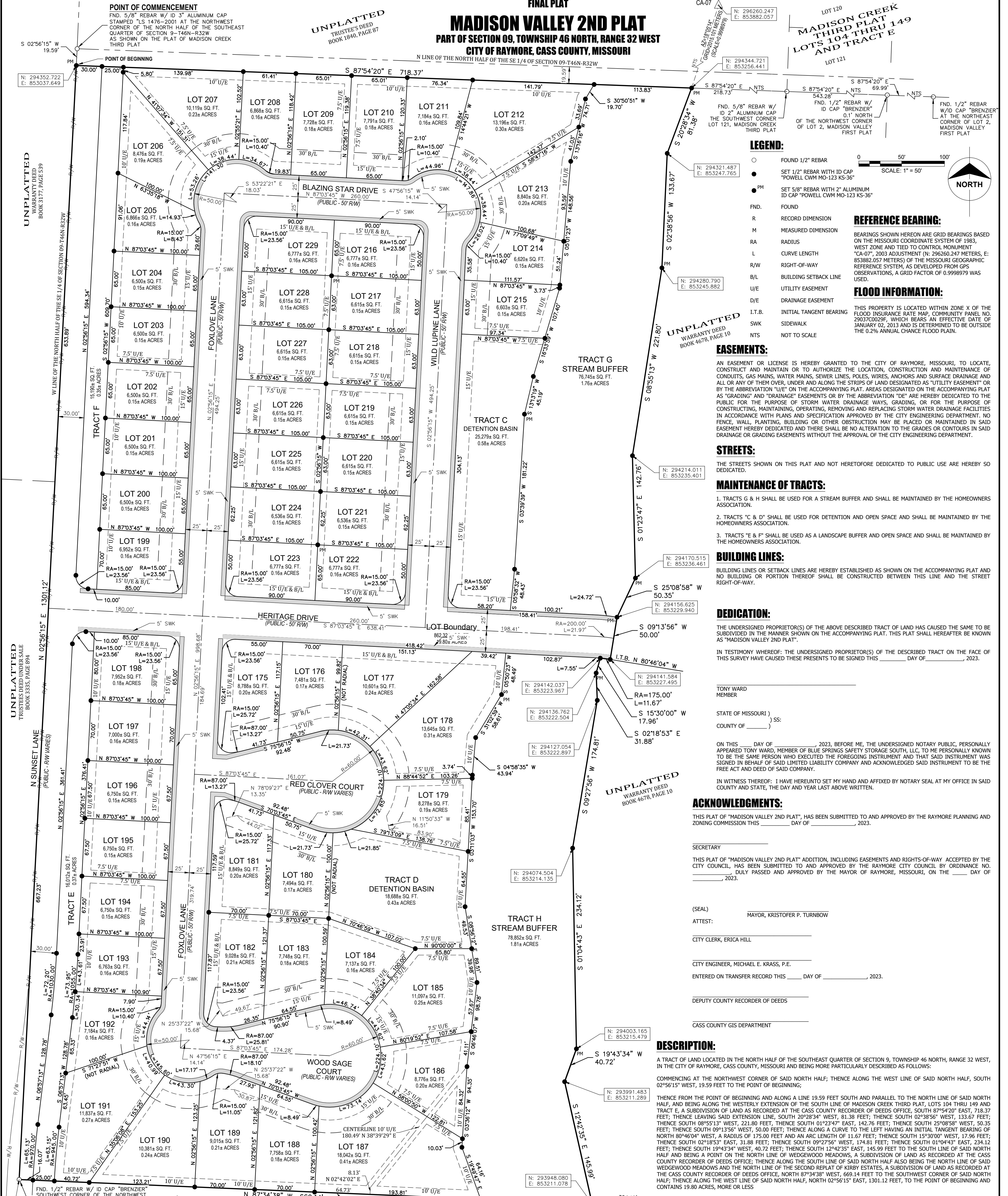
- DECIDUOUS SHADE TREES SHALL BE TWO AND ONE-HALF (2 1/2) TO THREE INCH CALIPER AS MEASURED 6" ABOVE GROUND.
- EVERGREEN TREES SHALL BE (6) SIX TO EIGHT (8) FEET IN HEIGHT AT TIME OF PLANTING.
- ORNAMENTAL TREES SHALL BE ONE TO ONE AND ON-HALF (1 1/2) INCH CALIPER AS MEASURED 6 INCHES ABOVE THE GROUND. THE SMALLEST TRUNK OF MULTI-TRUNK CLUSTERS (THREE OR MORE TRUNKS) SHALL BE THREE-QUARTERS (3/4) INCH.

**GENERAL NOTES:**  
 THIS BUFFER RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE DEVELOPER; THE BUILDING OF STRUCTURES AND FENCES HEREON IS PROHIBITED.



# MADISON VALLEY 2ND PLAT

PART OF SECTION 09, TOWNSHIP 46 NORTH, RANGE 32 WEST  
CITY OF RAYMORE, CASS COUNTY, MISSOURI



**LEGEND:**

- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH ID CAP "POWELL CVM MO-123 KS-36"
- PM
- SET 5/8" REBAR WITH 2" ALUMINUM ID CAP "POWELL CVM MO-123 KS-36"

**REFERENCE BEARING:**

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "CA-07", 2003 ADJUSTMENT (N: 296260.247 METERS, E: 853882.057 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999879 WAS USED.

**FLOOD INFORMATION:**

THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 290370029F, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 02, 2013 AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

**EASEMENTS:**

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS MAINS, WATER MAINS, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY THE ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "GRADING" AND "DRAINAGE" EASEMENTS OR BY THE ABBREVIATION "DE" ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF STORM WATER DRAINAGE, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATION APPROVED BY THE CITY ENGINEERING DEPARTMENT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID DRAINAGE OR GRADING EASEMENTS WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

**STREETS:**

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

**MAINTENANCE OF TRACTS:**

- TRACTS G & H SHALL BE USED FOR A STREAM BUFFER AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS "C" & "D" SHALL BE USED FOR DETENTION AND OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS "E" & "F" SHALL BE USED AS A LANDSCAPE BUFFER AND OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**BUILDING LINES:**

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

**DEDICATION:**

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "MADISON VALLEY 2ND PLAT".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

TONY WARD  
MEMBER

STATE OF MISSOURI ) SS:  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TONY WARD, MEMBER OF BLUE SPRINGS SAFETY STORAGE SOUTH, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

**ACKNOWLEDGMENTS:**

THIS PLAT OF "MADISON VALLEY 2ND PLAT", HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SECRETARY

THIS PLAT OF "MADISON VALLEY 2ND PLAT" ADDITION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. \_\_\_\_\_ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

(SEAL)

ATTEST: MAYOR, KRISTOFER P. TURNBOW

CITY CLERK, ERICA HILL

CITY ENGINEER, MICHAEL E. KRASS, P.E.

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DEPUTY COUNTY RECORDER OF DEEDS

CASS COUNTY GIS DEPARTMENT

**DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, SOUTH 02°56'15" WEST, 19.59 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND ALONG A LINE 19.59 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID NORTH HALF, AND BEING ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF MADISON CREEK THIRD PLAT, LOTS 104 THRU 149 AND TRACT E, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE, SOUTH 87°54'20" EAST, 718.37 FEET; THENCE LEAVING SAID EXTENSION LINE, SOUTH 20°28'34" WEST, 81.38 FEET; THENCE SOUTH 02°38'56" WEST, 133.67 FEET; THENCE SOUTH 08°55'13" WEST, 221.80 FEET; THENCE SOUTH 01°23'47" EAST, 142.76 FEET; THENCE SOUTH 25°08'58" WEST, 50.35 FEET; THENCE SOUTH 09°13'56" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 80°46'04" WEST, A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 116.67 FEET; THENCE SOUTH 15°30'00" WEST, 17.96 FEET; THENCE SOUTH 02°18'53" EAST, 31.88 FEET; THENCE SOUTH 09°27'56" WEST, 174.81 FEET; THENCE SOUTH 01°04'43" EAST, 234.12 FEET; THENCE SOUTH 19°43'34" WEST, 40.72 FEET; THENCE SOUTH 12°42'35" EAST, 145.99 FEET TO THE SOUTH LINE OF SAID NORTH HALF AND BEING A POINT ON THE NORTH LINE OF WEDGEWOOD MEADOWS, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF ALSO BEING THE NORTH LINE OF SAID WEDGEWOOD MEADOWS AND THE NORTH LINE OF THE SECOND REPLAT OF KIRBY ESTATES, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE, NORTH 87°34'38" WEST, 669.14 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, NORTH 02°56'15" EAST, 1301.12 FEET, TO THE POINT OF BEGINNING AND CONTAINS 19.80 ACRES, MORE OR LESS.

**NOTES:**

- THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CVM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
- THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 20217009048 OF THE CASS COUNTY, MISSOURI RECORDS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
- THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
- A 1/2" REBAR WITH ID CAP "POWELL CVM MO-23 KS-36" WILL BE SET AT ALL REAR PROPERTY CORNERS AND A CHISELED PLUS MARKED AT THE BACK OF CURB ALONG THE EXTENSION OF ALL LOT LINES AFTER COMPLETION OF CONSTRUCTION BUT NO LATER THAN 12 MONTHS AFTER RECORDING OF THIS PLAT.
- PLAT CONTAINS A TOTAL AREA OF 19.80± ACRES.
- THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR UBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:  
(A) 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND  
(B) IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

**SITE LOCATION MAP**

**REVISION DATE**  
05/05/2023

**PREPARED FOR**  
WARD DEVELOPMENT  
1120 EAGLES BLVD  
GRAIN VALLEY, MO 64029

**FINAL PLAT**  
**MADISON VALLEY 2ND PLAT**  
PART OF SECTION 09, TOWNSHIP 46 NORTH, RANGE 32 WEST  
CITY OF RAYMORE, CASS COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

3200 S. State Route 291, Bldg. 1  
Independence, MO 64051  
816.373.8800 | powellcvm.com

Certificates of Authority  
Architect: MO 310 | #573  
Engineer: MO 4 | #5261  
Land Surveyor: MO 123 | #5336

**POWELL CVM**  
ARCHITECTURE/ENGINEERING/SURVEYING

NICHOLAS R. MILLER, PLS  
MO LS 2016000167

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
03/28/2023	21-1899	KAH/JDG	WDE	CR	URBAN	1 OF 1

JOB NO: 21-1899

**REVIEW**

TOWNSHIP 46 NORTH, RANGE 32 WEST



## ***Development Agreement***

*For*

*Madison Valley 2nd Plat*

*Lots 175 thru 229, Tracts C thru H*

Legal Description Contained on Pages 2-3

**Between Blue Springs Safety Storage South, LLC,  
Grantor,**

and

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

June 12, 2023



## DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS **12<sup>th</sup> day of June, 2023** by and between, **Between Blue Springs Safety Storage South, LLC** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Madison Valley 2nd Plat, Lot 175 thru 229, and Tracts C thru H** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

### **GEOGRAPHIC LOCATION:**

1. The terms of this agreement apply to the following property and all portions thereof: **Madison Valley 2nd Plat, Lot 175 thru 229, and Tracts C thru H**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NORTH HALF, NORTH 02°56'15" EAST, 1301.12 FEET, TO THE POINT OF BEGINNING AND CONTAINS 19.80 ACRES, MORE OR LESS.

**REQUIRED IMPROVEMENTS:**

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.
7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

**INSTALLATION AND MAINTENANCE**

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said

subdivision and the City Council shall have accepted by Resolution all Improvements.

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

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

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

5. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

6. The Sub-divider acknowledges that the completion of Sunset Lane, a 2020 General Obligation Bond project to be completed by the City, is an ongoing project such that it may cause delays in the completion to allow for access into the Madison Valley 2nd Plat via the proposed connection to Heritage Drive. A connection to the existing Heritage Drive to the east within the Madison Valley 1st Plat may be required to provide full access into the subdivision following the acceptance of the improvements described herein.

### **FEES, BONDS & INSURANCE**

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

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

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

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

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

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

7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Madison Valley 2nd Plat, Lot 175 thru 229, and Tracts C thru H** is **\$42,922.55 (Forty Two Thousand Nine-Hundred and Twenty-Two Dollars and Fifty-Five cents)**, a rate of **780.41 (Seven Hundred and Eighty dollars and Forty-One cents)** per platted lot. The fee-in-lieu shall be paid at the time of recording of the plat as contained within this agreement.

8. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

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

### **STREAM BUFFER**

1. The Sub-divider agrees that no land disturbance activities or removal of any trees shall occur within the stream buffer area except for:

- a. work to install the necessary outlet structures for the stormwater detention facilities; or
- b. work to install any utility infrastructure; or
- c. work to install a road crossing.

2. Construction fencing or a similar barrier shall be installed to discourage

construction equipment and activity from occurring within the stream buffer area and to provide protection for existing tree canopy

### **ADDITIONAL REQUIREMENTS**

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-divider agrees to install a five-foot (5') sidewalk along the perimeter of Common Area Tract C (detention basin) as part of the public improvements for this phase of development.
3. The Sub-divider agrees to install a five-foot (5') sidewalk within Common Area Tract D (detention basin), as the time a home is constructed on Lot 179, or Lot 180, whichever shall occur first.
4. The Sub-divider agrees to install a five-foot (5') sidewalk within Common Area Tracts G and H (stream buffer) as part of the public improvements for this phase of development.
5. The Sub-divider agrees to install landscape buffers within the common area tracts identified as Tract E and Tract F along Sunset Lane.
6. The Sub-divider agrees to install a barricade, or other appropriate measures to prevent any construction traffic from utilizing Park Drive to access the subdivision during construction of the subdivision. Such measures shall remain until the City accepts Park Drive as part of the public improvements for Phase 3.
7. The City agrees to install the required five-foot (5') sidewalk along the east side of Sunset Lane as part of the construction of Sunset Lane.

### **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

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

If to the City, at:

If to Blue Springs Safety Storage South LLC. at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

#:Tony Ward  
1120 NE Eagle Ridge Blvd.  
Grain Valley, MO 64029

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Madison Valley 2nd Plat, Lot 175 thru 229, and Tracts C thru H**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Madison Valley 2nd Plat, Lot 175 thru 229, and Tracts C thru H**.

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

\_\_\_\_\_  
Jim Feuerborn, City Manager

Attest:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

Subscribed and sworn to me on this  
the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
in the County of \_\_\_\_\_,  
State of \_\_\_\_\_.

Stamp:

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Attachment A**

**FEE SCHEDULE FOR MADISON VALLEY 2ND PLAT**

DRAFT





**To:** Planning and Zoning Commission

**From:** Dylan M. Eppert, City Planner

**Date:** May 16, 2023

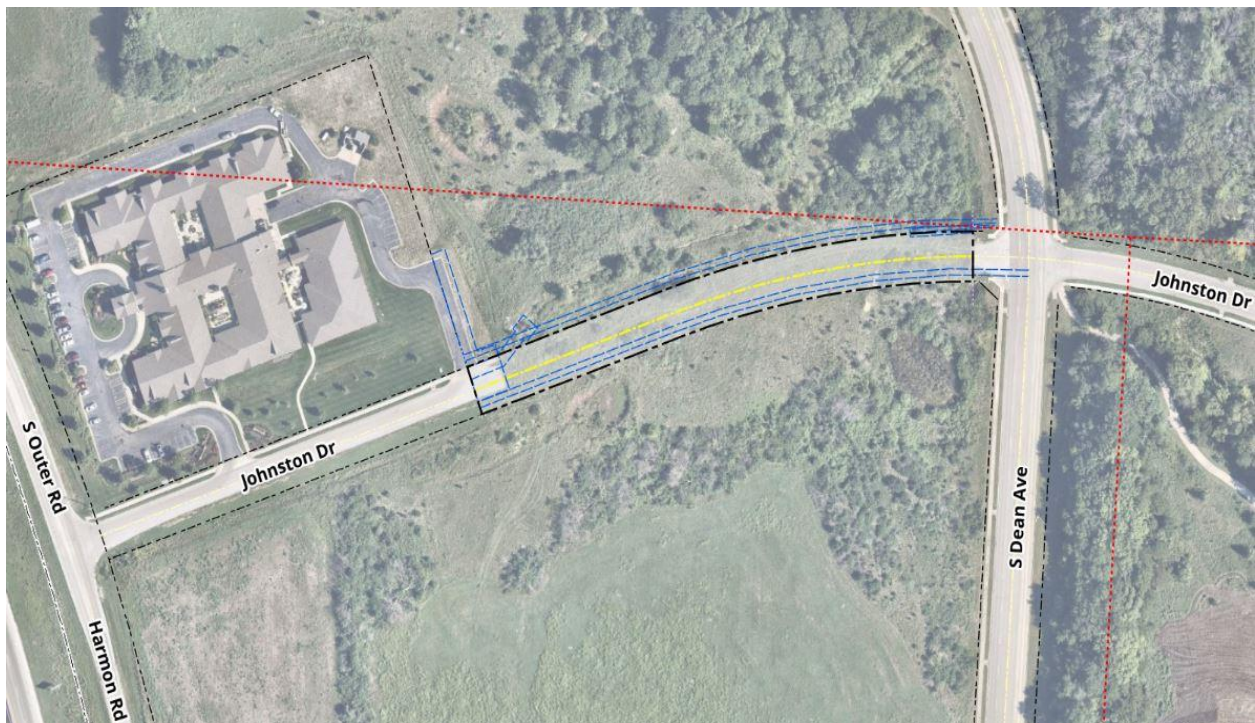
**Re:** Case #23016 - Johnston Dr. Extension - Final Plat

### GENERAL INFORMATION

**Applicant/  
Property Owner:** Brenner Holland  
Hunt Midwest Real Estate Development, Inc.  
8300 NE Underground Dr.  
Kansas City, MO 64161

**Requested Action:** Final Plat Approval, Johnston Dr. Extension

**Property Location:** west of Dean Ave. and east of Johnston Dr. terminus



**Site Photographs:**



View looking east along Hampstead Drive (Future Extension in background)



View looking east from Johnston Dr. terminus near Benton House

**Road Class:** Local Road

**Existing Surrounding Zoning:** **North:** “R-3AP” Multiple-Family Residential Planned District.  
**South:** “PUD” Planned Unit Development  
**East:** “R-1P” Single-Family Residential Planned District  
**West:** Interstate 49

**Existing Surrounding Uses:** **North:** Senior Living Facility and undeveloped land  
**South:** Undeveloped land  
**East:** Single Family Residential and Undeveloped land.  
**West:** Interstate 49

**Total Tract Size:** 0.9407 Acres

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies the area north of the proposed road extension as appropriate for high-density residential and the property to the south as appropriate for low-density residential development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Johnston Dr. as a Local Rd. and Dean Ave. is classified as a Minor Arterial road.

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

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

## **PROPOSAL**

*Outline of Requested Action:* The applicant seeks to obtain Final Plat approval for Johnston Dr. Extension – Final Plat

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

## **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. 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.

2. 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.
  - a. Of the remaining undeveloped portion of the preliminary plat, 268 townhomes remain approved, but unbuilt.
3. 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.
4. 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.
5. With the adoption of the Unified Development Code, the zoning classification was converted from "R-3P" to "R-3AP" on January 1, 2009.
6. 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.
  - a. 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.
7. The City Council has approved extensions to the Preliminary Plat in 2007, 2009, 2011, 2013, 2016, and 2020.
8. 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.
9. 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.

10. 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.
11. 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.

## **ENGINEERING DIVISION COMMENTS**

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

## **STAFF COMMENTS**

1. On August 4, 2020 the Citizens of Raymore voted to approve General Obligation bonds (GO Bonds) that earmarked construction of Johnston Dr. starting at the east terminus of Johnston Dr. and proceeding west to Dean Ave. This proposal would complete the Johnston Dr. connection between S. Outer Rd. and S. Dean Ave.

## **PLANNING COMMISSION PROPOSED FINDINGS OF FACT**

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

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

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

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

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

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

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

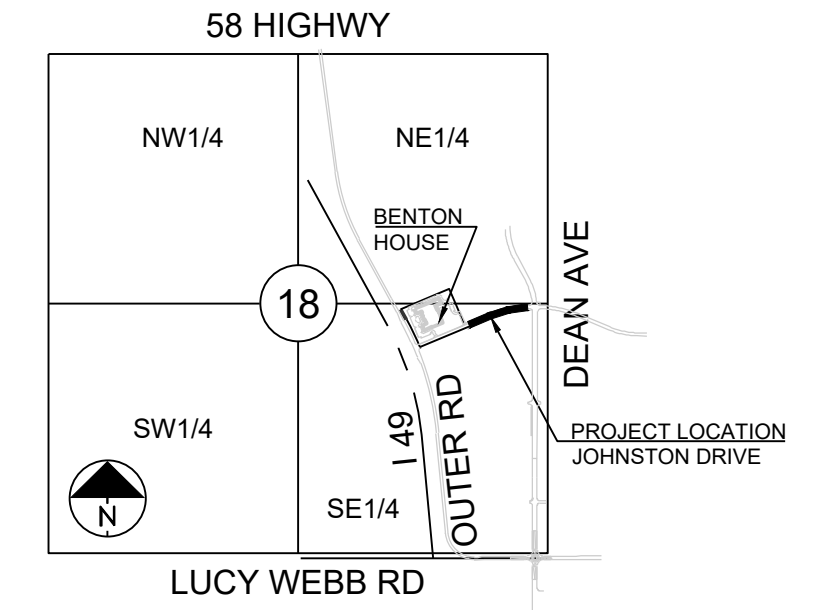
**REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	May 16, 2023	May 22, 2023	June 12, 2023

**STAFF RECOMMENDATION**

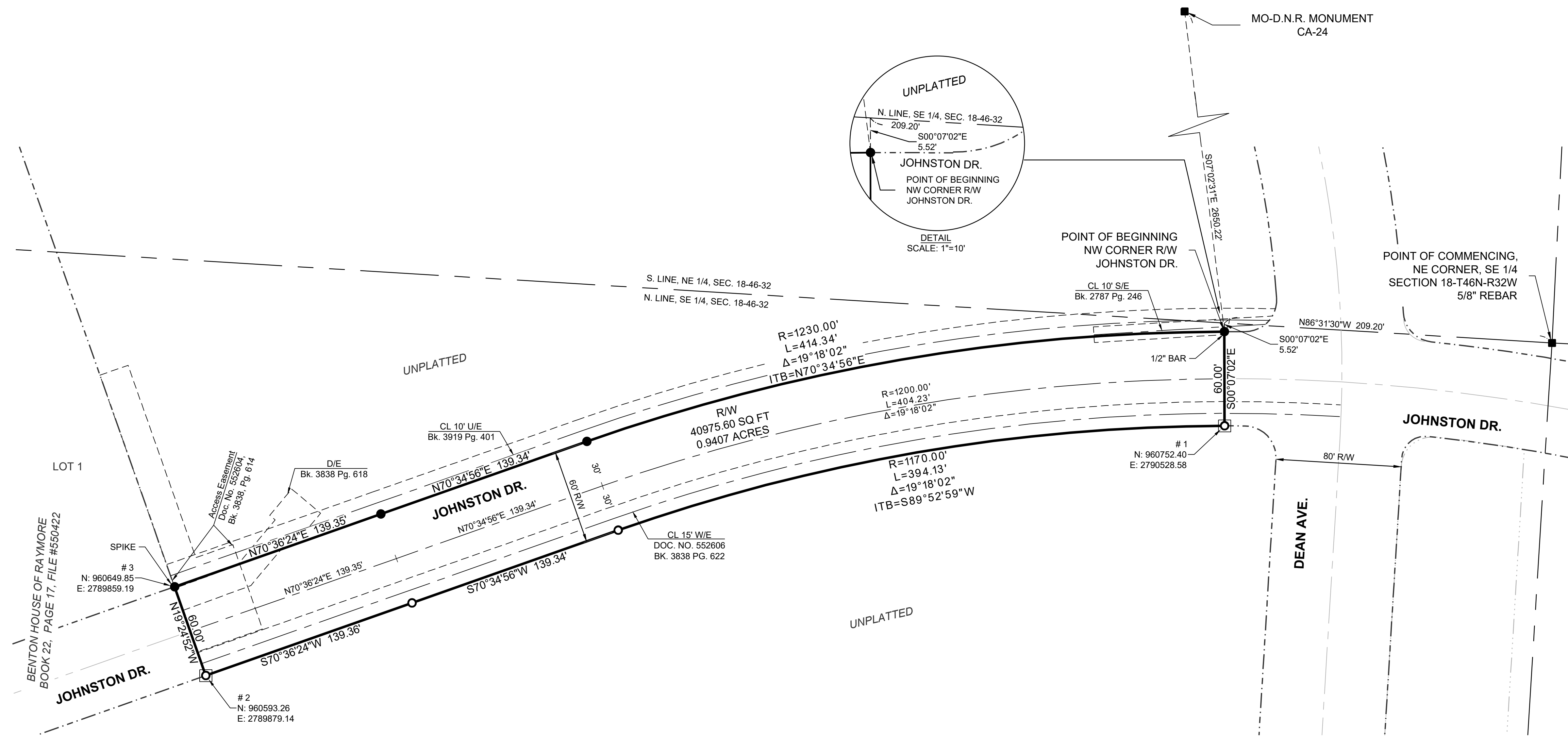
Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #23016 Johnston Dr. Extension - Final Plat to the City Council with a recommendation for approval.

FINAL PLAT OF  
**JOHNSTON DRIVE, STREET PLAT**  
 PART OF THE SE. 1/4 OF SEC. 18-46-32 IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



SECTION 18-T46N-R32W

**LOCATION MAP**  
 SCALE 1" = 2000'



**DESCRIPTION:**

A tract of land lying in the Southeast One-Quarter of Section 18, Township 46 North, Range 32 West of the 5th Principal Meridian in Raymore, Cass County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter; thence along the North line of said Southeast One-Quarter, North 86 degrees 31 minutes 30 seconds West, a distance of 209.20 feet; thence South 00 degrees 07 minutes 02 seconds East, a distance of 5.52 feet to the Northwest of Johnston Drive right-of-way as now established, said point being the Point of Beginning; thence along the West line of said right-of-way, continuing South 00 degrees 07 minutes 02 seconds East, a distance of 60.00 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 89 degrees 52 minutes 59 seconds West, a radius of 1170.00 feet, a central angle of 19 degrees 18 minutes 02 seconds and an arc length of 394.13 feet; thence South 70 degrees 34 minutes 56 seconds West, a distance of 139.34 feet; thence South 70 degrees 36 minutes 24 seconds West, a distance of 139.36 feet to the Southeast corner of Johnston Drive right-of-way as platted in Benton House of Raymore, a subdivision of land recorded in book 00022 at page 0017 in the Cass County recorder of deeds; thence along the East line of said right-of-way North 19 degrees 24 minutes 52 seconds West, a distance of 60.00 feet to the Northeast corner thereof; thence North 70 degrees 36 minutes 24 seconds East, a distance of 139.35 feet; thence North 70 degrees 34 minutes 56 seconds East, a distance of 139.34 feet to a point of curvature; thence along a curve to the right being tangent to the previous course and having a radius of 1230.00 feet, a central angle of 19 degrees 18 minutes 02 seconds and an arc length of 414.34 feet to the Point of Beginning, and containing 0.9407 acres, more or less.

**DEDICATION:**

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "JOHNSTON DRIVE, STREET PLAT".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Raymore, Cass County, Missouri.

**CERTIFICATE PLANNING AND ZONING COMMISSION:**

This plat of JOHNSTON DRIVE, STREET PLAT has been submitted to and approved by the Raymore Planning and Zoning Commission this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Secretary \_\_\_\_\_

**APPROVALS:**

This plat of JOHNSTON DRIVE, STREET PLAT, including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. \_\_\_\_\_, duly passed and approved by the Mayor of Raymore, Missouri, on this \_\_\_ day of \_\_\_\_\_, 2023.

Mayor \_\_\_\_\_

ATTEST: \_\_\_\_\_

City Clerk \_\_\_\_\_

City Engineer \_\_\_\_\_

**ACKNOWLEDGMENT:**

IN TESTIMONY WHEREOF, Hunt Midwest Real Estate Development, INC, has caused this instrument to be executed, this \_\_\_ day of \_\_\_\_\_, 2023.

Hunt Midwest Real Estate Development, INC

By: Brenner Holland, Senior Vice President

**ACKNOWLEDGMENT:**

STATE OF MISSOURI )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED, that on this \_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned, a Notary Public in and for said County and State came Brenner Holland, Senior Vice President of Hunt Midwest Real Estate Development, INC, organized under the laws of the State of Missouri, with its principal place of business in the County of Jackson, State of Missouri, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

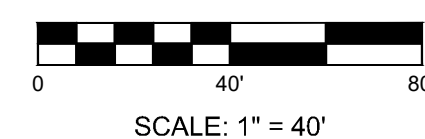
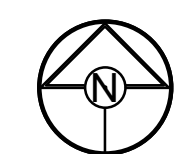
**LEGEND:**

- FOUND 1/2" REBAR W/1/8" CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED

(2) PERMANENT MONUMENTS

- SET 2" ALUMINUM CAP W/ MO LS20022008859 AND 4" DIAMETER CONCRETE ON 5/8 BAR.

- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- S/E - STREET EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT



SCALE: 1" = 40'

BASIS OF BEARINGS  
 Plat of BENTON HOUSE OF RAYMORE  
 N LINE, SE 1/4, SEC. 18-46-32  
 N86°31'30"W

MISSOURI STATE PLANE COORDINATES  
 OF 1983 MISSOURI WEST ZONE,  
 REFERENCE MONUMENT: CA-24  
 GRID FACTOR 0.9998936  
 COORDINATES LISTED IN U.S. FEET

NORTH EAST  
 CA-24 963442.63' 2790203.55'

FLOOD NOTE:  
 This Property lies within Flood Zone X, (areas determined to be outside the 0.2% annual chance floodplain) FIRM #29037C0036F, Revised January 2, 2013

PRELIMINARY

David Allen Rinne, P.L.S.  
 MO# PLS-2014000198

DEVELOPER:  
 CITY OF RAYMORE  
 CASS COUNTY, MO

**SCHLAGEL**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
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 Missouri State Certificates of Authority  
 #E2002003800-F #LAC2001005237 #LS2002008859-F

DATE 04/25/2023  
 DRAWN BY JWT  
 CHECKED BY SCH  
 PROJ. NO. 23-016

FINAL PLAT OF  
**JOHNSTON DRIVE  
 STREET PLAT**  
 SHEET NO. 1