

RAYMORE BOARD OF ADJUSTMENT AGENDA

Wednesday, July 12, 2023 - 6:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda - Approval of Minutes from June 14, 2023 meeting
6. Unfinished Business - None
7. New Business
 - a. Case # 23019 590 Kreisel Dr. - Variance to allow for a deck to be constructed closer than 5' from the property line. (Public Hearing)
8. Staff Comments
9. Board Member Comment
10. Adjournment



Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **WEDNESDAY, JUNE 14, 2023** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, JERRY MARTIN, PAM HATCHER, AND AARON HARRISON. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR.

1. Call to Order – Chairman Hatcher called the meeting to order at 6:00 p.m.

2. Roll Call – Roll was taken and Chairman Hatcher declared a quorum present to conduct business.

3. Pledge of Allegiance

4. Personal Appearances – None

5. Consent Agenda – Approval of Minutes from the April 12, 2023 meeting

Motion by Board Member Woods, Seconded by Board Member Bailey, to approve the April 12, 2023 minutes.

Vote on Motion:

| | |
|-----------------------|-----|
| Board Member Woods | Aye |
| Board Member Bailey | Aye |
| Chairman Hatcher | Aye |
| Board Member Harrison | Aye |
| Board Member Martin | Aye |

Motion passed 5-0-0

6. Unfinished Business – None

7. New Business

a. Case #23019 - 601 Garnes St. Variance to allow a 6' privacy fence (*public hearing*)

The public hearing was opened at 6:02pm.

Sara Stebbins, homeowner of 601 Garnes St., came to the podium to give an overview of her request for a fence variance. She would like to build a new fence where the current fence is, and keep the shed in the back yard where it is.

City Planner Dylan Eppert gave the Staff Report, including the existing and surrounding zoning, items of record, previous planning actions on or near the property, and staff comments. City Staff recommend the Board of Adjustment accept the findings of fact and approve the case.

Board Member Woods asked if the plan was to connect the fence to the existing fence to

the west.

Ms. Stebbins confirmed that yes, the new fence would abut the neighbor's fence, closing the small alley that goes through there.

The public hearing was closed at 6:08pm.

Motion by Board Member Woods, Seconded by Board Member Harrison, to accept the Staff proposed findings of fact and approve Case #23019, 601 Garnes Street variance to allow for a 6' privacy fence.

Vote on Motion:

| | |
|-----------------------|-----|
| Board Member Woods | Aye |
| Board Member Bailey | Aye |
| Chairman Hatcher | Aye |
| Board Member Harrison | Aye |
| Board Member Martin | Aye |

Motion passed 5-0-0

b. Case #23020 - 602 Garnes St., Variance to allow a 6' privacy fence (*public hearing*)

The public hearing was opened at 6:09pm.

Kevin Hurt, homeowner at 602 Garnes St., came to the podium to give an overview of his request. He is Ms. Stebbins' next door neighbor, and would like to do the same thing. The request is to replace the existing fence with a new 6' privacy fence.

Mr. Eppert gave the Staff Report, including the existing and surrounding zoning, items of record, previous planning actions on or near the property, and staff comments. Mr. Eppert noted that there is a landscape easement at the rear of the property, and that the current fence is located in that easement. The variance would allow Mr. Hurt to replace his existing fence, but not to extend the fence any further into the landscape easement. City Staff recommend the Board of Adjustment accept the proposed findings of fact and approve the case.

Board Member Bailey asked Mr. Hurt if he planned on moving the location of the fence.

Mr. Hurt noted that he will only be replacing the existing fence in its current location.

The public hearing was closed at 6:13pm.

Motion by Board Member Woods, Seconded by Board Member Martin, to accept the Staff proposed findings of fact and approve Case #23020, 602 Garnes Street variance to allow for a 6' privacy fence.

Vote on Motion:

| | |
|---------------------|-----|
| Board Member Woods | Aye |
| Board Member Bailey | Aye |

| | |
|-----------------------|-----|
| Chairman Hatcher | Aye |
| Board Member Harrison | Aye |
| Board Member Martin | Aye |

Motion passed 5-0-0

c. Case #23021 - 716 Nelson Ct. Variance to allow fence to be located in the front yard setback (public hearing)

The public hearing was opened at 6:14pm.

Liz Lewis, homeowner at 716 Nelson Ct., came to the podium to give an overview of the request. She would like to replace the existing fence, and notes that there is not a sight line obstruction due to the fence. There is a large tree on the corner of the lot behind her that already obstructs the view, so the fence does not pose any additional obstruction.

Mr. Eppert gave the Staff Report, including the existing and surrounding zoning, items of record, previous planning actions on or near the property, and Staff comments. City Staff recommend the Board of Adjustment accept the proposed findings of fact and approve the case.

Board Member Bailey asked Staff about what has changed in the Code that would not allow the fence to be where it currently is.

Mr. Eppert noted that the City Code gets updated every so often to include new regulations for safety. Since Ms. Lewis lives on a corner lot, the fence is now considered to be in the front yard, causing a sight-line issue for the traffic that comes up to the stop sign at the corner. This section of Code was updated in 2012, but since Ms. Lewis got a permit for the existing fence previous to the Code amendment, this provision was not yet included. All new or replacement fences must be up to the current Code, or must get a variance approval for a fence outside the norm.

The public hearing was closed at 6:16pm.

Motion by Board Member Bailey, Seconded by Board Member Martin, to accept Staff Proposed Findings of Fact and approve Case #23021, 716 Nelson Court variance to allow a fence to be located in the front yard setback.

Vote on Motion:

| | |
|-----------------------|-----|
| Board Member Woods | Aye |
| Board Member Bailey | Aye |
| Chairman Hatcher | Aye |
| Board Member Harrison | Aye |
| Board Member Martin | Aye |

Motion passed 5-0-0

8. Staff Comments -

Mr. Eppert noted that the Board will be meeting in July, and that there are two new alternates to the Board.

9. Board Member Comment - None

10. Adjournment

Motion by Board Member Woods, Seconded by Board Member Harrison to adjourn.

Vote on Motion:

| | |
|-----------------------|-----|
| Board Member Woods | Aye |
| Board Member Bailey | Aye |
| Chairperson Hatcher | Aye |
| Board Member Harrison | Aye |
| Board Member Martin | Aye |

Motion passed 5-0-0

The Board of Adjustment meeting for June 14, 2023 adjourned at 6:18 p.m.

Respectfully submitted,
Emily Jordan

To: Board of Adjustment
From: Dylan M. Eppert, City Planner
Date: July 12, 2023
Re: **Case #23026: 590 Kreisel Dr. - Deck Variance**

GENERAL INFORMATION

Applicant/Property Owner: William Clay
590 Kreisel Dr.
Raymore, MO 64083

Requested Action: Variance to allow for a deck to be constructed closer than 5' from the property line.

Property Location: 590 Kreisel Dr., Raymore MO 64083

2023 Aerial Photograph:





View looking south from Kreisel Dr.



View looking southwest from adjoining lot 8



View looking north from southeast corner of subject property

Existing Zoning: “R-2P” Single and Two-Family Residential Planned District

Existing Surrounding Zoning: **North:** “R-1P” Single-Family Residential Planned District
South: “R-2P” Single and Two-Family Residential Planned District
East: “R-2P” Single and Two-Family Residential Planned District
West: “R-3B” Apartment Community Residential District

Total Tract Size: 0.1 Acres

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

Major Street Plan: The Major Thoroughfare Plan Map classifies Old Paint Rd and Kreisel Dr. as local roads.

Advertisement: June 21, 2021 **North Cass Herald** newspaper

Public Hearing: July 12, 2023 Board of Adjustment Meeting

- Items of Record:** **Exhibit 1. Mailed Notices to Adjoining Property Owner**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Additional exhibits as presented during hearing

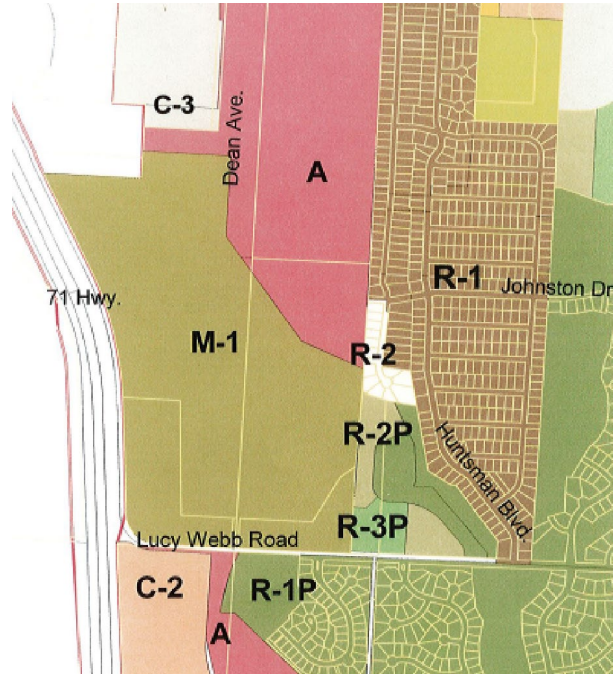
PROPOSAL

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) *Section 405.030.(B) Exceptions to Dimensional Standards Table* to allow for a deck to be constructed closer than 5' from the east property line.

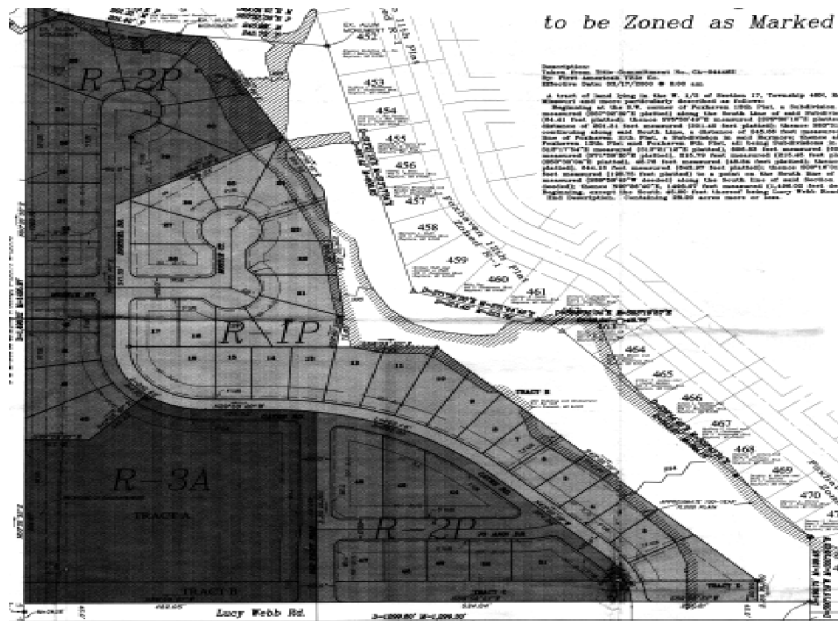
Section 470.060 of the Unified Development Code outlines the requirements and actions that need to be taken for a Variance.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

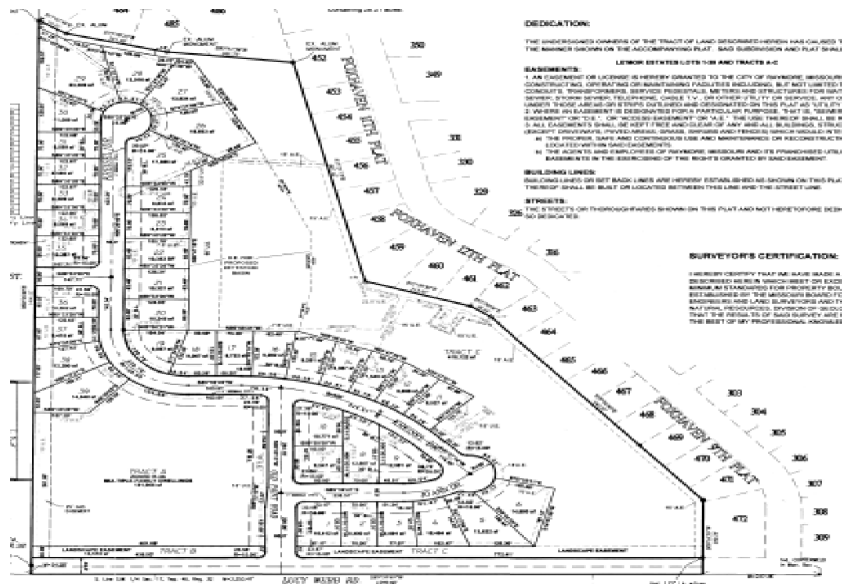
1. Land containing the LeMor Estates Subdivision was rezoned from "A" Agricultural District to "R-1P" Single Family Planned Residential District, "R-2P" Two-Family Planned Residential District, and "R-3A" Multi-Family Residential District, in August and September of 1999. At the time of the rezoning, the land area to the west (now known as the Timber Trails Subdivision) was zoned "M-1" Light Industrial District. The R-1P zoning designation for the Timber Trails Subdivision was established in February of 2004.
2. The rezoning of land in LeMor Estates established the R-2P and R-3A zoning district as a land use buffer adjacent to the industrial zoned land to the west. The R-1P land was established on the land along the west side of the creek. The 1999 rezoning is illustrated below:



- In April of 2001, the zoning boundary line of the R-1P and R-2P district for the land was adjusted as illustrated below:



- On October 22, 2004 the final plat for LeMor Estates subdivision was recorded.
590 Kreisel Dr. - Deck Variance



- On July 9, 2007, Lots 7, 10, and 25 were rezoned from R-2P to R-1P, and adjustments were made to the applicable development standards for all lots in the subdivision as follows:

| “R-1P” Single-Family Planned | |
|---------------------------------------|---|
| Lot Area Minimum | 7,545 sqft |
| Lot Width | 60ft |
| Lot Depth | 100ft |
| Front Yard | 30ft |
| REAR YARD | 18 FT |
| Side Yard Interior | 10% of lot width 10' maximum |
| Side Yard Exterior | 30ft |
| Building Coverage | 30% |
| Waiver from 410.290 Lot Design | |

| “R-2P” Single and Two-Family Planned | |
|---|---|
| Lot Area Minimum (per lot) | 9,547 sqft |
| Lot Width | 70ft |
| Lot Depth | 100ft |
| Front Yard | 30ft |
| REAR YARD | 18 FT |
| Side Yard Interior | 10% of lot width 10' maximum |

| | |
|--------------------|------|
| Side Yard Exterior | 30ft |
| Building Coverage | 30% |

6. On May 13th, 2013 the City Council voted to deny the rezoning application which would have rezoned Lots 21-25 from R-1P to R-2P. Single family homes are now being constructed on the lots.
7. On December 13, 2021 the City Council voted to approve the rezoning on Lots 7 and 10 from “R-1P” Single-Family Residential Planned District to “R-2P” Single and Two-Family Residential Planned District.
8. Temporary Occupancy was granted for 590 Kreisel Dr. on December 2, 2022.

STAFF COMMENTS

1. Notices of the request were mailed to 20 adjoining property owners. No objections or concerns were received.
2. If the Board of Adjustments were to approve the variance application the applicant would still need to apply for a deck permit and pay any associated fees.
3. 1718 and 1720 JoAnn Dr. (Lot 8) is considered a double frontage lot which means that no primary structures will be built directly east of the subject property as there is an existing primary structure that faces Jo Ann Dr.
4. In 2015 the City embarked on creating a master plan geared towards “Building a Community for All Ages.” Goal #2: Develop housing solutions that promote aging in place. The applicant is seeking to build a walk-out deck in place of the existing patio with stairs to accommodate mobility devices (walker, wheelchair, etc..)
5. The applicant did build the deck without getting a permit to build the deck but did wish to apply for the variance as they are seeking a hardship due to a physical disability.
6. The applicant also applied to vacate the existing 7.5’ utility easement in the side-yard area along the east side of the property. Evergy was found to have existing facilities in the easement and objected to the vacation. The applicant will either need to work with the utility company regarding the encroachment into the easement, and/or pursue a variance to locate the deck within the easement.

STAFF PROPOSED FINDINGS OF FACTx X XXXX

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

1. **The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.**

The requested variance does result from a condition that is unique to the property. The property has a 7.5' Utility Easement that runs along the east property line. As an easement is not necessarily unique as many properties in Raymore have utility easements. However, it is unique in the fact that the easement takes up approximately half of the side yard. When the house was built the secondary entry door was installed on the side of the house instead of the rear of the house. This design limits the applicant's access to the side and rear yard as the applicant has mobility issues that would make it hard if the front door had to be used to get around to the side and rear yard without the side entry access point.

2. **The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land. There does appear to be a hardship that would necessitate a variance to be allowed. The applicant has a physical disability that limits their mobility. When the home was built there was a side entry door that was serviced by a set of stairs. This characteristic could prevent the applicant from utilizing the patio area with mobility devices (walker, wheelchair etc...)

3. **The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Granting of the variance would not adversely affect the rights of adjoining property owners as the property to the east is a double frontage lot that would not allow for another primary structure to be built adjacent to the subject property in the area in question.

4. **The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

Granting of the variance would not result in advantages or special privileges to the applicant. Exceptions are looked at on a case-by-case basis when considered for citizens with disabilities.

5. **Whether the requested variance is the minimum variance necessary to provide relief.**

The requested variance is the minimum variance necessary to allow the property owner to provide relief from the existing Unified Development Code.

6. **The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

7. **The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.**

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values. The granting of the proposed variance will not oppose the purpose and intent of the UDC.

8. **The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.**

The requested variance supports the purpose and intent of the Code and will not adversely affect the public health, safety or welfare.

STAFF RECOMMENDATION

City Staff did review the request and has deemed the variance request is justified given the applicants circumstances as well as support our goals within the Community for All Ages Master Plan. The requested variance will allow the property owner to better utilize

the outdoor area of their home with the use of mobility devices, including walkers, and or wheelchairs). City Staff recommends the Board of Adjustment accept the Staff Proposed Findings of Fact and approve Case #23026 - 590 Kreisel Dr. - Deck Variance.



Seisel Dr

588

590

12'x14'
Deck



Published: 6/23/2023
1 in = 23.51 ft

309925

STATE OF MISSOURI

2004 OCT 22 A.M. 10:15

BOOK 18 PAGE 910
SUBDIVISION RECORDS

2004 OCT 22 A.M. 10:15
BOOK 18 PAGE 910
SUBDIVISION RECORDS

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BOOK 18 PAGE 910
SUBDIVISION RECORDS

2004 OCT 22 A.M. 10:15
BOOK 18 PAGE 910
SUBDIVISION RECORDS

PROPERTY DESCRIPTION:

A tract of land lying in the W. 1/2 of Section 17, Township 46N, Range 32W, in Raymore, Cass County, Missouri and more particularly described as follows: Beginning at the S.W. corner of Foxhaven 13th Plat, a Subdivision in said Raymore, thence S57°02'39"E along the South Line of said Subdivision, a distance of 64.41 feet; thence S75°30'10"E continuing along said South Line, a distance of 201.40 feet; thence S83°31'38"E continuing along said South Line, a distance of 245.73 feet to a point on the West line of Foxhaven 11th Plat, a Subdivision in said Raymore; thence along the West line of Foxhaven 11th Plat, Foxhaven 12th Plat and Foxhaven 9th Plat, all being Subdivisions in said Raymore, the following 5 courses: S13°21'12"E, 607.42 feet; thence S71°39'30"E, 215.45 feet; thence S53°30'04"E, 48.84 feet; thence S30°44'40"E, 643.97 feet; thence S00°18'59"W, 199.75 feet to a point on the South line of said Section 17; thence S89°59'49"W, 1299.60 feet; thence N00°26'40"E, 1.496.02 feet; thence returning to the True Point of Beginning, except the South 45.00 feet thereof being Lucy Webb Road Right-of-Way, Containing 28.21 acres.

FINAL PLAT
LE'MOR ESTATES

LOTS 1 - 39 AND TRACTS "A" - "C"
Part of Section 17, Township 46, Range 32
Raymore, Cass County, Missouri.

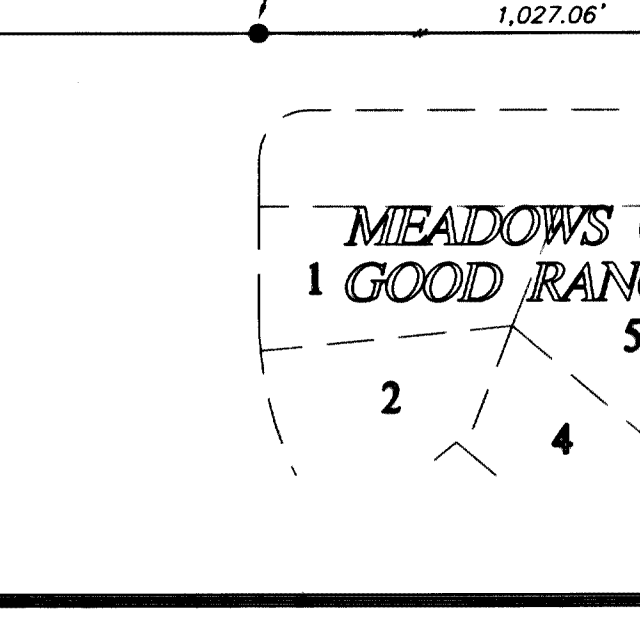
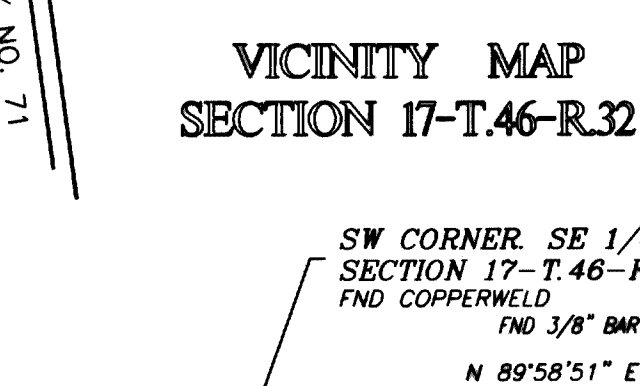
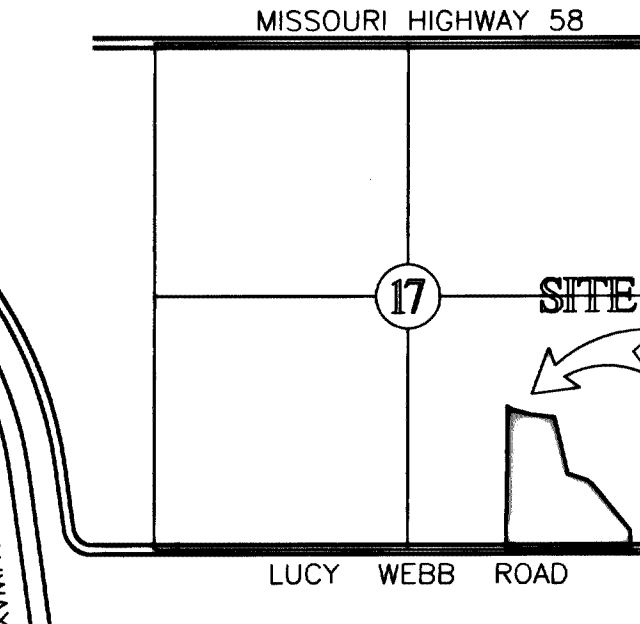
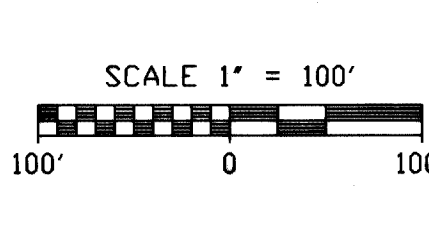
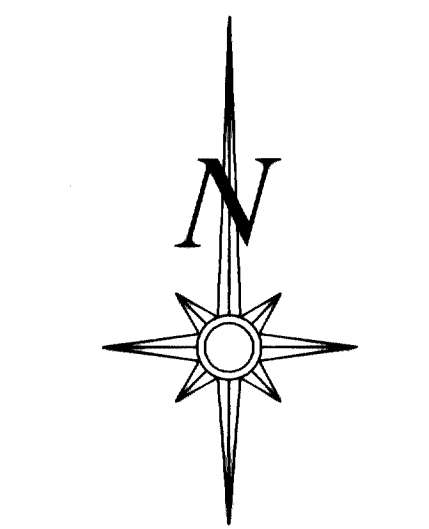
MINIMUM LOW OPENING (MLO) ELEVATIONS

Table with 4 columns: LOT #, M.L.O., LOT #, M.L.O. containing elevation data for lots 6 through 19.

MINIMUM FLOOR ELEVATIONS (MFE)

Table with 4 columns: LOT #, M.F.E., LOT #, M.F.E. containing elevation data for lots 1 through 14.

L-Represents Low Side With Respect to Sanitary Line
H-Represents High Side With Respect to Sanitary Line



DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

LE'MOR ESTATES LOTS 1-39 AND TRACTS A-C

EASEMENTS:

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

BUILDING LINES:

BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR LOCATED BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

NOTARY CERTIFICATION:

STATE OF Missouri
COUNTY OF Jackson

ON THIS 15th DAY OF September, 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOANNE MOSSIE, PRESIDENT OF J & M BUILDING & DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO, BEING DULY SWORN BY ME, ACKNOWLEDGES THAT SHE IS THE PRESIDENT OF J & M BUILDING & DEVELOPMENT CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AS HER FREE ACT AND DEED.

IN WITNESS THEREOF:

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

MY COMMISSION EXPIRES

12-25-2004, NOTARY PUBLIC KRISTY FOSTER

IN TESTIMONY WHEREOF:

J & M BUILDING & DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 15th DAY OF September, 2004.

Joanne Moosie (PRESIDENT)

CASS COUNTY: RECORDER'S OFFICE:

ENTERED ON TRANSFER RECORD THIS 15th DAY OF September, 2004.

DEPUTY COUNTY RECORDER OF DEEDS

CITY OF RAYMORE, MISSOURI: PLANNING AND ZONING COMMISSION:

THIS PLAT OF "LE'MOR ESTATES LOTS 1-39 AND TRACTS A-C" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS 21st DAY OF Sept, 2004.

Helen Worthley, SECRETARY

CITY COUNCIL:

THIS PLAT OF "LE'MOR ESTATES LOTS 1-39 AND TRACTS A-C", 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. 24077, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE 12th DAY OF July, 2004.

Justin Alonzo, MAYOR

Susie Gnefkow, CITY CLERK

Mary Jaeger, CITY ENGINEER

SURVEY AND PLAT NOTES:

- 1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTH FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT.
a) SEMI-PERMANENT MONUMENTS: SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-2560" AT ALL REAR LOT CORNERS AND AT OTHER LOCATIONS MARKED "O". CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
b) PERMANENT MONUMENTS: SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ROBERT KENT MACE, LS-2560" AT ALL LOCATIONS MARKED "▲".
2. THE POSITION OF EXISTING MONUMENTS AS INDICATED BY AN "X", "Δ" OR "□" IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE DISTANCE NOTED FROM THE NEAREST PROPERTY CORNER.
3. ALL BEARING SHOWN ON THIS PLAT ARE BASED UPON THE WEST LINE OF THE PROPERTY BEING N 00°26'40" W.
4. THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
5. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM A WARRANTY DEED RECORDED IN BOOK 1311 AT PAGE 168 AND A PERSONAL REPRESENTATIVE DEED RECORDED IN BOOK 1311 AT PAGE 169 AT THE RECORDER'S OFFICE OF CASS COUNTY, MISSOURI.
6. THE 100 YEAR FLOOD LINE SHOWN ON THIS PLAT IS BASED ON A FLOOD STUDY BY HARRINGTON & CORTELYOU, INC. CONSULTING ENGINEERS. THIS ELEVATION HAS NOT BEEN CONFIRMED BY R. K. MACE ENGINEERING, INC.
7. THE ELEVATION OF THE LOWEST ADJACENT GRADE (LOWEST GROUND ELEVATION TOUCHING THE STRUCTURE) AND THE LOWEST OPENING (INCLUDING BASEMENT OR CRAWL SPACE) OF EACH HOME CONSTRUCTED ON LOTS ADJACENT TO THE 100 YEAR FLOOD PLAIN SHALL BE ELEVATED TO OR ABOVE THE MINIMUM LOW OPENING (MLO) ELEVATION SHOWN ON THIS PLAT OR ONE (1) FOOT ABOVE THE ADJACENT 100 YEAR FLOOD PLAIN ELEVATION, WHICH EVER IS HIGHER.
8. ELEVATIONS ARE BASED UPON THE FOLLOWING BENCHMARK: NORTH RIM MANHOLE A-2 AT LOT 164 AND 165 OF "STONEGATE OF THE GOOD RANCH - 3RD PLAT" ELEVATION = 978.27 FEET.
9. THE COPPERWELD FOUND AND USED FOR THE NW CORNER OF THE NE 1/4 OF SECTION 20, TOWNSHIP 46, RANGE 32, WAS NOT FOUND EQUAL DISTANCE FROM THE NE CORNER OF THE SECTION AND THE NW CORNER OF THE SECTION AS RECORDED ON THE GLO PLAT. SUBSEQUENT PLATS OF CEDAR RIDGE, FOXHAVEN, STONEGATE OF THE GOOD RANCH, AND WOOD CREEK OF THE GOOD RANCH HAVE ACCEPTED BY USE THIS COPPERWELD TO BE THE NW CORNER OF THE NE 1/4 OF THE SECTION.
10. THIS PROPERTY IS CLASSIFIED URBAN PROPERTY (4 CSR 30-16.020).
11. THE LAND THAT IS TO BE FILLED, LOT 6 AND LOTS 11 THRU 15, SHALL MEET ENGINEERING REQUIREMENTS AS TO COMPACTNESS AND SUITABILITY FOR CONSTRUCTION OF HOMES.
12. THE LANDSCAPING REQUIRED IN THE ARTERIAL BUFFER ALONG LUCY WEBB ROAD SHALL BE INSTALLED AS PART OF THE INFRASTRUCTURE IMPROVEMENTS.

Vertical sidebar containing scales, revisions, final plat information, and sheet numbers. Includes 'R. MACE ENGINEERING, INC. ENGINEERS - SURVEYORS' and 'LE'MOR ESTATES LOTS 1 - 41 AND TRACTS A - E'.

MONTHLY REPORT

JUNE 2023

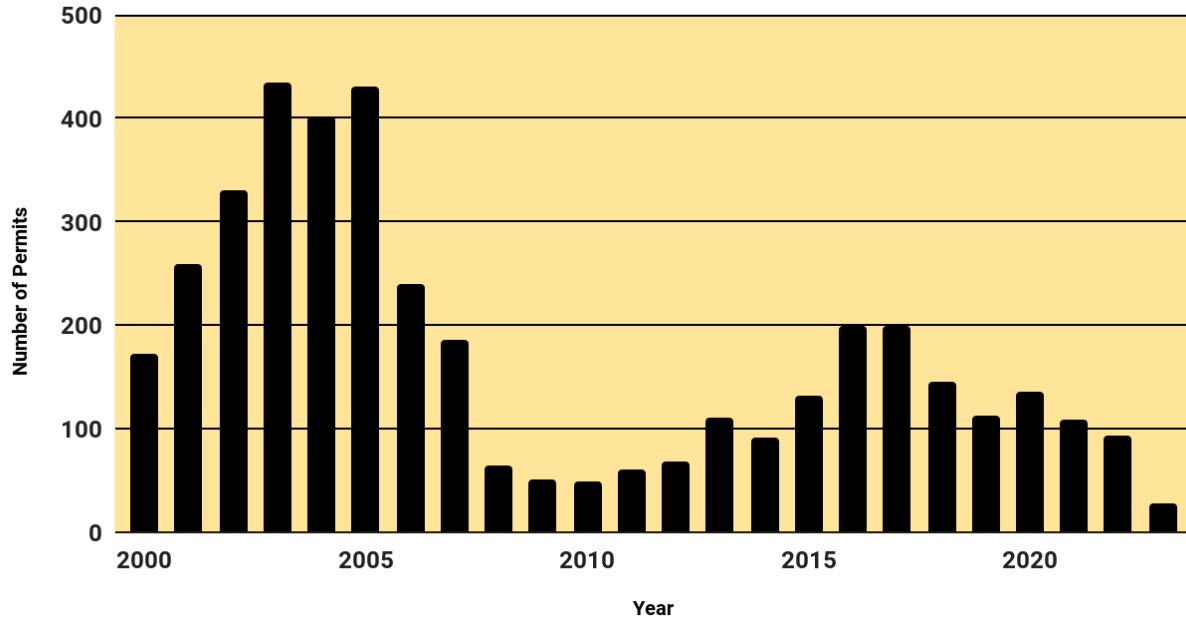
Building Permit Activity

| Type of Permit | JUN 2023 | 2023 YTD | 2022 YTD | 2022 Total |
|--|-------------|--------------|--------------|--------------|
| Detached Single-Family Residential | 7 | 27 | 80 | 94 |
| Attached Single-Family Residential | 30 | 58 | 170 | 238 |
| Multi-Family Residential | 0 | 0 | 0 | 15 |
| Miscellaneous Residential (deck; roof) | 75 | 368 | 399 | 763 |
| Commercial - New, Additions, Alterations | 0 | 15 | 9 | 20 |
| Sign Permits | 17 | 36 | 29 | 49 |
| Inspections | JUN 2023 | 2023 YTD | 2022 YTD | 2022 Total |
| Total No. of Inspections | 473 | 2,830 | 2,903 | 6,264 |
| Residential Inspections | 216 | 1,295 | - | - |
| Commercial Inspections | 257 | 1,535 | - | - |
| Valuation | JUN 2023 | 2023 YTD | 2022 YTD | 2022 Total |
| Total Residential Permit Valuation | \$9,273,600 | \$22,004,500 | \$55,578,050 | \$69,322,400 |
| Total Commercial Permit Valuation | \$0 | \$34,404,900 | \$31,671,700 | \$93,784,200 |

Additional Building Activity:

- Vertical construction continues on the residential apartment buildings within The Depot community.
- Staff continues review and inspections at the Southern Glazer's distribution center as they continue the buildout of their facility at 1100 S. Dean Avenue.
- Additional tenant finish plans were reviewed and permitted for the build out of Nuuly's facility in Raymore.
- The development at Elite Fence & Deck (611 E. Walnut) is nearing completion.

Single Family Building Permits



CODE ENFORCEMENT ACTIVITY

| Code Activity | JUN 2023 | 2023 YTD | 2022 YTD | 2022 Total |
|--|----------|----------|----------|------------|
| Code Enforcement Cases Opened | 62 | 377 | 386 | 705 |
| <i>Notices Mailed</i> | | | - | - |
| -Tall Grass/Weeds | 10 | 70 | 87 | 144 |
| - Inoperable Vehicles | 16 | 145 | 122 | 221 |
| - Junk/Trash/Debris in Yard | 11 | 63 | 51 | 122 |
| - Object placed in right-of-way | 3 | 9 | 5 | 10 |
| - Parking of vehicles in front yard | 2 | 13 | 24 | 46 |
| - Exterior home maintenance | 14 | 41 | 45 | 73 |
| - Other (trash at curb early; signs; etc) | | 0 | 0 | 0 |
| Properties mowed by City Contractor | 17 | 29 | 19 | 55 |
| Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed) | 0 | 4 | 0 | - |
| Signs in right-of-way removed | 29 | 279 | 543 | 1,184 |
| Violations abated by Code Officer | 6 | 27 | 48 | 76 |

DEVELOPMENT ACTIVITY

Current Projects

- Comprehensive Plan
- Madison Valley 3rd Final Plat
- Saddlebrook Preliminary Plat
- Department Budget Review
- Grant Park Villas - Final Plat & Site Plan
- Willow Hills Lot 5 Annexation
- Timber Trails Mixed Use Development

ACTION OF BOARDS, COMMISSIONS & CITY COUNCIL

June 6, 2023 Planning and Zoning Commission

- Saddlebrook Preliminary Plat (public hearing), 5-2, recommended approval
- Madison Valley 3rd Final Plat, 6-1 recommended approval

June 12, 2023 City Council

- 1st Reading - Saddlebrook Preliminary Plat (public hearing)
- 1st Reading - Madison Valley 3rd Final Plat
- 1st Reading - 1010 N. Jackson St. Annexation
- 1st Reading - Award of Contract, Comprehensive Plan
- 2nd Reading - Madison Valley 2nd Final Plat
- 2nd Reading - Johnston Drive Street ROW Plat
- 2nd Reading - Transfer of Tract A to Brookside HOA

June 14, 2023 Board of Zoning Adjustment

- 601 Garnes Street Fence Variance (public hearing), approved
- 602 Garnes Street Fence Variance (public hearing), approved
- 716 Nelson Court Fence Variance (public hearing), approved

June 20, 2023 Planning and Zoning Commission

- Grant Park Villas Final Plat, 8-0, recommended approval
- Grant Park Villas Site Plan, 8-0, approved

June 26, 2023 City Council

- 1st Reading - Easement Vacation Lots 412 & 415 Westbrook 15th (public hearing)
- 1st Reading - Grant Park Villas Final Plat
- 2nd Reading - Madison Valley 3rd Final Plat
- 2nd Reading - 1010 N. Jackson St. Annexation
- 2nd Reading - Award of Contract, Comprehensive Plan

UPCOMING MEETINGS JULY & AUGUST

July 4, 2023 Planning and Zoning Commission

- Meeting Canceled (July 4th Holiday!)

July 10, 2023 City Council

- 1st Reading - Lot 412, Westbrook 15th Plat Easement Vacation (public hearing)
- 1st Reading - Lot 415, Westbrook 15th Plat Easement Vacation (public hearing)
- 1st Reading - 590 Kreisel Dr. Easement Vacation (public hearing)
- 2nd Reading - Grant Park Villas Final Plat

July 12, 2023 Board of Zoning Adjustment

- 590 Kreisel Dr Deck Variance (public hearing)

July 18, 2023 Planning and Zoning Commission

- No items currently scheduled

July 24, 2023 City Council

- 1st Reading - 1111 Hillswick Lane Easement Vacation (public hearing)
- 2nd Reading - Lot 412, Westbrook 15th Plat Easement Vacation
- 2nd Reading - Lot 415, Westbrook 15th Plat Easement Vacation
- 2nd Reading - 590 Kreisel Dr. Easement Vacation
- 2nd Reading - Timber Trails Mixed Use PUD

August 1, 2023 Planning and Zoning Commission

- 1830 W Foxwood Drive - Site Plan
- HTeoO - 705 W. Foxwood Dr - Site Plan
- Dean Avenue South Extension ROW Plat
- Annual UDC Review

August 14, 2023 City Council

- 2nd Reading - 1111 Hillswick Lane Easement Vacation

JUNE DEPARTMENT ACTIVITY

- Development Services staff held a pre-development meeting for a prospective commercial development within the Raymore Galleria North development.
- The Planning and Zoning Commission met on Tuesday, June 6, to review two applications. The Commission recommended approval for the [Saddlebrook Preliminary Plat](#), as well as the [Madison Valley 3rd Final Plat](#).
- Development Services staff met with representatives from MODOT to discuss the grant funding the City received through the Missouri Highways and Transportation Commission Governor's Cost Share Program.

- Economic Development Director Jordan Lea attended an events committee meeting of the Raymore Chamber of Commerce.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the monthly morning coffee meeting hosted by the Raymore Chamber of Commerce and Community Bank of Raymore.
- Development Services Director David Gress, City Planner Dylan Eppert and Economic Development Director Jordan Lea attended the ribbon cutting for BLUSH Boot Camp hosted by the Raymore Chamber of Commerce.
- Development Services staff met with representatives from VanTrust Real Estate to discuss the Dean Avenue road extension project.
- Development Services staff met with representatives from the Raymore-Peculiar School District and the City of Belton, MO to discuss ongoing residential development projects within the school district boundaries.
- Economic Development Director Jordan Lea attended a webinar hosted by HUB, Our Places of Impact CoP: Advancing Equity for Community-Led Initiatives.
- Development Services Director David Gress attended a Strategic Short-Term Rental Regulations webinar hosted by Granicus.
- Development Services Director David Gress attended the June Board meeting of the Raymore Chamber of Commerce.
- The Planning and Zoning Commission met on Tuesday, June 20, to review two applications, including a Site Plan approval request and a final plat request for the [Grant Park Villas project](#). The Commission voted unanimously to approve both applications.
- Development Services Director David Gress, City Planner Dylan Eppert and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly luncheon hosted by El Dorado Mexican.
- City Planner Dylan Eppert participated in a webinar hosted by MARC which was a joint meeting and regional learning collaborative regarding the Community for All Ages program.
- Development Services Director David Gress and Code Enforcement Officer Drayton Vogel participated in the "Playbook for Managing Code Enforcement Initiatives" webinar.
- The regularly scheduled meeting for the Planning and Zoning Commission on July 4, 2023, has been canceled due to the July 4th holiday.

GIS ACTIVITY

- Addressing operations
- Tuning of datasets - recalculate extents & reconcile versions, rebuild services
- Replacement of import routines to accommodate changes in field header protocol
- QA/QC - street lights, asbuilts, subdivisions, lots, etc
- Troubleshoot revocation of licenses from expired users
- MS/SDE Database server administrative tasks - diagnostic/tuning/repair/full backups
- MS Server administrative tasks - compression & backup
- Maps & reports as requested
- Development testing - Publication of (hosted) services with ArcGIS Pro
- Webinar - asset (sidewalk) management for compliance with ADA