



# RAYMORE PARKS AND RECREATION BOARD

## SPECIAL MEETING - AGENDA

**Tuesday, December 12, 2023**

**6:00PM - City Hall**

**Council Chambers  
100 Municipal Circle  
Raymore, Missouri 64083**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. New Business**

A. Parkland Dedication Requirement

Action Item

The Development Services Department has received an application for development at the northeast corner of Gore Road and Kurzweil Road. A Fee in Lieu has been proposed for the parkland dedication for Park Board review.

- 5. Board Member Comment**
- 6. Adjournment**

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### **EXECUTIVE SESSION (CLOSED MEETING)**

The Parks and Recreation Board may enter into an executive session before or during this meeting, if such action is approved by a majority of the Board present, with a quorum, to discuss:

- litigation matters as authorized by § 610.021 (1) RSMO,
- real estate acquisition matters as authorized by § 610.021 (2),
- personnel matters as authorized by § 610.021 (3), or
- other matters as authorized by §
- 610.021 (4-21) as may be applicable.

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



TO: Nathan Musteen, Parks and Recreation Director; Parks and Recreation Board  
FROM: David Gress, Development Services Director  
DATE: December 4, 2023  
RE: Gore & Kurzweil Annexation and Development Plan - Parkland Dedication

Parks and Recreation Board Members,

The Development Services Department has received an application for development of approximately 89 acres of land located at the northeast corner of Gore Road and Kurzweil Road. The property is depicted on the attached **Exhibit A**. The application includes requests for:

- Voluntary Annexation
- Rezoning from "A" Agricultural District to "RE" Rural Estate District (3 acre minimum)
- Preliminary Plat

The Preliminary Plat proposed 23 single-family lots, all 3 acres in size, or more. As part of the Preliminary Plat request, the City Code allows the Parks and Recreation Board to review the application with respect to Parkland Dedication, or Parkland Fee-in-Lieu. The options for Parkland Dedication based on the proposed development are provided below:

**Park Land Dedication**

- With 23 proposed lots, the acreage for land dedication equates to 1.18 acres of land.

**Fee-in-Lieu**

With 1.18 acres of land being the land dedication requirement, at a purchase price of \$10,000 per acre, the Fee-in-Lieu requirement equates to \$11,868.

City Code allows for the Parks and Recreation Board to make a determination on the appropriate means of fulfilling the Parkland Dedication requirements, the decision of which will become a requirement of the development moving forward.

**Respectfully,**

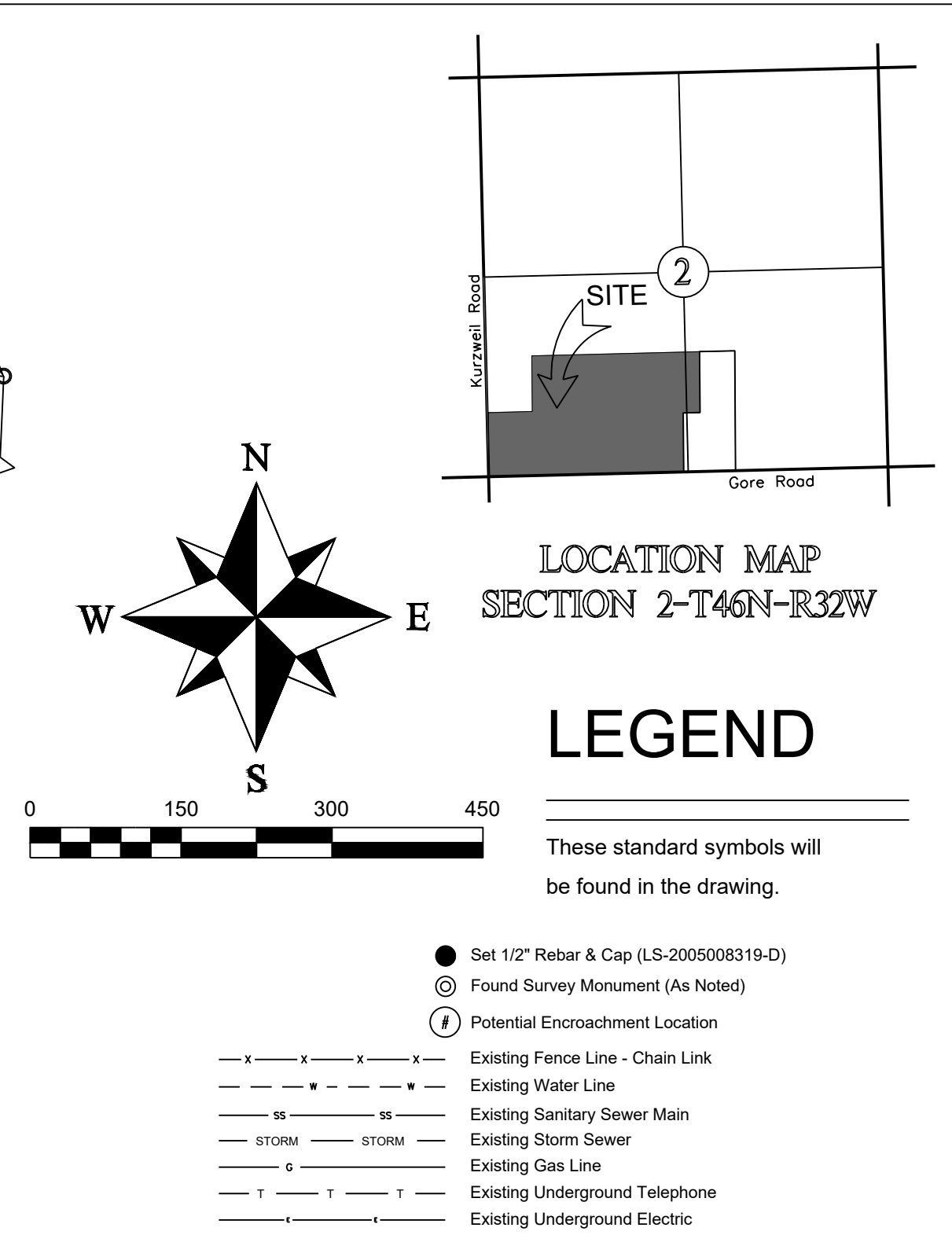
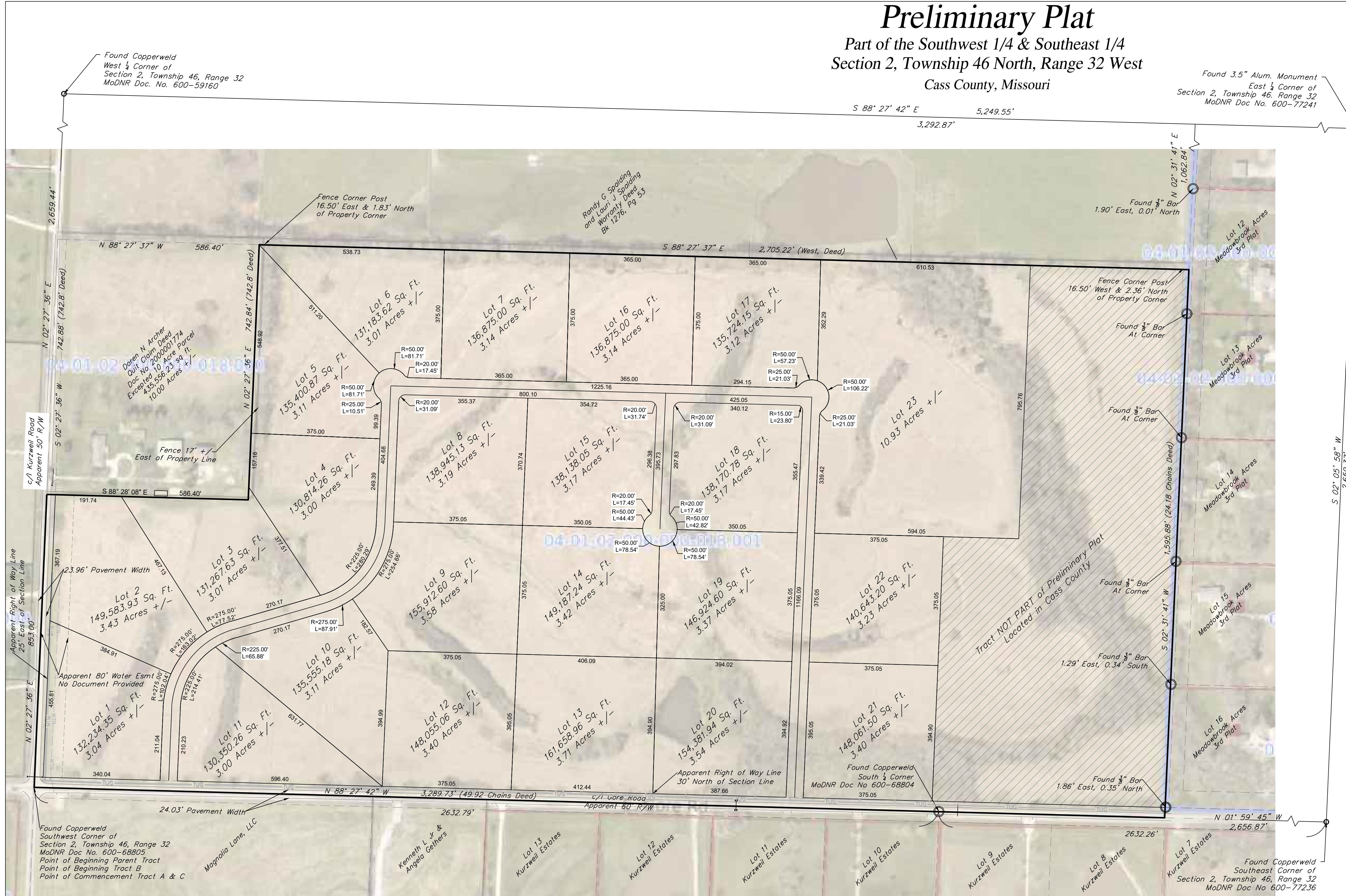
A handwritten signature in black ink, appearing to read "David Gress", with a horizontal line extending to the right.

**David Gress**  
Development Services Director  
City of Raymore



# Preliminary Plat

Part of the Southwest 1/4 & Southeast 1/4  
Section 2, Township 46 North, Range 32 West  
Cass County, Missouri



**LEGAL DESCRIPTION**

Beginning at the Southwest corner of Section 2, Township 46, Range 32; thence North 02 degrees 27 minutes 36 seconds East along the West line of said Section 2, a distance of 853.00; thence South 88 degrees 28 minutes 08 seconds East, a distance of 586.40 feet; thence North 02 degrees 27 minutes 36 seconds East, a distance of 742.84 feet; thence South 88 degrees 27 minutes 37 seconds East, a distance of 2244.26 feet; thence South 02 degrees 27 minutes 36 seconds West, a distance of 795.76 feet; thence North 88 degrees 27 minutes 42 seconds West, a distance of 219.00 feet; thence South 02 degrees 27 minutes 36 seconds West, a distance of 799.95 feet; thence North 88 degrees 27 minutes 54 seconds West, a distance of 2611.66 feet to the point of beginning.

REVISIONS
DATE

Part of the  
Southwest 1/4 and Southeast 1/4  
Section 2, Township 46 North, Range 32 West  
Cass County, Missouri

Preliminary Plat		JOB NO.		DATE OF PREPARATION	
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	DATE
1 OF 1	2	46 N	32 W	CASS	November 17, 2023
				SCALE	1" = 150'
				DRAWN BY	M. Schlicht, PLS., PE

PROFESSIONAL SEAL

**SURVEYOR'S GENERAL NOTES:**

- This survey is based upon the following information provided by the client or researched by this surveyor.
  - (A) Warranty Deed, Book 4406, Pg 76
  - (B) Warranty Deed, Bk 1276, Pg 53
  - (C) Deed of Trust, Bk 4440, Pg 67
  - (D) Quit Claim Deed, Bk 1890, Pg 103
  - (E) Final Plat of Kurzwil Estates, Bk 16, Pg 51
  - (F) Final Plat of Halliburton Estates, Bk 20, Pg 71
  - (G) Certificate of Survey, Bk 29, Pg 2
  - (H) Final Plat of Meadowbrook Acres, 3rd Plat, Bk 5, Pg 90
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- NO Title report was furnished. NO Easements were provided. Easements are only shown as provided by client or from Title Report. Additional Easements may exist and are not shown on this survey.
- Bearings shown hereon are based upon GPS observation of the South Line of Section 2
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- Site e is located in Zone "X", areas determined to be outside the 100 year Flood Plain per Firm Panel 29037C0035F, Dated 1/22/2013
- Survey prepared exclusively for Fred Delibero on April 1, 2021.

**IN TESTIMONY WHEREOF:**

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013 has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Lisa M. Delibero

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned notary public, personally appeared Lisa M. Delibero, to me known to be the person described herein and being duly sworn by me did acknowledge that they executed the foregoing instrument as his 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: \_\_\_\_\_

NOTARY PUBLIC

**OWNER / DEVELOPER:**

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013  
4500 SW Rainier Shore Dr  
Lees Summit, MO 64082

**CERTIFICATION**

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

Date: \_\_\_\_\_

Matthew J. Schlicht, MO PLS 2012000102  
Midwest Engineering Solutions, LLC. LS-2005008319-D

