

**RAYMORE PLANNING AND ZONING COMMISSION**  
**AGENDA**

**Tuesday, January 16, 2024 - 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 November 21, 2023 meeting
6. Unfinished Business
7. New Business -
  - a. Case # 23048 Parkside Pool/Clubhouse - Site Plan
  - b. Case # 23049 Elite Fence - Site Plan Amendment
  - c. Case # 23045 Creekside Ranch - Rezoning (*Public Hearing*)
  - d. Case # 23046 Creekside Ranch - Preliminary Plat (*Public Hearing*)
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, NOVEMBER 21, 2023** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE (arrive at 6:01pm), JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS ERIC SMITH. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, ASSISTANT CITY ENGINEER TRENT SALSURY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

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

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

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

**Vote on Motion:**

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

**Motion passed 6-0-1.**

**6. Unfinished Business -**

- a. **Case #23042 - 108 N Madison St. - Conditional Use Permit for Pole Sign**

Chairman Wiggins introduced the Case and noted that the public hearing was previously opened at the prior meeting of the Commission. Michael Joy, owner of 108 N Madison St., came to the podium to give an overview of the request. Mr. Joy stated that the sign has been there for over 15 years, and asked for the sign to stay. There are currently no renters, the office is not in use, and it adds value for the future tenants or owners.

Mayor Turnbow asked Mr. Joy why he would like to keep the sign, and if there is no immediate need to keep the sign.

Mr. Joy noted that he would like to keep the sign because it has been there for over 40 years, it does not detract from the surrounding properties or impede driving sight, and it adds value to the potential new owners. Mr. Joy stated that he would like to be able to keep the sign, as he is hoping to sell the property, and it would be up to the new

owners to decide what to do with it. Removing the sign would hurt the sellability of the property.

City Planner Dylan Eppert gave the Staff Report, including the existing and surrounding zonings, the Growth Management Plan and Major Street Plan, Public Hearing information, previous actions on or near the property, and the Staff recommendation. Since the property was declared as abandoned as defined by Section 475.070(E) of the Unified Development Code, the existing pole sign must be removed or brought into compliance with current standards. Mr. Eppert noted that Section 475.070(E) "Nonconforming Signs" from the Unified Development Code specifically mentions the parameters of what qualifies as an abandoned sign. Staff recommends the case be sent to the City Council with a recommendation of denial.

Commissioner Bowie asked for clarification on the approval of the requested Conditional Use Permit, and what would have to be done to the existing sign, and if the building must be occupied for the sign to remain.

Mr. Gress clarified that the Conditional Use Permit request is to allow the sign to remain in its current form with no modification. If approved, the existing pole sign could remain, if not approved, the pole sign would have to be brought into compliance with the Code, and that the occupancy of the building has no bearing on the sign at this time since it has already been determined to be abandoned in accordance with the UDC.

Commissioner Urquilla asked for clarification that it was because there was no business in the building for 90+ days that the sign must go.

City Attorney Jonathan Zerr stated that yes, because the building has been abandoned, the sign must be brought into compliance, as it has exceeded the 90-day timeframe allowed by the Code. If the Conditional Use Permit is approved, once the building is sold, the new owners must bring the sign into compliance.

Commissioner Bowie asked if the business must be occupied to keep the sign.

Mr. Gress noted that the 90-day window allowed by Code allows the opportunity to keep the sign under its non-conforming status, but that in this case the 90-day window has been exceeded. The sign was only found to be abandoned because the building was vacant for a period in excess of 90 days.

Chairman Wiggins asked if a monument sign would obstruct the view while driving. The current pole sign makes it very easy to see around the small curve of the road. Shortening the sign might create a visual obstruction.

Mr. Eppert noted that different styles of signs are available, so if a monument sign was deemed unfavorable, there are other options, including wall signs.

Chairman Wiggins asked if during future redevelopment of the surrounding areas, would the remaining pole signs be required to be brought into compliance with the UDC.

Mr. Gress clarified that in the future the City may consider an overlay district for the area to promote development, but that nothing is currently in place, and that any redevelopment would not become less restrictive and would have to adopt standards to promote the quality of the redevelopment areas. Future redevelopment standards could be adopted, but in this case, as long as the buildings and pole signs are not abandoned for 90+ days, they would not be subject to the current UDC standards.



Commissioner Urquilla asked if a pole sign makes a property or building more attractive when for sale.

Mr. Zerr stated that this is not applicable to the case under the required findings of fact for Conditional Use Permits.

Commissioner Urquilla asked about a timeline for the correction of the sign.

Mr. Zerr noted that there are still pending court issues that are unresolved, and a municipal citation. The Commission can issue a Conditional Use Permit to allow for reasonable variations, or can grant a permit for a certain amount of time until it expires and then the sign must be brought into UDC compliance.

Commissioner Bowie asked if the building had not been abandoned, would the sign be allowed to stay as is?

Mr. Zerr stated that yes, because the building was abandoned, as defined by the Unified Development Code, the sign is no longer grandfathered in as it stands, it must be updated to be compliant with the UDC.

Commissioner Bowie asked for clarification on conditions the Commission could impose on the request for a Conditional Use Permit.

Mr. Zerr explained that the Commission could authorize the conditional use for a period of time, or until the building becomes vacant again. A conditional use permit does not allow for the sign to be "grandfathered", but allows the sign to exist based on conditions that could be imposed by the Commission. The Commission could approve the conditional use to be indefinite, or they could approve the conditional use with a defined time frame. Discussion ensued on the possibility of allowing time-frames for the conditional use.

Commissioner Faulkner commented that the City initially adopted the current sign code in 2009 there were a lot of pole signs existing, and that over time since the Code was adopted, the removal of other abandoned pole signs has improved the overall appearance of the area.

Commissioner Wiggins invited any members of the public to speak on the request as it is a public hearing. No comments were received, and Chairman Wiggins closed the public hearing at 6:28pm.

**Motion by Commissioner Urquilla, seconded by Commissioner Faulkner to accept Staff Proposed findings of fact and forward Case #23042, 108 N Madison St Conditional Use Permit, to the City Council with a recommendation of denial.**

**Vote on Motion:**

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

**Motion passed 6-1-0.**

**7. New Business -**

**a. 2024 Meeting Calendar**

City Planner Dylan Eppert provided a brief report on the meeting calendar for the upcoming year, including meeting dates and deadlines.

**Motion by Commissioner Urquilla, Seconded by Commissioner Bowie to accept the meeting and deadlines schedule as proposed by staff.**

**Vote on Motion:**

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

**Motion passed 7-0-0.**

**8. City Council Report**

City Attorney Jonathan Zerr gave an overview of the one City Council meeting that occurred since the Planning & Zoning Commission last met.

**9. Staff Report**

Mr. Eppert gave an update, and noted that there will not be a meeting on December 5th, but there will be a meeting tentatively scheduled for December 19th. Mr. Gress gave Staff updates and updated the Commission about the Raymore Commerce Center.

**10. Public Comment**

No public comments.

**11. Commission Member Comment**

Commissioner Bowie thanked the Commission for his reappointment.

Commissioner Faulkner thanked Staff.

Commissioner Fizer thanked Staff, mentioned the Mayor's Christmas tree, and congratulated Mr. Gress on the birth of his son.

Commissioner Petermann thanked Staff, and wished everyone a Happy Thanksgiving.

Commissioner Urquilla thanked Staff, and wished everyone a Happy Thanksgiving.

Mayor Turnbow thanked everyone for the denial of the case, gave an update of the MODOT I-49 widening plans, and wished everyone a Happy Thanksgiving.

Chairman Wiggins thanked Staff and wished everyone a Happy Thanksgiving.

## 12. Adjournment

**Motion by Commissioner Urquilla, Seconded by Commissioner Faulkner, to adjourn the November 21st, 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	Absent
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

**Motion passed 7-0-0.**

The November 21, 2023 meeting adjourned at 6:51 p.m.

Respectfully submitted,  
Emily Jordan





**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** January 16, 2024  
**Re:** Case # 23048 - Parkside Pool/Clubhouse - Site Plan

**GENERAL INFORMATION**

**Applicant/  
Property Owner:** Triangle 2 LLC  
4706 Broadway St. Ste 240  
Kansas City, MO 64112

**Requested Action:** Site plan approval for Parkside Pool/Clubhouse

**Property Location:** Generally located at the southwest corner of 163rd St. and Reed Dr.

**Aerial Photograph:**



**Property Photographs:**



View looking north towards 163rd St. from Ashbaugh Dr.



View looking west from Reed Dr.



View looking south from 163rd St.

**Existing Zoning:** “R-1P” Single-Family Residential Planned District

**Existing Surrounding Zoning:** **North:** “PUD” Planned Unit Development District  
**South:** “R-1P” Single-Family Residential Planned District  
**East:** “R-1P” Single-Family Residential Planned District  
**West:** “R-1P” Single-Family Residential Planned District

**Tract Size:** 2.17 Acres

**Subdivision Plat:** Parkside, 1st Plat (Tract B)

**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 the extension of **163rd Street** as a major collector road, **Reed Dr.** as a local road and **Ashbauge Dr.** as a local road.

**Advertisement:** City Ordinance does not require advertisement for Site Plans.

**Public Hearing:** City Ordinance does not require a public hearing for Site Plans.



## **PROPOSAL**

Outline of Requested Action: The applicant seeks to obtain site plan approval for the community pool and clubhouse for the Parkside 1st phase.

## **SITE PLAN REQUIREMENTS AND STANDARDS**

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 site plan property, specifically Section 470.160.

## **PREVIOUS ACTIONS ON THE PROPERTY**

1. The PUD Planned Unit Development zoning designation for Creekmoor Subdivision to the north was established by the City on January 26, 2004.
2. The R-1 Single-Family Residential zoning designation for Madison Creek Subdivision was established by the City on November 21, 1999. The first 3 phases of the subdivision have been constructed. The preliminary plat for the remaining undeveloped land has expired.
3. The PR Parks, Recreation and Public Use zoning designation for Hawk Ridge Park was established by the City on September 28, 2009.
4. The R-1P zoning designation was approved for the subject property on October 12, 2020.
5. On December 14, 2020 the City Council voted to approve the Preliminary Plat and Memorandum of Understanding for the Park Side subdivision.
6. On March 13, 2023 the City Council voted unanimously to approve the Parkside - 1st Plat, Parkside Park - 1st Plat and Sunset Ln. - 1st Plat.

## **ENGINEERING DIVISION COMMENTS**

This development meets the requirements of The City of Raymore Public Works Department. The pool was accounted for during the design phase of Parkside 1st plat & the existing infrastructure is adequate to support this development.

## **STAFF COMMENTS**

1. A Future pool was identified on the Preliminary Plat as an amenity in the Park Side development, with a requirement that pool and clubhouse be constructed



prior to the acceptance of public improvements for Phase 3. The pool is being constructed ahead of the required schedule.

- The current bulk and dimensional standards for the “R-1P” Single-Family Residential District is provided below.

R-1P	
<b>Minimum Lot Area</b>	6,000
per lot	-
per dwelling unit	2,000 sq.ft.
<b>Minimum Lot Width (feet)</b>	50
<b>Minimum Lot Depth (feet)</b>	100
<b>Yards, Minimum (feet)</b>	
front	25
rear	25
side	7
side, abutting residential district	15
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	45

- Special Use Conditions:** There are no use-specific standards or conditions.

- Parking:**

There is not a designated parking requirement for a community swimming pool, and the required number of spaces is determined at the discretion of the Development Services Director. 39 parking spaces have been provided with 2 of the 39 parking spaces being ADA. The Development Services Director has determined the allotted parking spaces to be sufficient.

- Landscaping:**

Twenty percent (20%) of the lot is required to be reserved for landscaped areas and sixty-three (63%) has been provided. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. The landscaped plan that was submitted satisfies the landscaping requirement.

- Building Design:**

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

**Section 440.010 Building Design Standards**

C. Building Materials

- Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

## 2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

## 3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

## 6. Pedestrian Access:

Pedestrian Access will be provided as the site currently has sidewalks in the required locations along Reed Dr. and Ashbauge Dr. If the site plan is approved the sidewalk will be extended from its current terminus of the sidewalk along Ashbauge Dr. and proceed north toward the parking lot, pool and clubhouse area.

## 7. Signage:

A master signage plan was submitted with the application, A monument sign is shown on the plan as well as the proposed location of the monument sign. However, a sign permit will need to be reviewed and approved by City Staff before installation of the proposed monument sign.

**8. Fire District Review:**

The site plan was shared with the Fire District and no comments were provided. The final plat was also shared with the Fire District and no concerns were raised prior to the approval of the Final Plat on March 13, 2023.

**9. Stormwater Management:**

Stormwater will be collected from the site through several curb inlets that will drain east towards 1 of 2 detention basins that will eventually drain into the existing creek to the east of the detention basins.

**10. Site Lighting:**

The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City.

**11. Trash Enclosure:**

A trash enclosure was not included as part of the site plan. All waste receptacles will be stored inside the building.

**12. Screening of Mechanical Equipment:**

All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet tall and/or cover more than twenty-five (25) square feet in area shall be screened.

**13. Site Access:**

Access to the site will be provided off of Ashbauge Drive and Reed Drive. Reed Drive is the main access point into the Parkside subdivision from 163rd St.

**14. Additional Information:**

If the site plan is approved, there will need to be three separate building permits obtained. The permits that need to be obtained are fence permit, pool permit and a permit for the clubhouse. These permits will need to be reviewed and approved by City Staff before construction of these items.

**STAFF PROPOSED FINDINGS OF FACT**

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

**A. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

**B. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

**C. the proposed use is allowed in the district in which it is located;**

The proposed use of the community pool and clubhouse is allowable as a subdivision amenity within the "R-1P" Single-Family Residential Planned District. The accessory amenities, including a pavilion, fire pit, turf play area and pickleball courts are all permitted uses as well.

**D. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is provided from Ashbauge Drive.

**E. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks will be provided to allow pedestrians to access the site from the sidewalk along Ashbauge Dr.

**F. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building (clubhouse) does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

**G. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are not any unique natural resource features on the site that need to be preserved.

**H. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and**

**designs drainage facilities to promote the use and preservation of natural watercourses;**

The plan avoids unnecessary or unreasonable alterations to existing topography as minor grading will be done to the site. There are not any existing mature trees or woodlands that exist on the site. There are also not any natural watercourses on the site.

- I. **provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use of a community pool and clubhouse meets the minimum requirements as determined by the Development Services Director. 39 parking spaces are being provided which include 2 ADA parking spaces.

- J. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping has been provided for the site. The screening requirements between parking areas and the abutting residential lots has been satisfied. Significant landscaping is being provided beyond the minimum requirements as an amenity for the overall subdivision.

- K. **includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	January 16, 2024

## **STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the Staff proposed findings of fact and approved Case # 23048 Parkside Pool/Clubhouse - Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official including but not limited to the fence, pool and clubhouse.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
5. One of two accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
6. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area, then it must be screened in accordance with Section 420.040D of the Unified Development Code.
7. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

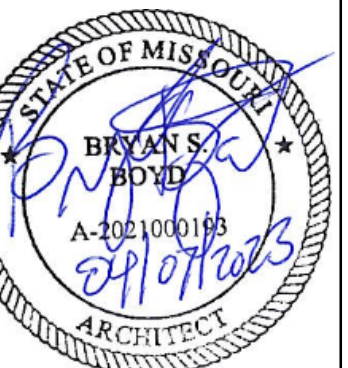
Perpetual Conditions:

8. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
9. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
10. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.









**THE TOGALACH FIRM**  
 210 N. Water Street, Liberty, Missouri 64068  
 Office: 816-225-3420

NOTE:  
 ALL SUBCONTRACTORS AND VENDORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO PLACING BID. ANY QUESTIONS SHOULD COME IN THE FORM OF AN RFI TO THE GENERAL CONTRACTOR  
 Missouri Corporate Certificate of Authority approved January 21, 2021 for Missouri License A-2021002498

Permit Set  
 04-07-2023

A New Pool Building for  
**Parkside Community**  
 163rd Street  
 Raymore, Missouri  
 © The Togonalach Firm 2023 All Rights Reserved

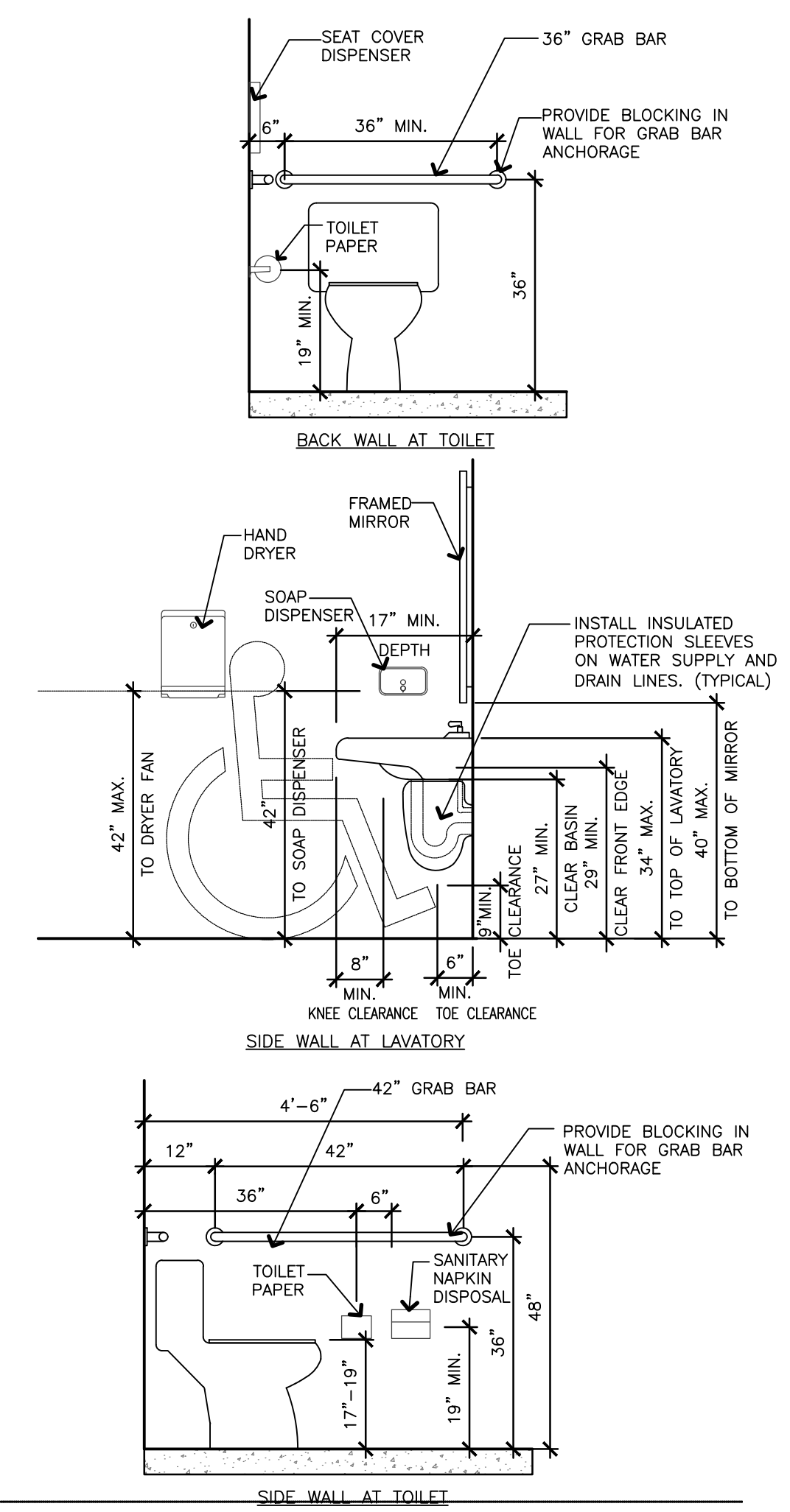
REVISIONS:

Pool House  
 Floor Plan

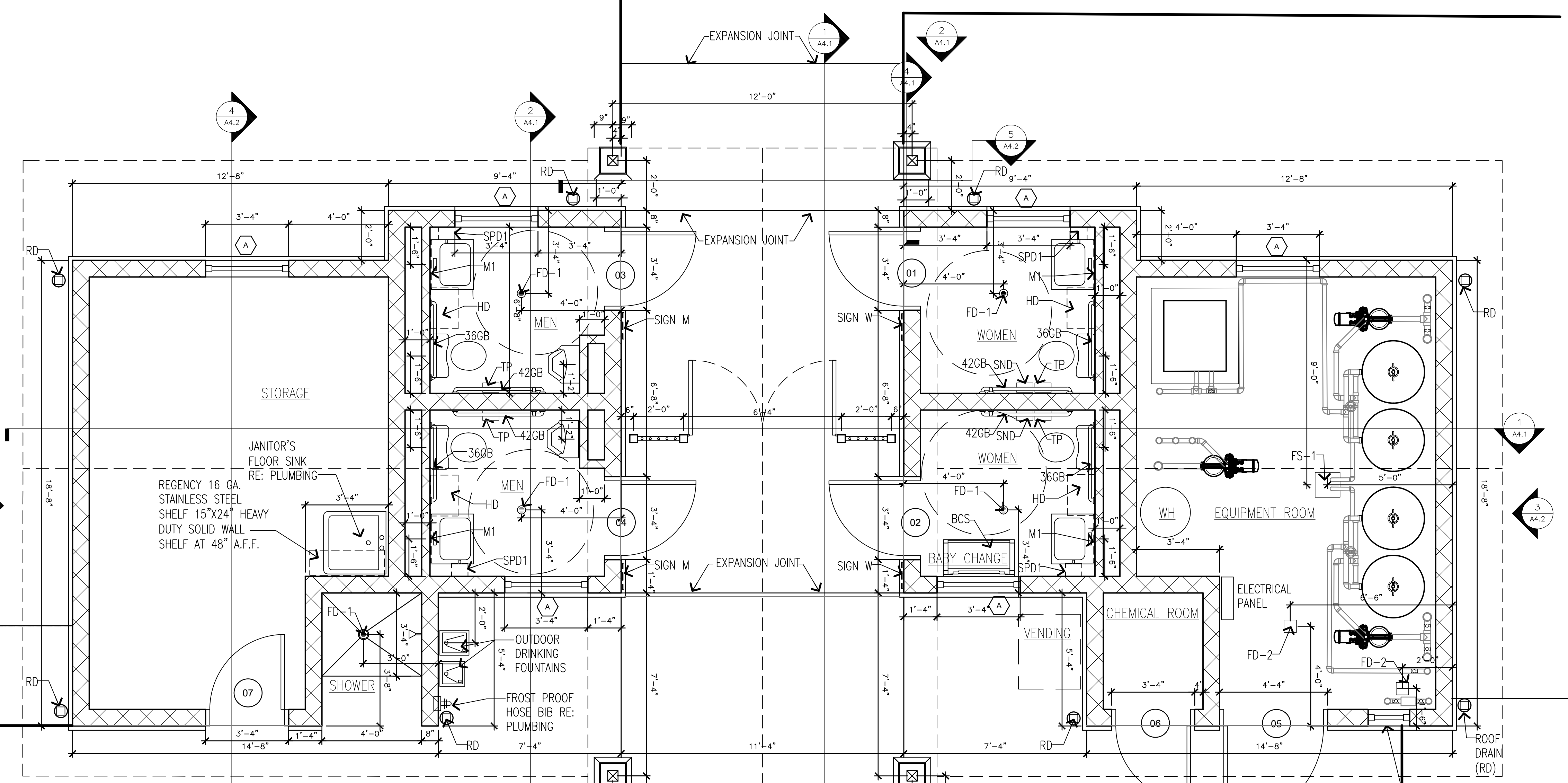
PROJECT: 22-005 DATE: April 04, 2023

SHEET NUMBER:

**A1.1**

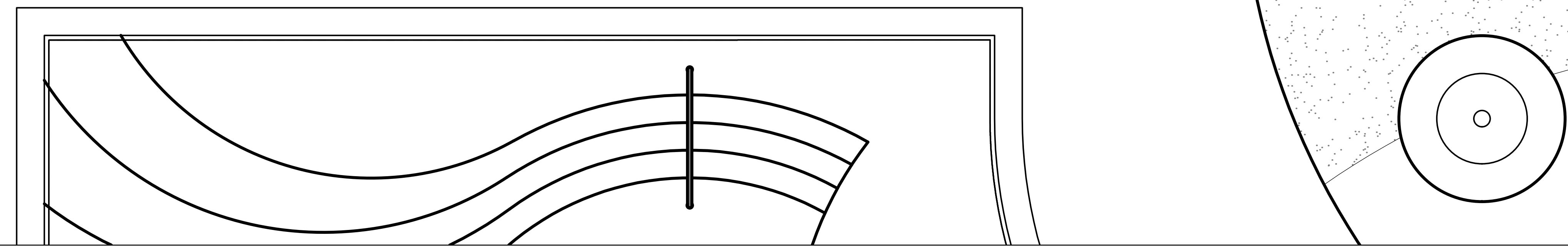


**2 ADA Restroom Details**  
 SCALE: 1/2" = 1'-0"

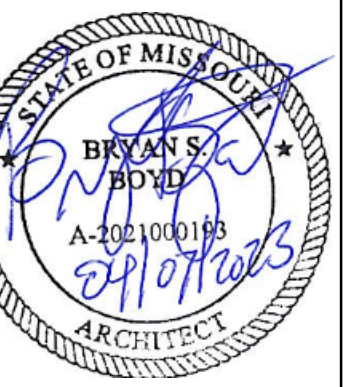


**1 Floor Plan**  
 SCALE: 3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE:	
36GB:	BOBRICK B-9806X36 FINO GRAB BAR 1-1/2", 36" LENGTH, STAINLESS STEEL
42GB:	BOBRICK B-9806X42 FINO GRAB BAR 1-1/2", 42" LENGTH, STAINLESS STEEL
TP:	BOBRICK B-2892, TOILET PAPER DISPENSER, SURFACE MOUNTED, STAINLESS STEEL W/SATIN FINISH
SPD1:	BOBRICK CLASSIC SERIES B-2111, SOAP DISPENSER, SURFACE MOUNTED 40 OZ, STAINLESS STEEL W/SATIN FINISH
SND:	BOBRICK B-270, SANITARY NAPKIN DISPOSAL, SURFACE MOUNTED, STAINLESS STEEL
HD:	PALMER FIXTURE HAND DRYER, HD0907-17, PAINTED CAST ALUMINUM, RE: ELECTRICAL
SND:	BOBRICK B-270 STAINLESS STEEL SANITARY NAPKIN DISPOSAL WALL MOUNTED
M1:	BOBRICK B165 1830 CHANNEL-FRAME MIRROR 18"X30" 430 STAINLESS STEEL
SIGN W:	INSTALL ADA COMPLYING SIGNAGE ON STRIKE SIDE OF DOORS WITH "WOMEN" LETTERS AND SYMBOL MOUNTED AT 5'-0" TO CENTER OF SIGN
SIGN M:	INSTALL ADA COMPLYING SIGNAGE ON STRIKE SIDE OF DOORS WITH "MEN" LETTERS AND SYMBOL MOUNTED AT 5'-0" TO CENTER OF SIGN
FS-1:	FLOOR SINK RE: PLUMBING
FD-1:	FLOOR DRAIN RE: PLUMBING
FD-2:	FLOOR DRAIN RE: PLUMBING







**THE TOGALACH FIRM**  
 210 N. Water Street, Liberty, Missouri 64068  
 Office: 816-225-3420

NOTE:  
 ALL SUBCONTRACTORS AND VENDORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO PLACING BID. ANY QUESTIONS SHOULD COME IN THE FORM OF AN RFI TO THE GENERAL CONTRACTOR  
 Missouri Corporate Certificate of Authority approved January 21, 2021 for Missouri License A-2021002498

Permit Set  
 04-07-2023

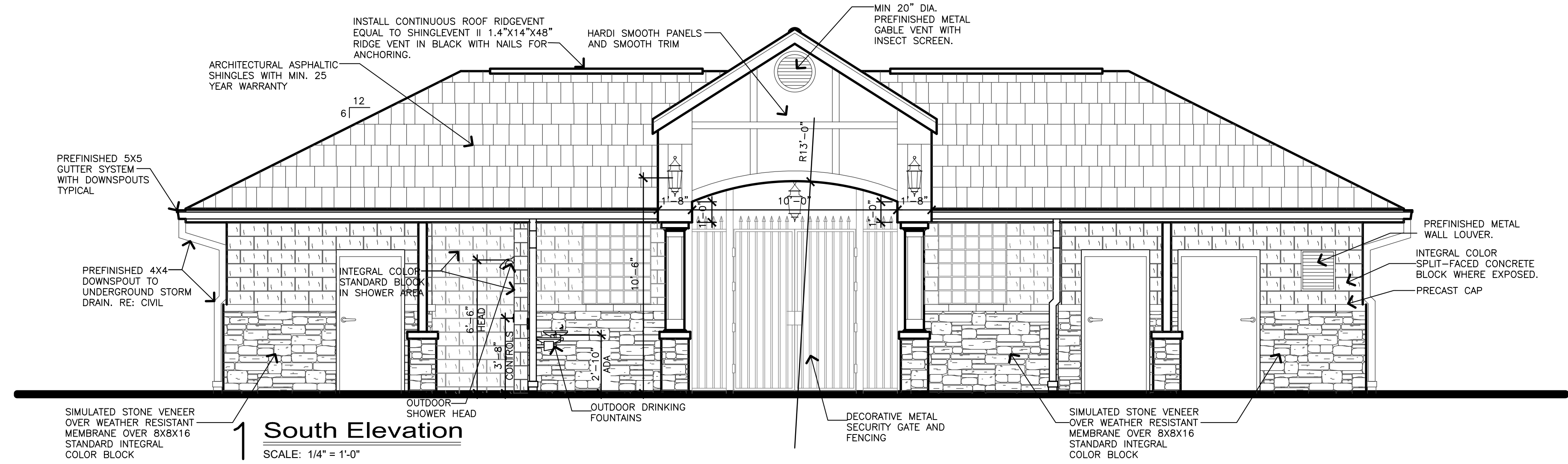
A New Pool Building for  
**Parkside Community**  
 163rd Street  
 Raymore, Missouri  
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REVISIONS:

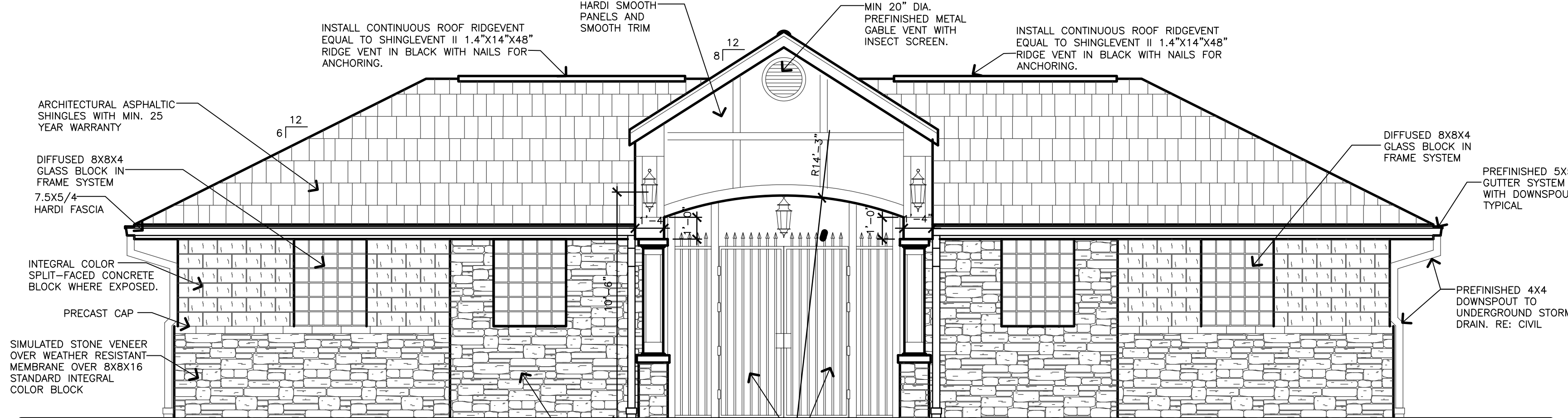
EXTERIOR ELEVATIONS

PROJECT: 22-005 DATE: April 04, 2023  
 SHEET NUMBER:

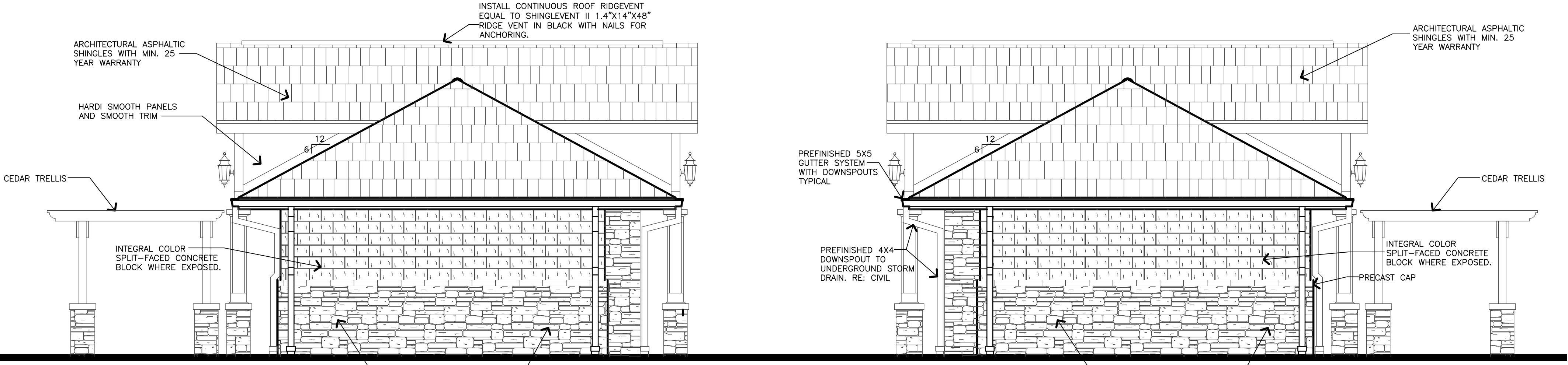
**A3.1**



**1 South Elevation**  
 SCALE: 1/4" = 1'-0"



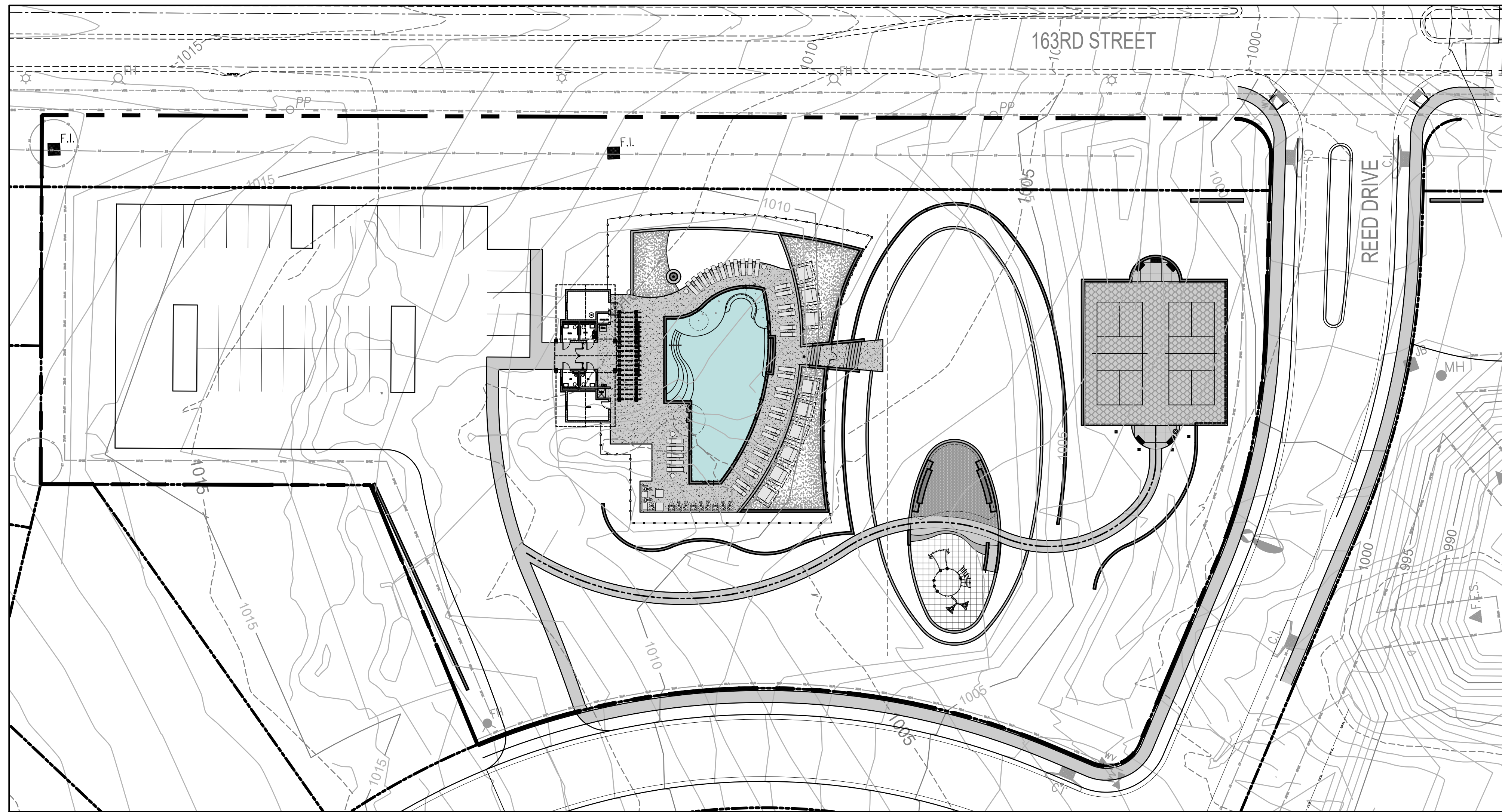
**2 North Elevation**  
 SCALE: 1/4" = 1'-0"



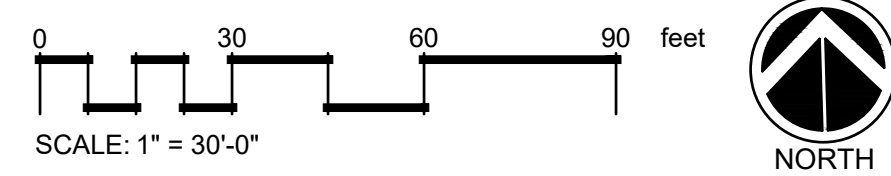
**3 East Elevation**  
 SCALE: 1/4" = 1'-0"

**4 West Elevation**  
 SCALE: 1/4" = 1'-0"





**AMENITIES AREA - REFERENCE PLAN**  
SCALE: 1"=30'-0"



**GENERAL CONCRETE NOTES**

**CAST IN PLACE CONCRETE**

1. PORTLAND CEMENT SHALL BE TYPE II CONFORMING TO ASTM C150. TYPE I CEMENT MAY BE USED PROVIDED EITHER FLY ASH OR GROUND GRANULATED BLAST FURNACE SLAG IS ALSO INCLUDED IN THE MIX.
2. STRUCTURAL CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS. CEMENTITIOUS MATERIALS REFERS TO THE TOTAL COMBINED WEIGHT OF ALL CEMENT, FLY ASH, AND GROUND GRANULATED BLAST FURNACE SLAG CONTAINED IN THE MIX.
  - A. 4000 PSI (FOR CONCRETE MIXED WITH BLENDED CEMENT OR MIX OF PORTLAND CEMENT AND FLY ASH OR SLAG)
  - B. MAXIMUM WATER/CEMENTITIOUS SHALL BE 0.45 MATERIALS RATIO, BY WEIGHT
  - C. SLUMP RANGE
    - 1. 4A NOMINAL UNLESS HIGH RANGE WATER REDUCING ADMIXTURE IS USED
    - II. 3A MAX. BEFORE ADDITION OF HIGH RANGE WATER REDUCING ADMIXTURE
    - III. 6A MAX. AFTER ADDITION OF HIGH RANGE WATER REDUCING ADMIXTURE
  - D. AIR CONTENT: 6% +/- 1.5%
3. CLASS B CONCRETE SHALL NOT BE AIR-ENTRAINED UNLESS OTHERWISE INDICATED. THE MINIMUM COMPRESSIVE STRENGTH (28-DAY) OF THESE TYPES OF CONCRETE SHALL BE 2500 PSI.
4. ALL CONCRETE FOR WALLS SHALL BE PLACED THROUGH OPENINGS IN THE FORM SPACED AT FREQUENT INTERVALS OR THROUGH TREMIES (HEAVY DUCT CANVAS, RUBBER, ETC.), EQUIPPED WITH SUITABLE HOPPER HEADS. TREMIES SHALL BE OF VARIABLE LENGTHS SO THAT THE FREE FALL SHALL NOT EXCEED FIVE (5) FEET AND A SUFFICIENT NUMBER SHALL BE PLACED IN THE FORM TO INSURE THE CONCRETE BEING KEPT LEVEL AT ALL TIMES.

**REINFORCING STEEL**

1. BAR REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 FOR GRADE 60 BILLET STEEL REINFORCING. ALL REINFORCING STEEL SHALL BE FROM DOMESTIC MILLS AND SHALL HAVE THE MANUFACTURER'S MILL MARKING ROLLED INTO THE BAR WHICH SHALL INDICATE THE PRODUCER SIZE, TYPE, AND GRADE.
2. ACCESSORIES SHALL INCLUDE ALL NECESSARY CHAIRS, SLAB BOLSTERS, CONCRETE BLOCKS, TIE WIRES, DIPS, SUPPORTS, SPACERS AND OTHER DEVICES TO POSITION REINFORCING DURING CONCRETE PLACEMENT. SLAB BOLSTERS SHALL HAVE GRAY PLASTIC-COATED LEGS.
3. CONCRETE BLOCKS (DOBIES) USED TO SUPPORT AND POSITION BOTTOM REINFORCING STEEL, SHALL HAVE THE SAME OR HIGHER COMPRESSIVE STRENGTH AS SPECIFIED FOR THE CONCRETE IN WHICH IT IS LOCATED.

4. ALL REINFORCING BARS SHALL BE SHOP FABRICATED UNLESS APPROVED BY THE CONSTRUCTION MANAGER TO BE BENT IN THE FIELD. REINFORCING BARS SHALL NOT BE STRAIGHTENED OR REBENT IN A MANNER THAT WILL INJURE THE MATERIAL. HEATING OF BARS WILL NOT BE PERMITTED.

5. THE SURFACES OF ALL REINFORCING STEEL AND OTHER METALWORK TO BE IN CONTACT WITH CONCRETE SHALL BE THOROUGHLY CLEANED OF ALL DIRT, GREASE, LOOSE SCALE AND RUST, GROUT, MORTAR AND OTHER FOREIGN SUBSTANCES IMMEDIATELY BEFORE THE CONCRETE PLACED. WHERE THERE IS A DELAY IN DEPOSITING CONCRETE, REINFORCING SHALL BE REINSPECTED AND IF NECESSARY RECLEANED.

6. THE PORTIONS OF ALL ACCESSORIES IN CONTACT WITH THE FORMWORK SHALL BE MADE OF PLASTIC OR STEEL COATED WITH A 1/8 INCH MINIMUM THICKNESS OF PLASTIC WHICH EXTENDS AT LEAST 1/2 INCH FROM THE CONCRETE SURFACE. PLASTIC SHALL BE GRAY IN COLOR.

7. REINFORCING BARS MAY BE MOVED WITHIN ONE BAR DIAMETER AS NECESSARY TO AVOID INTERFERENCE WITH OTHER CONCRETE REINFORCING, CONDUITS, OR EMBEDDED ITEMS. IF BARS ARE MOVED MORE THAN ONE BAR DIAMETER, OR ENOUGH TO EXCEED PLACING TOLERANCES, THE RESULTING ARRANGEMENT OF BARS SHALL BE AS ACCEPTABLE TO THE CONSTRUCTION MANAGER.

8. REINFORCING BAR SPLICES SHALL ONLY BE USED AT LOCATIONS SHOWN ON THE DRAWINGS. WHEN IT IS NECESSARY TO SPLICE REINFORCING AT POINTS OTHER THAN WHERE SHOWN, THE CHARACTER OF THE SPLICE SHALL BE AS ACCEPTABLE TO THE CONSTRUCTION MANAGER.

9. THE LENGTH OF LAP FOR REINFORCING BARS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH ACI 318 FOR A CLASS B SPLICE.

**CONCRETE ACCESSORIES**

**EXPANSION JOINT MATERIAL**

1. PREFORMED EXPANSION JOINT MATERIAL SHALL BE NON-EXTRUDING, AND SHALL BE OF THE FOLLOWING TYPES:

- A. SPONGE, RUBBER, CONFORMING TO ASTM D1752, TYPE I
- B. CORK, CONFORMING TO ASTM D1752, TYPE II
- C. SELF-EXPANDING CORK, CONFORMING TO ASTM D1752, TYPE III

2. ALL EXPANSION JOINTS EXPOSED IN THE FINISH WORK, EXTERIOR AND INTERIOR, SHALL BE SEALED WITH THE SPECIFIED JOINT SEALANT. EXPANSION JOINT MATERIAL AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.

3. A BOND BREAKER SHALL BE USED BETWEEN EXPANSION JOINT MATERIAL AND SEALANT. THE JOINT SHALL BE THOROUGHLY CLEAN AND FREE FROM DIRT AND DEBRIS BEFORE THE PRIMER AND SEALANT ARE APPLIED. WHERE THE FINISHED JOINT WILL BE VISIBLE, MASKING OF THE ADJOINING SURFACES SHALL BE CARRIED OUT TO AVOID THEIR DISCOLORATION. THE SEALANT SHALL BE NEATLY TOOLED INTO PLACE AND ITS FINISHED SURFACES SHALL PRESENT A CLEAN AND EVEN APPEARANCE.

4. A SINGLE COMPONENT POLYURETHANE JOINT SEALANT MEETING ASTM C-920, TYPE S, GRADE NS, CLASS 25, USE NT, M, A, AND O CAPABLE OF WITHSTANDING 25% IN EXTENSION OR COMPRESSION SUCH AS MAGNUM NS-100, TAMMS INDUSTRIES, OR SIKAFLEX IA, SIKA CORPORATION, LYNDHURST, NY SHALL BE USED IN ALL EXPANSION AND CONTRACTION JOINTS IN CONCRETE.

5. BOND BREAKERS USED FOR CONCRETE SHALL BE EITHER A POLYETHYLENE FILM OR PLASTI TAPE AS RECOMMENDED BY THE SEALANT MANUFACTURER.

**GENERAL CONCRETE NOTES**

1. CONCRETE PROTECTION FOR REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:

- A. CONCRETE DEPOSITED DIRECTLY AGAINST SOIL: 3A
- B. CONCRETE EXPOSED TO WEATHER (#5 OR SMALLER): 1-1/2A
- C. CONCRETE EXPOSED TO WEATHER (#6 OR LARGER): 2A
- D. SLABS: 1-1/2A
- E. AT SURFACES CONTACTING WATER: 2A
- F. WALLS 12A OR MORE: 2A
- G. WALLS LESS THAN 12A (#5 OR SMALLER): 1-1/2A
- H. WALLS LESS THAN 12A (#6 OR LARGER): 2A
- I. FOR WALLS EXPOSED TO WATER ADD 1/2" TO ABOVE

2. SPLICES SHALL BE CLASS 'B' CONFORMING TO THE PROVISIONS OF ACI 318 UNLESS NOTED OTHERWISE.

3. ALL EMBEDDED ITEMS SHALL BE INSTALLED AND SECURED IN PLACE BEFORE CONCRETE PLACEMENT. CONSULT OTHER DISCIPLINES FOR PIPING, EMBEDDED ITEMS AND OPENINGS.

4. ALL JOINTS IN WATER BEARING STRUCTURES SHALL HAVE A WATERSTOP. ALL JOINTS BELOW GRADE IN WALLS OR SLABS WHICH ENCLOSE AN ACCESSIBLE AREA SHALL HAVE WATERSTOPS

5. CONSTRUCTION JOINTS NOT SHOWN SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE APPROVAL OF THE CONSTRUCTION MANAGER PRIOR TO SUBMITTING REBAR SHOP DRAWINGS.

**GENERAL HARDSCAPE NOTES**

1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL FLAG OR MARK UTILITIES, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

2. THE LAYOUT OF SITE ELEMENTS WITHIN THESE PLANTS REFERENCE THE COORDINATE SYSTEM DETERMINED BY THE ARCHITECT. DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT AND CONTRACTOR.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND/OR FEES TO CONSTRUCT THE SITE IMPROVEMENTS.

4. WRITTEN DIMENSIONS SHALL PREVAIL. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. ALL DIMENSIONS ARE PULLED FROM BACK OF CURBS AND OUTSIDE FACE OF BUILDINGS.

5. LANDSCAPE WALLS ARE DEPICTED IN PLAN VIEWS WITHOUT COPING. DIMENSIONS ARE FROM OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.

6. ALL LIGHT FIXTURES, DRAIN INLETS, AND OTHER SITE ELEMENTS ARE DIMENSIONED TO THE CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL STONE AND MASONRY VENEERED WALLS SHALL PROVIDE A MINIMUM OF ONE VENEER COURSE BELOW THE FINISHED GRADE (HOLD BRICK LEDGE DOWN). DOES NOT APPLY TO PYLONS WITH CONCRETE FINISH PEDESTAL BASES.

8. THE CONTRACTOR SHALL COORDINATE HARDSCAPE DETAILS, PLAN LAYOUT, AND FINISHED PAVEMENT ELEVATIONS WITH CIVIL STORM WATER AND UTILITY PLANS.

9. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL STONE MODULAR MASONRY UNITS, CONCRETE, MORTAR REINFORCEMENT, AND OTHER NECESSARY MATERIALS TO CONSTRUCT THE IMPROVEMENTS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. ALL PRECAST STONE WILL BE ORDERED, INSTALLED, AND COORDINATED BY THE CONTRACTOR.

10. PRODUCT MOCK-UPS SHALL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY MASONRY WORK. WALL SYSTEM MOCK-UPS SHALL BE 4'X4' MIN.

11. THE CONTRACTOR SHALL SUPPLY AND INSTALL FLASHINGS, KEEP HOLES, AND/OR VENTS AS REQUIRED PROTECTING FINISHES FROM MOISTURE DAMAGE AND EFFLORESCENCE.

12. ALL MATERIALS SPECIFIED AND WORKMANSHIP INVOLVED SHALL BE OF THE BEST QUALITY FOR THE PURPOSE INTENDED AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP NOT IN ACCORDANCE WITH THESE SPECIFICATIONS OR MEETING WITH APPROVAL EITHER BEFORE OR AFTER.

13. LOCATE AND PLACE IRRIGATION AND LIGHTING SLEEVES PRIOR TO CASTING FOOTINGS FOR SEAT WALLS, PLANTER CURBS, AND GENERAL PAVEMENT.

14. IRRIGATIONS SLEEVES ARE SHOWN AT APPROXIMATE LOCATIONS AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

15. THE CONTRACTOR SHALL COORDINATE IRRIGATION OF PLANTER POTS WITH THE LANDSCAPE ARCHITECT AND IRRIGATION DESIGNER.

16. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE BUT SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF EACH AREA, THE CONTRACTOR SHALL REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL. AT FINAL COMPLETION OF ALL WORK, THE CONTRACTOR SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.

17. WASTE MATERIALS RESULTING FROM THIS PROJECT SHALL BE DISPOSED OF OFF-SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ANY WASTE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRECAST CONCRETE PIECES FOR EACH PARTICULAR APPLICATION TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CASTING.

19. BELOW GRADE CONCRETE FOUNDATION WALLS WITH VENEERED FACES SHALL BE WATERPROOFED ON THE BACKFILLED SIDE. APPLY TWO COATS OF KARANK CORPORATION 'ONE-KOTE ELASTOMERIC LIQUID MEMBRANE' TO A CLEAN, DRY, DEBRIS-FREE SURFACE AS PER THE MANUFACTURER'S PRINTED INSTRUCTIONS.

20. WHERE WELDS MUST BE COMPLETED IN THE FIELD, TOUCHUP PAINTING WILL BE REQUIRED. AFTER STEEL STRUCTURES ARE FULLY ERECTED, CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS OF SHOP PAINT. APPLY PAINT NEATLY BY BRUSH OR SPRAY USING THE SAME MATERIAL AS USED FOR SHOP PAINTING.

21. ALL FIELD WELDS SHALL BE COMPLETED BY AN AWS CERTIFIED WELDER.

6. PROVIDE VERTICAL CONSTRUCTION JOINTS IN WALLS AND HORIZONTAL JOINTS IN SLABS NOT GREATER THAN 30'-0" ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS.

7. NO BACKFILL SHALL BE PLACED AGAINST ANY SUBSTRUCTURE WALLS UNLESS ADJACENT FLOOR SLABS HAVE TAKEN THEIR FINAL SET, OR WALLS HAVE BEEN PROPERLY BRACED, AND IN ANY CASE NOT SOONER THAN 28 DAYS AFTER THE PLACING OF CONCRETE UNLESS APPROVED BY THE CONSTRUCTION MANAGER.

**JOINTS IN CONCRETE**

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONSTRUCTION JOINTS SHALL BE LOCATED NEAR THE MIDDLE OF THE SPANS OF SLABS.

2. MAXIMUM DISTANCE BETWEEN HORIZONTAL JOINTS IN SLABS AND VERTICAL JOINTS IN WALLS SHALL BE 30'-0".

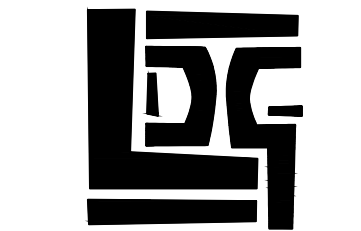
3. ALL CORNERS SHALL BE PART OF A CONTINUOUS PLACEMENT, AND SHOULD A CONSTRUCTION JOINT BE REQUIRED, THE JOINT SHALL NOT BE LOCATED CLOSER THAN FIVE FEET FROM A CORNER.

4. ALL REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE CONTINUED ACROSS CONSTRUCTION JOINTS. KEYS AND INCLINED DONELS SHALL BE PROVIDED IN ALL JOINTS IN TH WALLS EXCEPT AS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. SIZE OF KEYS SHALL BE AS SHOWN ON THE DRAWINGS.

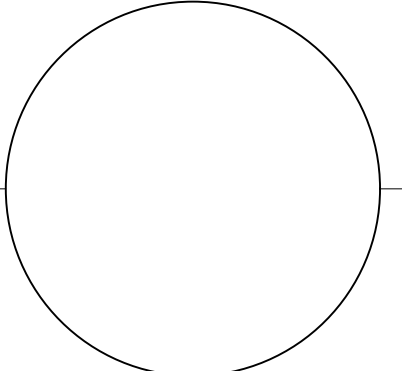
5. ALL JOINTS IN WATER BEARING STRUCTURES SHALL HAVE A WATERSTOP.

6. THE SURFACE OF THE CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LITANCE REMOVED BY WIRE BRUSHING, AIR OR LIGHT SAND BLASTING.

7. THE JOINT SHALL BE THOROUGHLY CLEAN AND FREE FROM DIRT AND DEBRIS BEFORE THE PRIMER AND THE SEALANT ARE APPLIED. WHERE THE FINISHED JOINT WILL BE VISIBLE, MASKING OF THE ADJOINING SURFACES SHALL BE CARRIED OUT TO AVOID THEIR DISCOLORATION. THE SEALANT SHALL BE NEATLY TOOLED INTO PLACE AND ITS FINISHED SURFACE SHALL PRESENT A CLEAN AND EVEN APPEARANCE.



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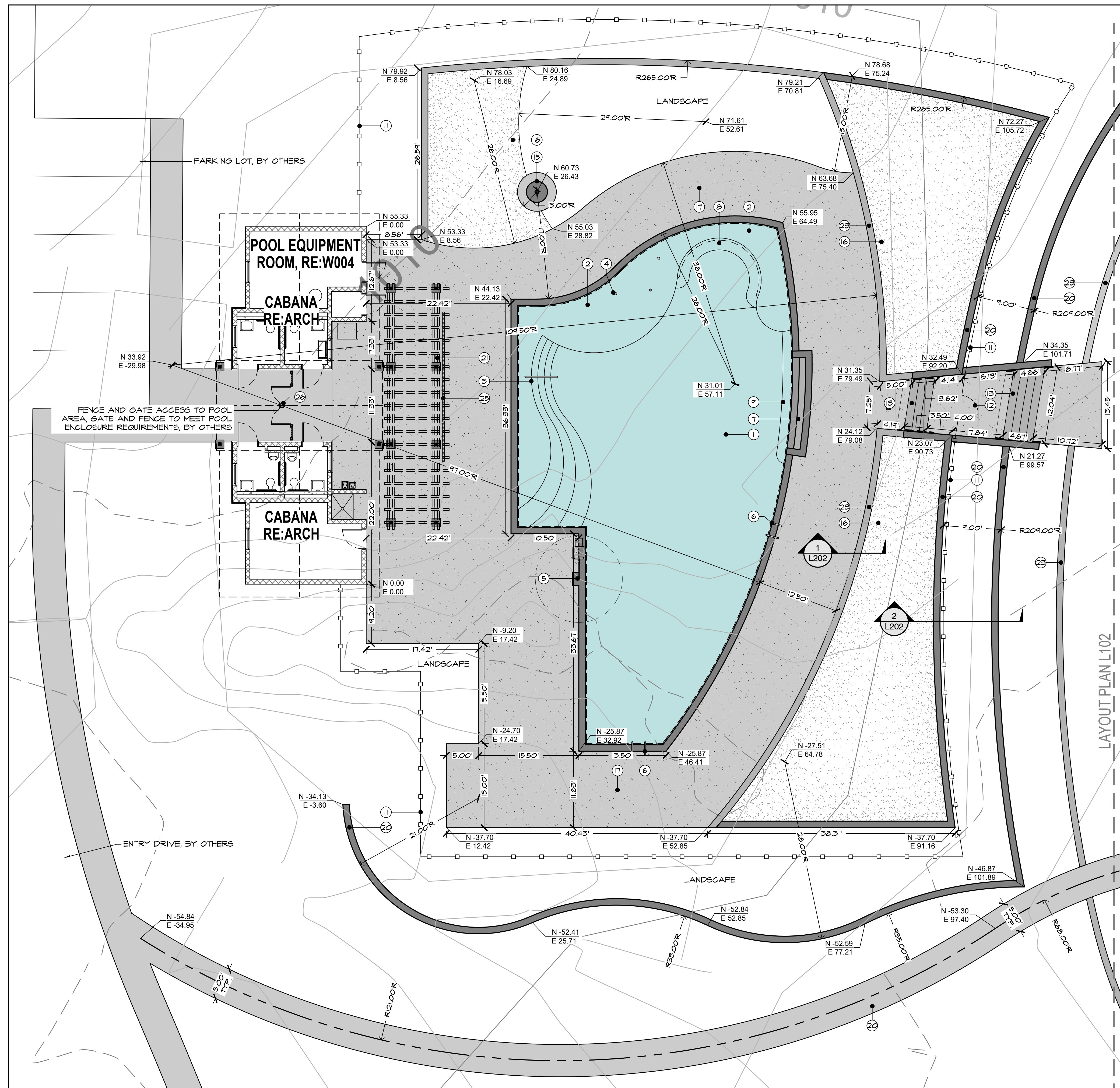


**PARKSIDE COMMUNITY POOL**  
163RD STREET  
RAYMORE, MISSOURI

REVISION:  
  
  
  
  
  
  
  
  
  
APRIL 19, 2023  
AMENITIES AREA  
REFERENCE PLAN

**L100**





### DETAILS LEGEND

KEY	DETAIL	DESCRIPTION	SHEET
1	SWIMMING POOL	2,472 SF SHOTCRETE SWIMMING POOL	1/001-1/107
2	POOL ENTRY REEF	6" WATER DEPTH POOL ENTRY REEF	4-7 1/103
3	POOL STAIRS	SHOTCRETE POOL STAIRS, PROVIDE 2" TILE OF CONTRASTING COLOR TO POOL INTERIOR FINISH AT LEADING EDGE OF EACH STAIR EDGE, TYP	15/1/102 5/6/1/103
4	POOL BUBBLERS	(3) OPTIONAL ROMAN FOUNTAINS FLUSH MOUNT SUNSHELVE NOZZLES BUBBLERS TO BE INSTALLED AT ENTRY REEF	6/1/103
5	ADA LIFT	ADA-COMPLIANT POOL LIFT TO BE PROVIDED AT SWIMMING POOL, WATER DEPTH NOT TO EXCEED 48" DEPTH AT LIFT LOCATION	12/1/102 9/1/103
6	POOL LADDER	BONDED POOL LADDER BY SR. SMITH	10/1/103
7	WATER FEATURE	CONCRETE WATER FEATURE WALL TO SPILLING INTO SWIMMING POOL, WALL CAP TO MATCH COPING AND TILE EXPOSED CONCRETE	1-4 1/104
8	IN-POOL BENCH	IN-POOL BENCH FEATURE FORMED FROM SHOTCRETE SHELL	6/1 1/104
9	POOL SWIM-OUT BENCH	SHOTCRETE POOL SHELL TO FROM SWIM-OUT BENCH	5 1/104
10	STANCHION	OPTIONAL IN-POOL STANCHION FOR UMBRELLAS	5 1/104
11	POOL ENCLOSURE FENCE	5' HT BLACK POWDER COATED STEEL AMERISTAR MONTAGE COMMERCIAL MAGESTIC FENCE AT POOL ENCLOSURE, LOCATE GATES PER PLAN	13 L201
12	POOL ENCLOSURE GATE	5' HT X 4' WIDE GATE SUITABLE FOR POOL ENCLOSURE, GATE TO OPEN OUTWARD AWAY FROM POOL, SELF-CLOSING, SELF-LATCHING, KEY FOB ACCESS	12 L201
13	STAIRS TYPE #1	CONCRETE STAIRS, COLOR TO MATCH SIDEWALK, PROVIDE RAILINGS ALONG EACH SIDE OF STAIRS	3/4 L202
14	STAIRS TYPE #2	CONCRETE STAIRS, COLOR TO MATCH SIDEWALK	5/6 L202
15	OPTIONAL SCULPTURE	-	-
16	ARTIFICIAL TURF	SELECT HD SYNTHETIC TURF DUPONT BY FOREVER LAWN OR APPROVED EQUAL	1/6 L201
17	PAVEMENT TYPE #1	GREY, BROOM FINISHED CONCRETE PATIO	-
18	PAVEMENT TYPE #2	STAMPED CONCRETE PATIO ALTHEXA PAVING BY TECO BLOC	-
19	PAVEMENT TYPE #3	-	-
20	RETAINING WALLS	REINF. CONCRETE RETAINING WALLS	-
21	PERGOLA	PERGOLA STRUCTURE BY OTHERS	RE:ARCH
22	SIDEWALK	GREY, BROOM FINISHED CONCRETE SIDEWALK	-
23	DECORATIVE BAND	CONCRETE DECORATIVE BAND	1/9/L202 2/3/L204
24	ROOF STRUCTURE	STEEL FRAME HOOD STRUCTURE W/ STANDING SEAM METAL ROOF AND T&G UNDERSIDE	L203-L204
25	HARDSCAPE LINEAR DRAIN	IN-LINE DRAIN IN HARDSCAPE AREAS WITH ORNAMENTAL IRON COVER, DRAIN LINE CONTINUATION BY OTHERS	11 L201
26	HARDSCAPE AREA DRAIN	AREA DRAIN IN HARDSCAPE AREAS WITH ORNAMENTAL DUCTILE IRON COVER, DRAIN LINE CONTINUATION BY OTHERS	10 L201
27	LANDSCAPE AREA DRAIN	AREA DRAIN IN LANDSCAPE AREAS WITH BEEHIVE DOME TOP	5-8 L201
28	CONCRETE RAMP	REINF. CONCRETE RAMP TO MATCHING SIDEWALK, PROVIDE RAILINGS ALONG EACH SIDE OF RAMP	7/8 L202
29	PLAY STRUCTURE	NR623-154884 PLAY STRUCTURE BY LITTLE TIKES COMMERCIAL OR APPROVED EQUAL	11 L201
30	PLAY SURFACE	SOFT SURFACES PLAY SURFACE TO BE INSTALLED OVER CONCRETE HOLD DOWN SLAB, VERIFY FINAL THICKNESS REQUIRED w/ PLAY STRUCTURE SELECTION	10 L202

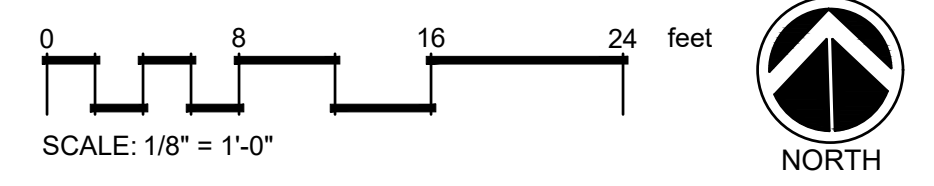
### GENERAL NOTE

1. ANY MASONRY WORK DONE WITHIN 5' IF THE WATERS EDGE SHALL HAVE LATICRETE ADDED
2. ANY METAL WITHIN 5' OF WATERS EDGE SHALL BE BONDED
3. SEE CIVIL PLANS FOR GRADING & DRAIN LOCATIONS ALL DRAINS SHALL TIE-IN TO CIVIL STORM SYSTEM CONTRACTOR TO FIELD DETERMINE DRAIN INVERTS AND ENSURE POSITIVE DRAINAGE TO CIVIL STORM SYSTEM.

### LEGEND

	WALL		DRAIN LINES
	CONCRETE PAVEMENT		AREA DRAIN
	LINEAR DRAIN		POOL ENCLOSURE FENCE
	EXISTING CONTOURS		

**POOL DECK LAYOUT PLAN**  
SCALE: 1/8"=1'-0"

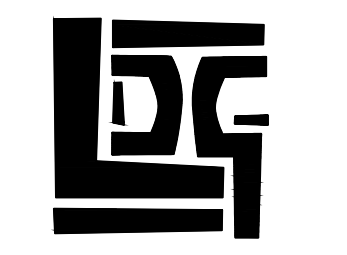


**PARKSIDE COMMUNITY POOL**  
163RD STREET  
RAYMORE, MISSOURI

REVISION:  
  
  
  
  
  
  
  
  
  
APRIL 19, 2023  
POOL DECK LAYOUT PLAN

**L101**



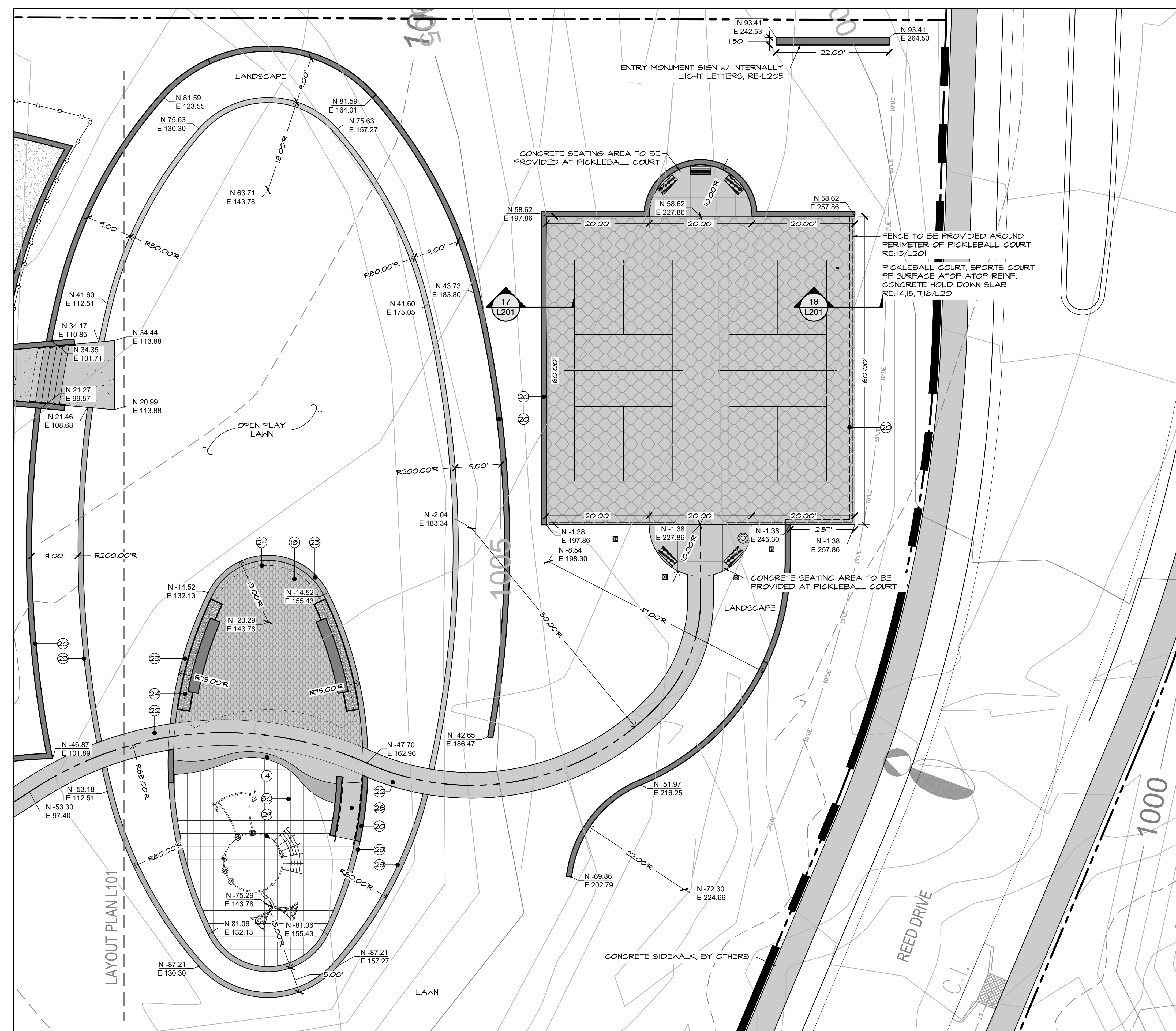


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**PARKSIDE COMMUNITY POOL**  
163RD STREET  
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REVISION:  
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APRIL 19, 2023  
LAYOUT PLAN

**L102**



DETAILS LEGEND			
KEY	DETAIL	DESCRIPTION	SHEET
1	SWIMMING POOL	2,472 SF SHOTCRETE SWIMMING POOL	1001-1101
2	POOL ENTRY REEF	6' WATER DEPTH POOL ENTRY REEF	4-7 1103
3	POOL STAIRS	SHOTCRETE POOL STAIRS, PROVIDE 2" TILE OF CONTRASTING COLOR TO POOL INTERIOR FINISH AT LEADING EDGE OF EACH STAIR EDGE, TYP	15/1102 56/1103
4	POOL BUBBLERS	(3) OPTIONAL ROMAN FOUNTAINS FLUSH MOUNT SUNHELPH NOZZLES BUBBLERS TO BE INSTALLED AT ENTRY REEF	6/1103
5	ADA LIFT	ADA-COMPLIANT POOL LIFT TO BE PROVIDED AT SWIMMING POOL, WATER DEPTH NOT TO EXCEED 48" DEPTH AT LIFT LOCATION	12/1102 9/1103
6	POOL LADDER	BONDED POOL LADDER BY SR. SMITH	10/1103
7	WATER FEATURE	CONCRETE WATER FEATURE WALL TO SPILLING INTO SWIMMING POOL, WALL CAP TO MATCH COPING AND TILE EXPOSED CONCRETE	1-4 1104
8	IN-POOL BENCH	IN-POOL BENCH FEATURE FORMED FROM SHOTCRETE SHELL	6.7 1104
9	POOL SWIM-OUT BENCH	SHOTCRETE POOL SHELL TO FROM SWIM-OUT BENCH	5 1104
10	STANCHION	OPTIONAL IN-POOL STANCHION FOR UMBRELLAS	5 1104
11	POOL ENCLOSURE FENCE	5' HT BLACK POWDER COATED STEEL AMERISTAR MONTAGE COMMERCIAL MAGNETIC FENCE AT POOL ENCLOSURE, LOCATE GATES PER PLAN	13 L201
12	POOL ENCLOSURE GATE	5' HT X 4' WIDE GATE SUITABLE FOR POOL ENCLOSURE, GATE TO OPEN OUTWARD AWAY FROM POOL, SELF-CLOSING, SELF-LATCHING, KEY FOB ACCESS	12 L201
13	STAIRS TYPE #1	CONCRETE STAIRS, COLOR TO MATCH SIDEWALK, PROVIDE RAILING ALONG EACH SIDE OF STAIRS	3.4 L202
14	STAIRS TYPE #2	CONCRETE STAIRS, COLOR TO MATCH SIDEWALK	3.6 L202
15	OPTIONAL SCULPTURE	-	-
16	ARTIFICIAL TURF	SELECT HD SYNTHETIC TURF DUPONT BY FOREVER LAWN OR APPROVED EQUAL	16 L201
17	PAVEMENT TYPE #1	GREY, BROOM FINISHED CONCRETE PATIO	-
18	PAVEMENT TYPE #2	STAMPED CONCRETE PATIO ALTHEXA PAVING BY TECO BLOC	-
19	PAVEMENT TYPE #3	-	-
20	RETAINING WALLS	REINF. CONCRETE RETAINING WALLS	-
21	PERGOLA	PERGOLA STRUCTURE BY OTHERS	RE:ARCH
22	SIDEWALK	GREY, BROOM FINISHED CONCRETE SIDEWALK	-
23	DECORATIVE BAND	CONCRETE DECORATIVE BAND	1.1/L202 2.3/L204
24	ROOF STRUCTURE	STEEL FRAME WOOD STRUCTURE W/ STANDING SEAM METAL ROOF AND T&G UNDERSIDE	L203-L204
25	HARDSCAPE LINEAR DRAIN	IN-LINE DRAIN IN HARDSCAPE AREAS WITH ORNAMENTAL IRON COVER, DRAIN LINE CONTINUATION BY OTHERS	11 L201
26	HARDSCAPE AREA DRAIN	AREA DRAIN IN HARDSCAPE AREAS WITH ORNAMENTAL DUCTILE IRON COVER, DRAIN LINE CONTINUATION BY OTHERS	10 L201
27	LANDSCAPE AREA DRAIN	AREA DRAIN IN LANDSCAPE AREAS WITH BEEHIVE DOME TOP	5-8 L201
28	CONCRETE RAMP	REINF. CONCRETE RAMP TO MATCHING SIDEWALK, PROVIDE RAILING ALONG EACH SIDE OF RAMP	7.8 L202
29	PLAY STRUCTURE	NR623-TS4854 PLAY STRUCTURE BY LITTLE TIKES COMMERCIAL OR APPROVED EQUAL	11 L201
30	PLAY SURFACE	SOFT SURFACES PLAY SURFACE TO BE INSTALLED OVER CONCRETE HOLD DOWN SLAB, VERIFY FINAL THICKNESS REQUIRED W/ PLAY STRUCTURE SELECTION	10 L202

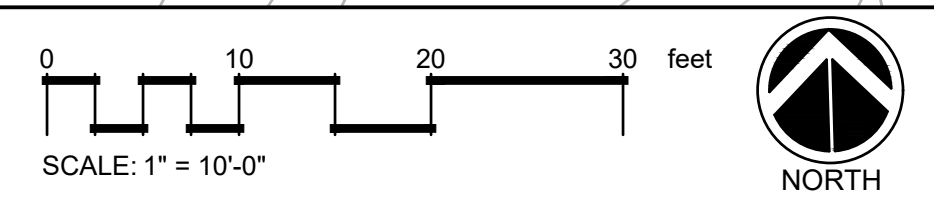
**GENERAL NOTE**

1. ANY MASONRY WORK DONE WITHIN 5' IF THE WATERS EDGE SHALL HAVE LATICRETE ADDED
2. ANY METAL WITHIN 5' OF WATERS EDGE SHALL BE BONDED
3. SEE CIVIL PLANS FOR GRADING & DRAIN LOCATIONS ALL DRAINS SHALL TIE-IN TO CIVIL STORM SYSTEM CONTRACTOR TO FIELD DETERMINE DRAIN INVERTS AND ENSURE POSITIVE DRAINAGE TO CIVIL STORM SYSTEM.

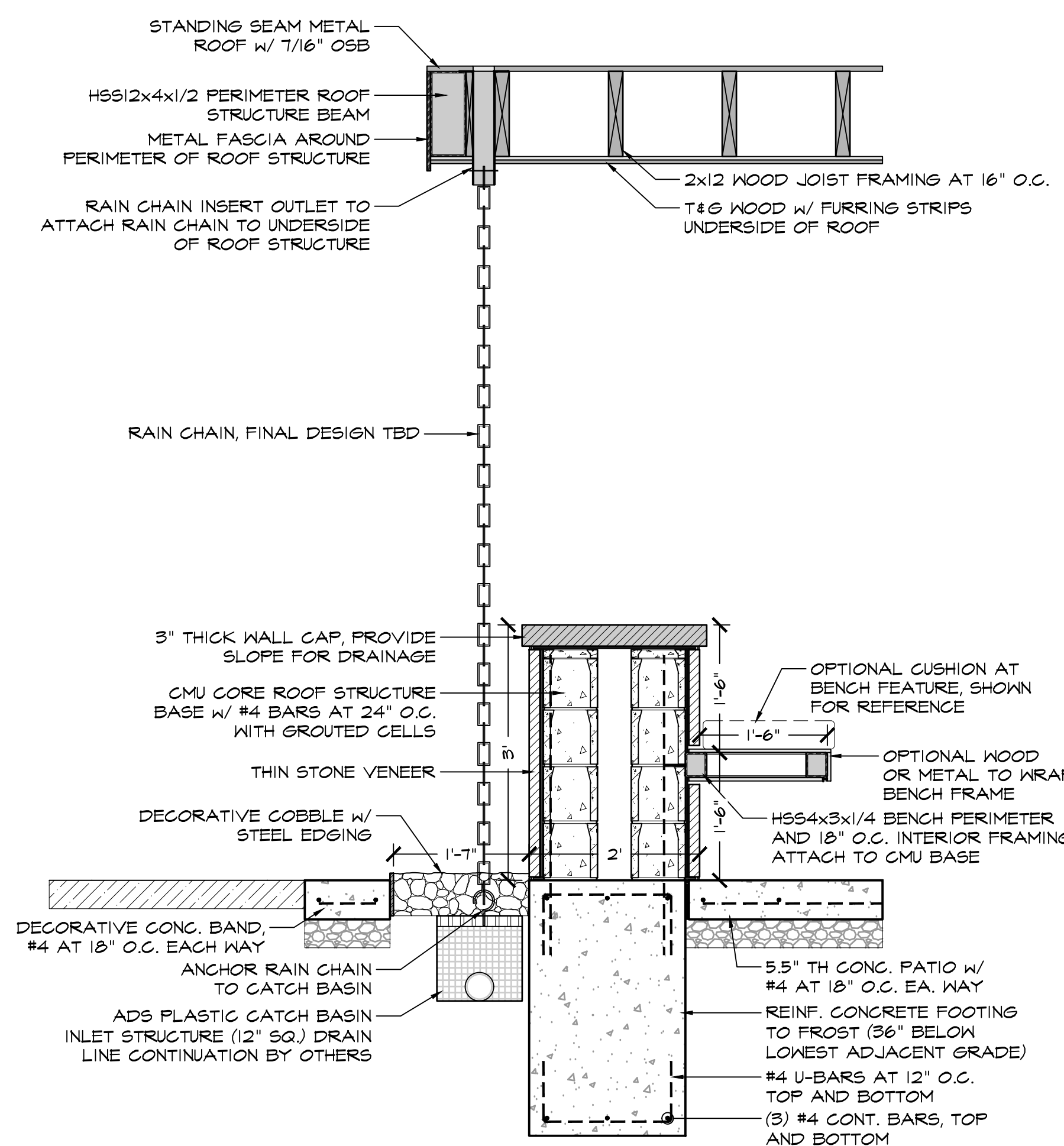
**LEGEND**

	WALL		DRAIN LINES
	CONCRETE PAVEMENT		AREA DRAIN
	LINEAR DRAIN		POOL ENCLOSURE FENCE
	EXISTING CONTOURS		

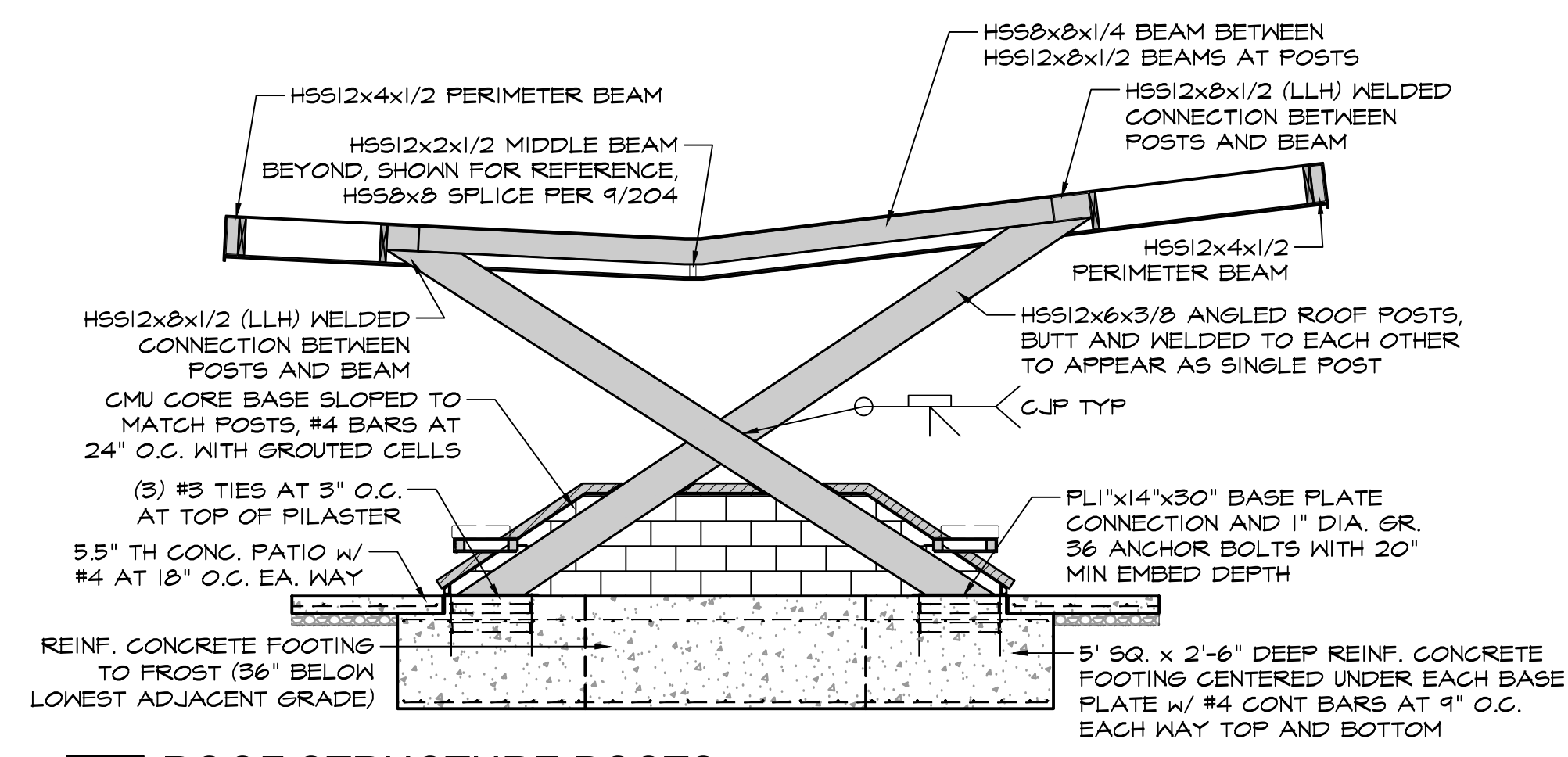
**LAYOUT PLAN**  
SCALE: 1" = 10'-0"



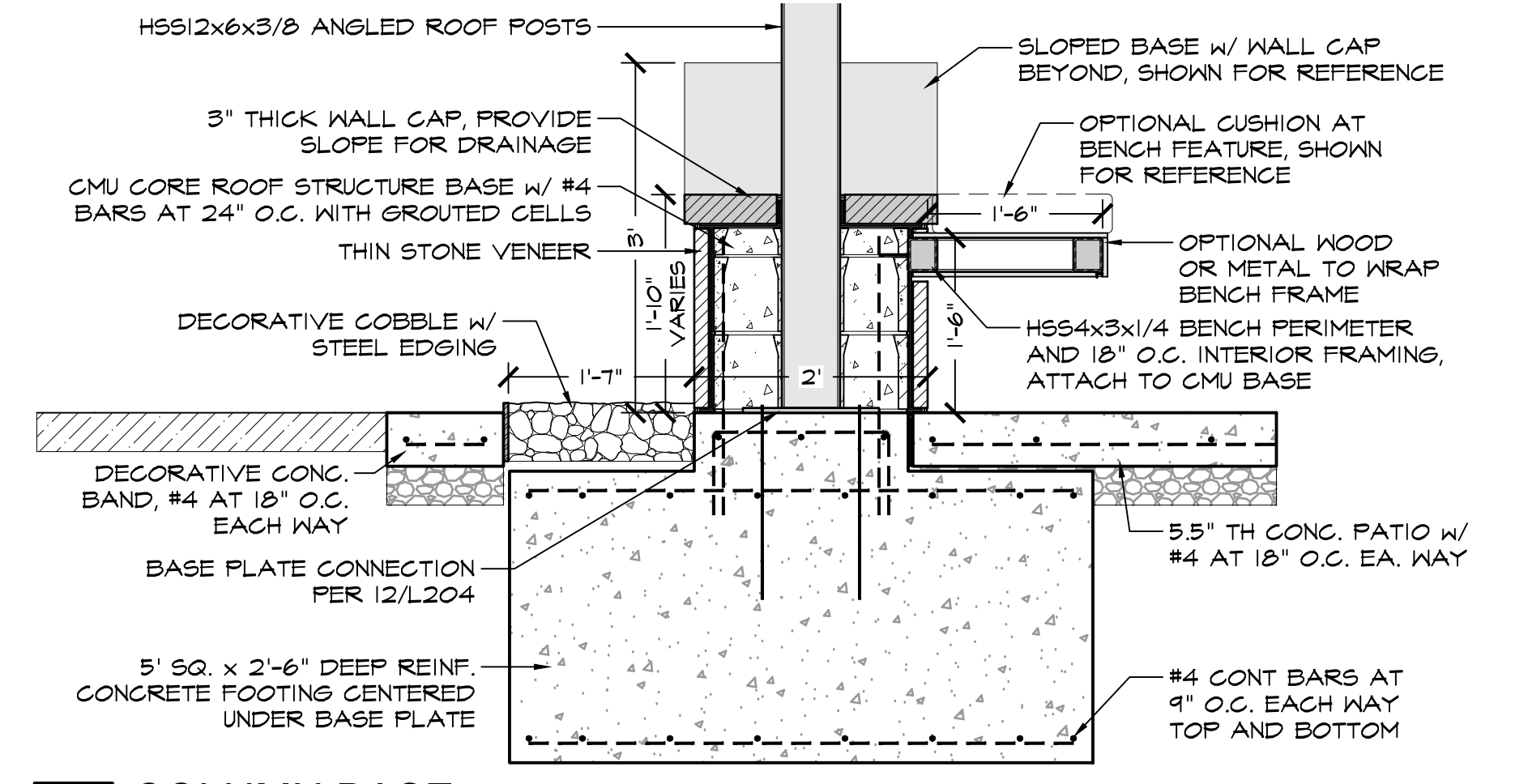




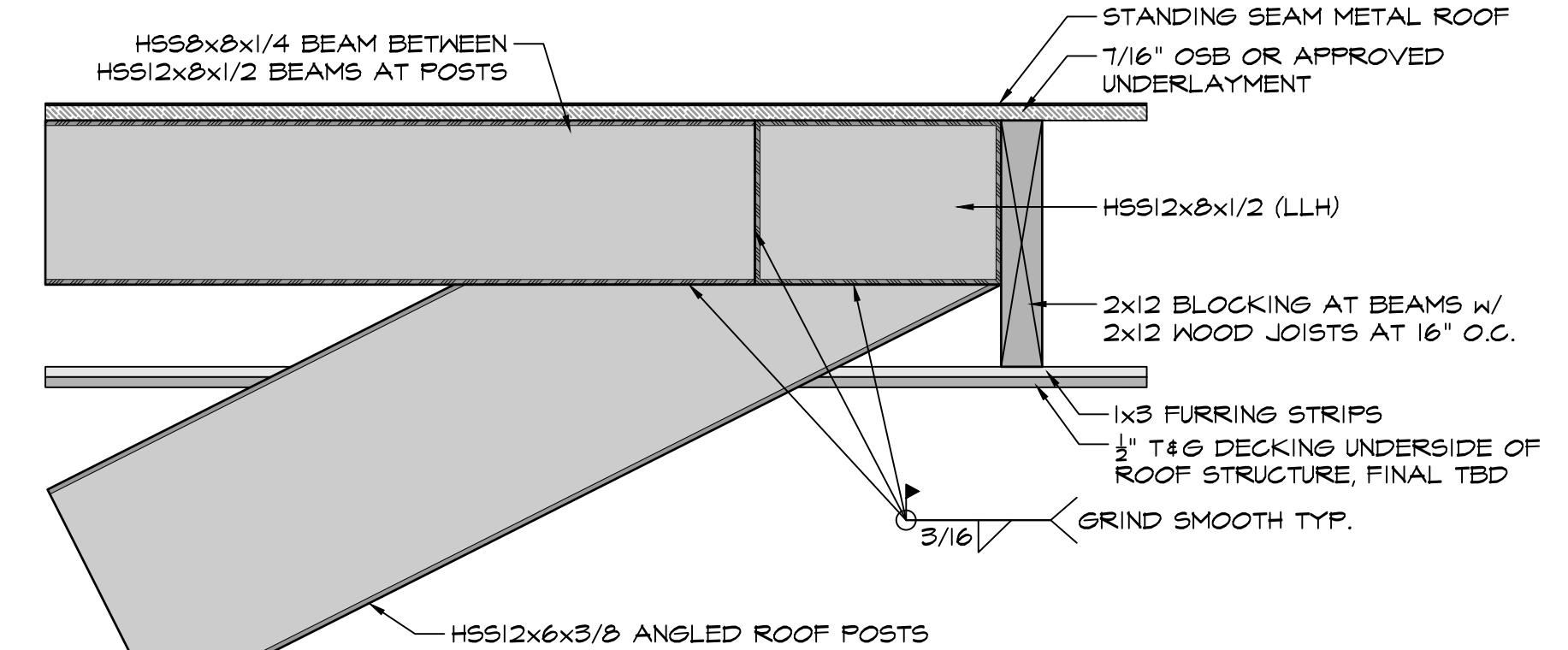
**3** ROOF AND COLUMN BASE  
SCALE: 3/4" = 1'-0" SECTION



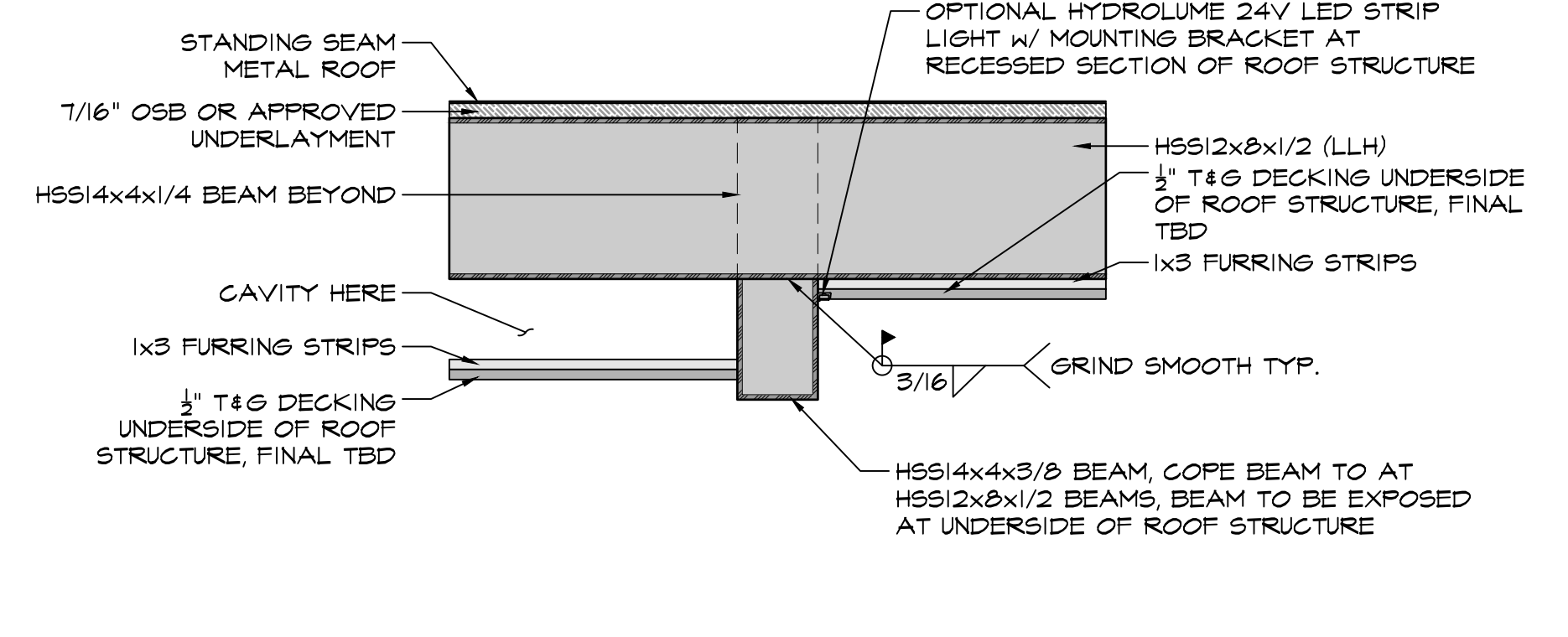
**1** ROOF STRUCTURE POSTS  
SCALE: 1/4" = 1'-0" SECTION



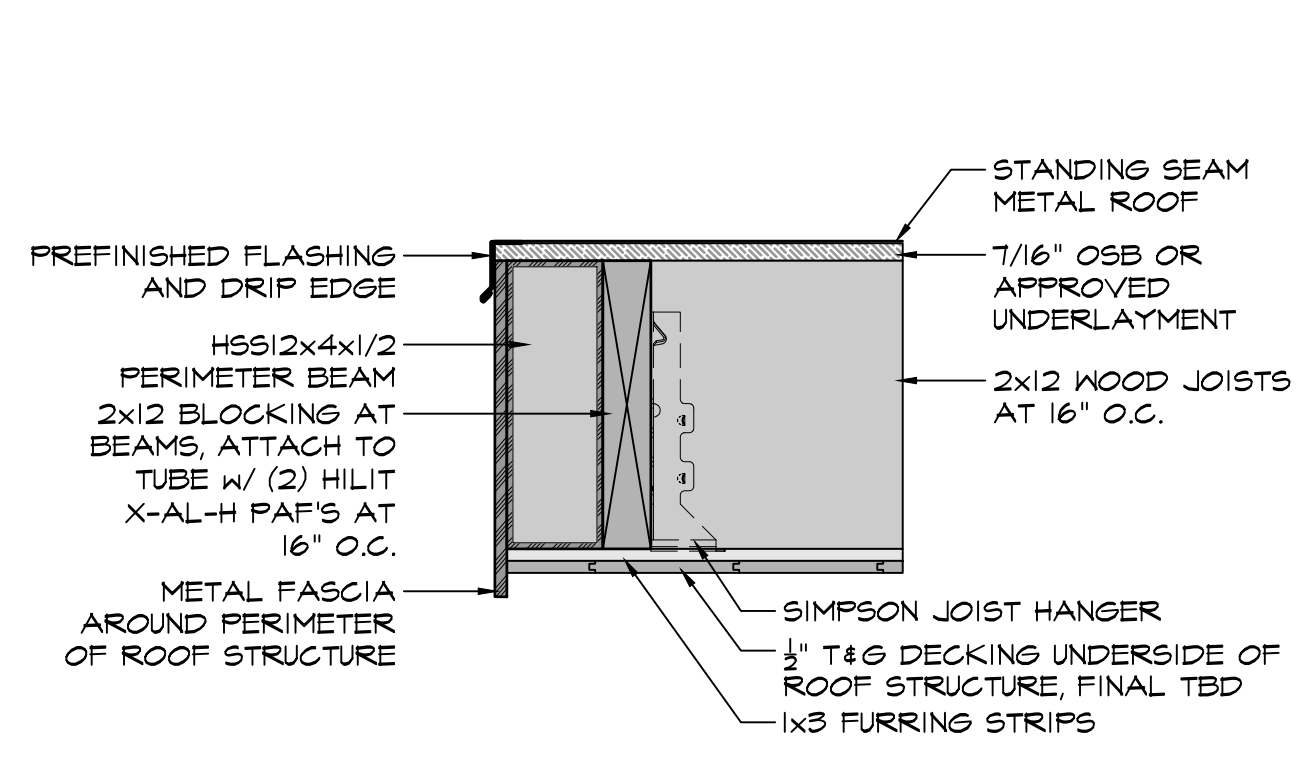
**2** COLUMN BASE  
SCALE: 3/4" = 1'-0" SECTION



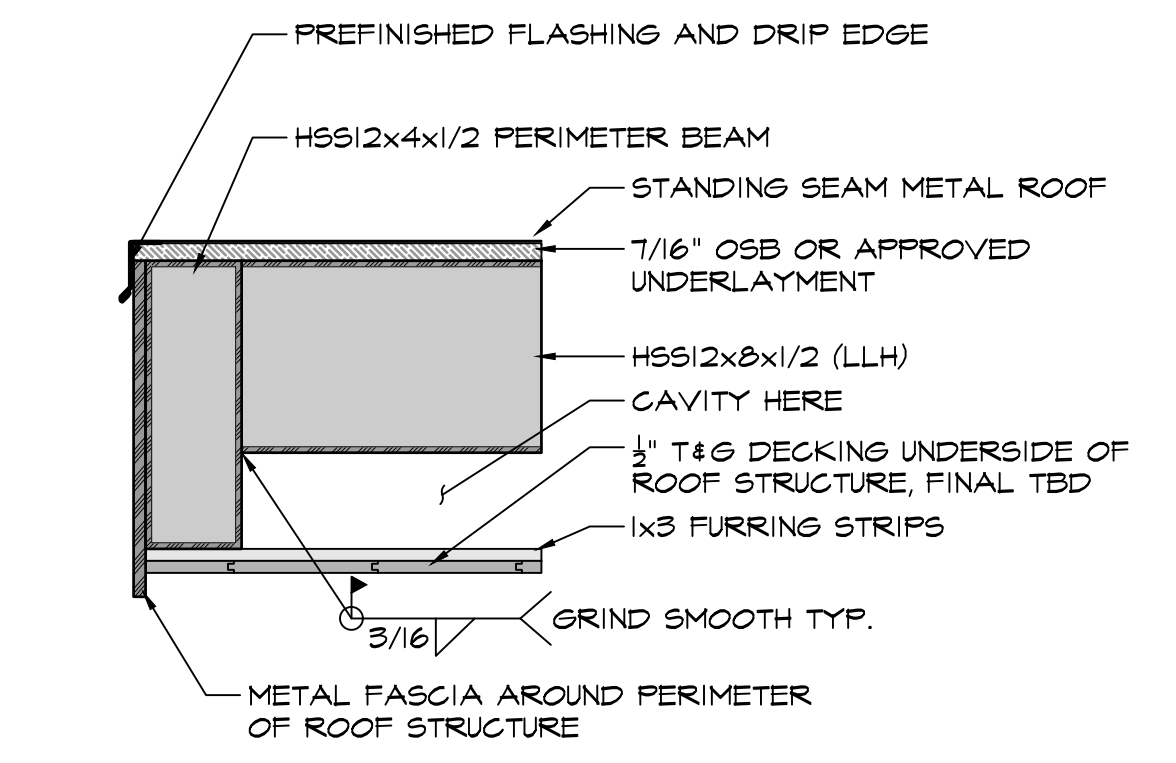
**4** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION



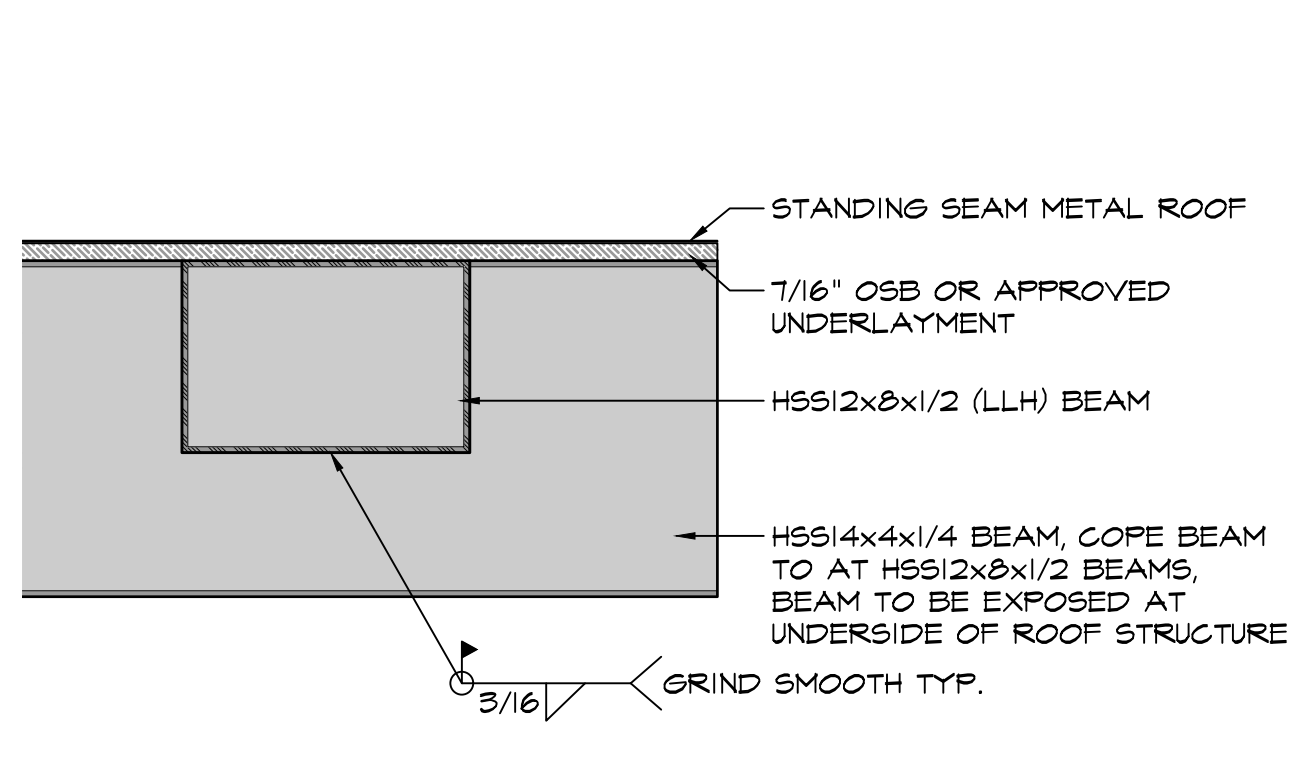
**5** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION



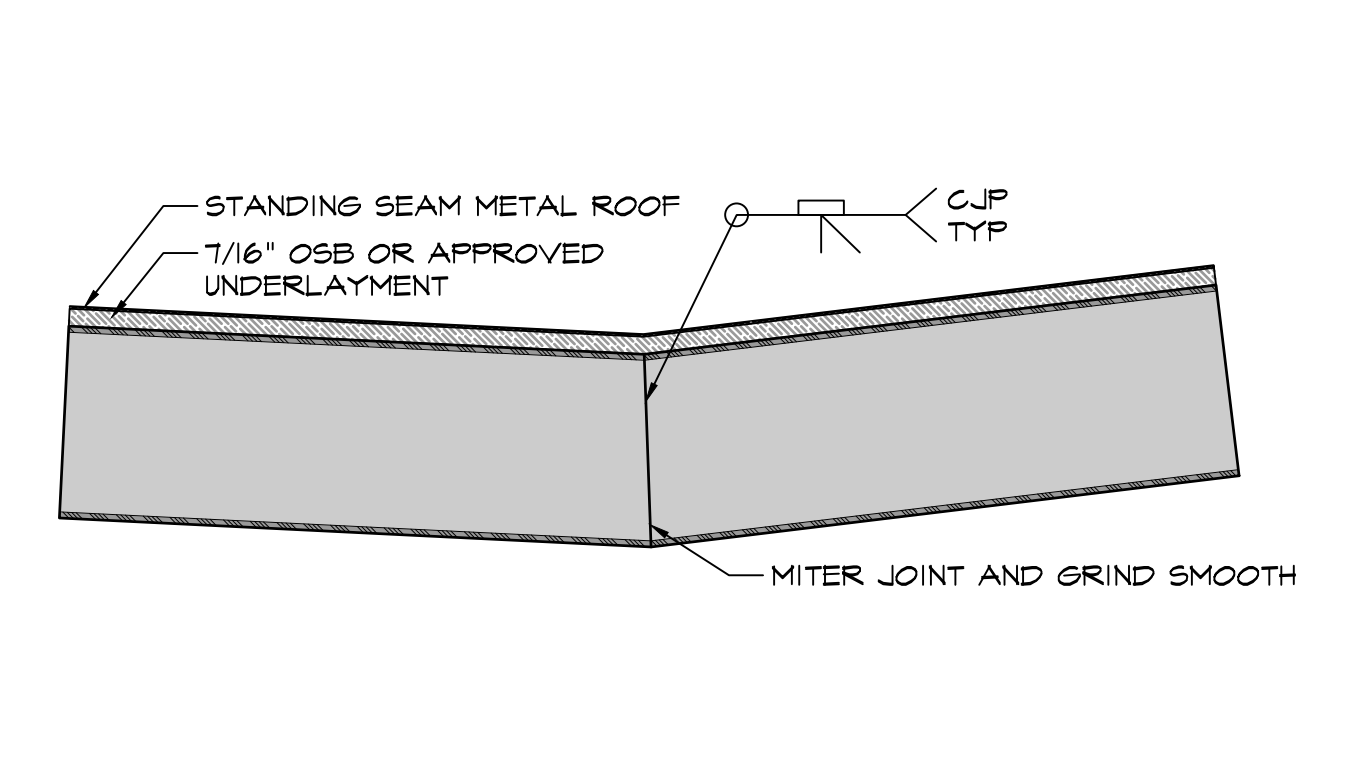
**6** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION



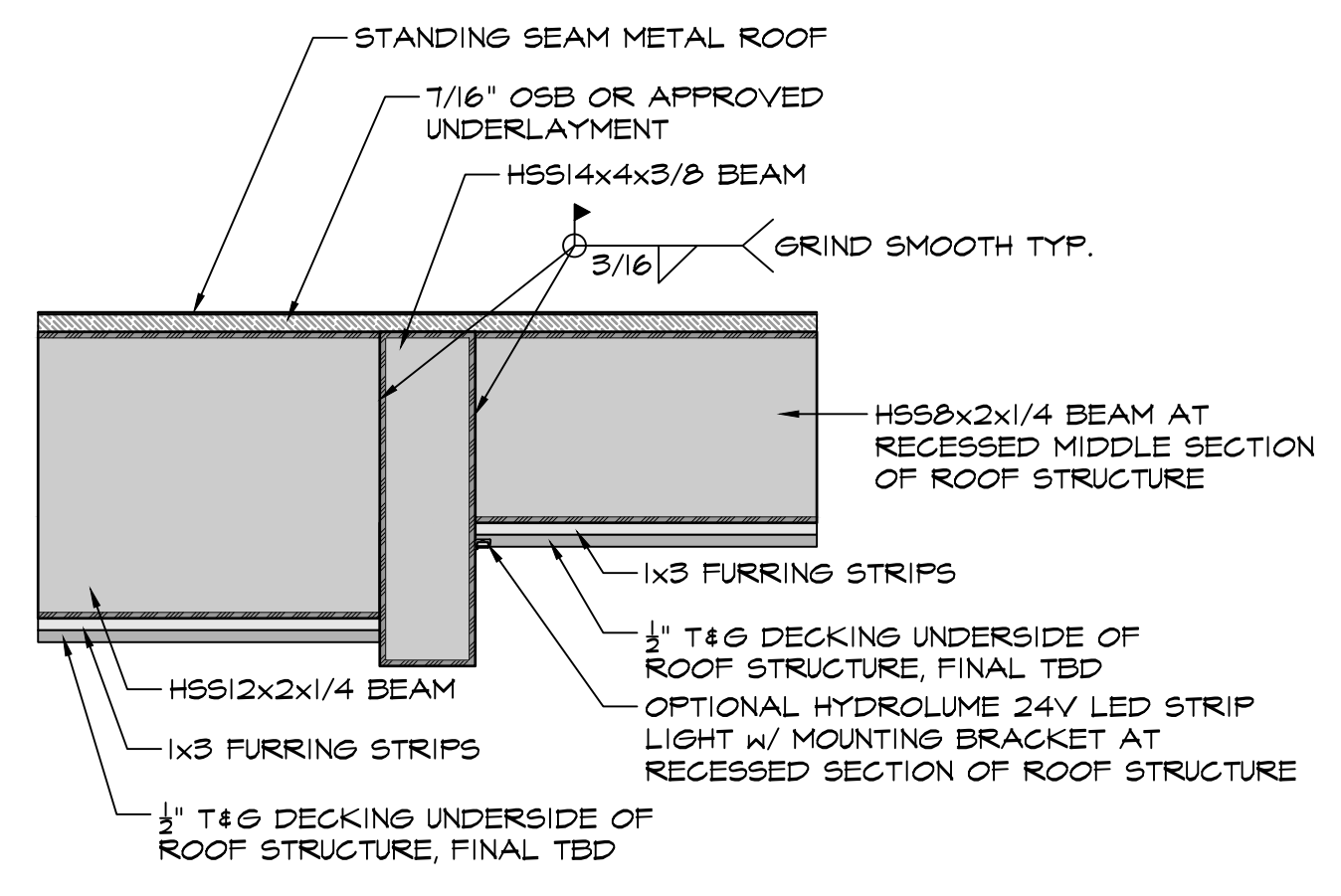
**7** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION



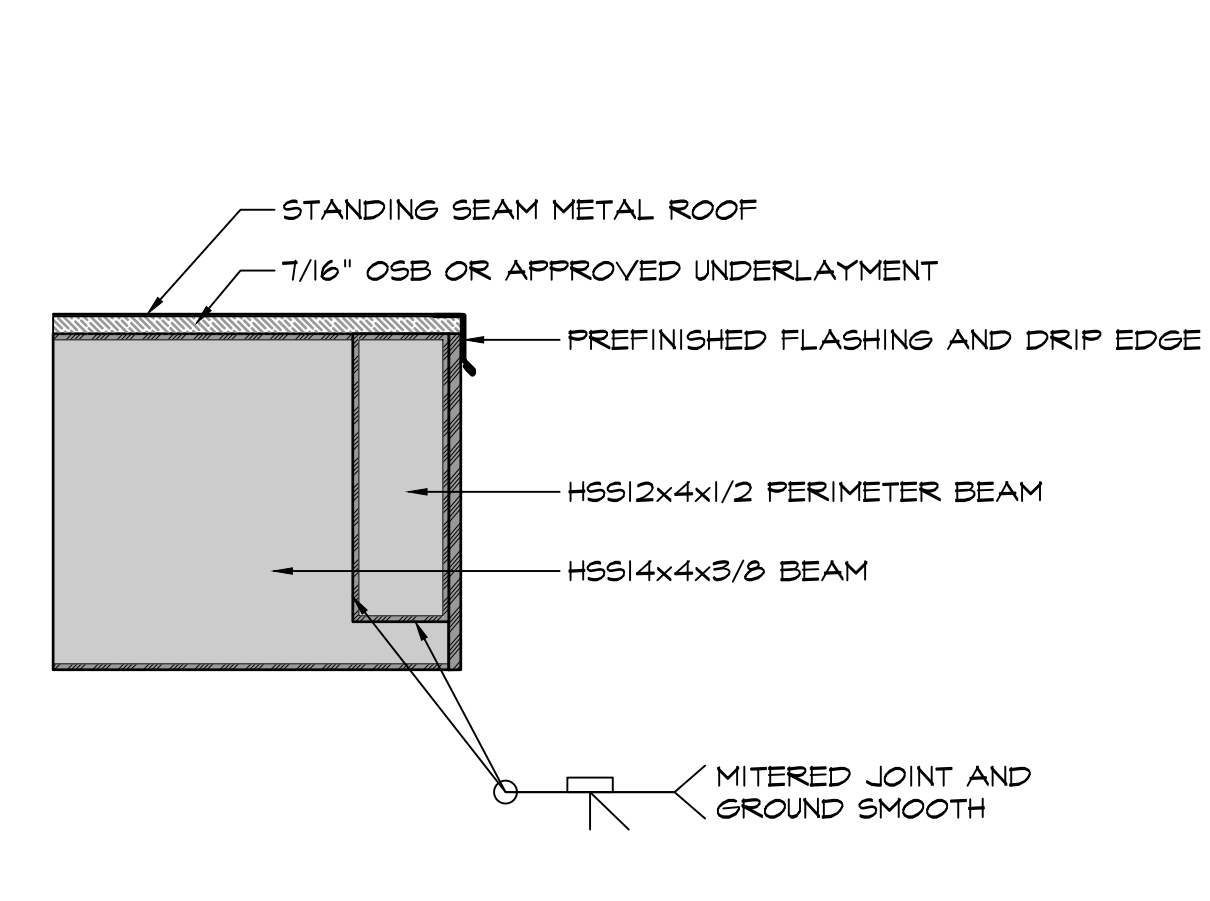
**8** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION



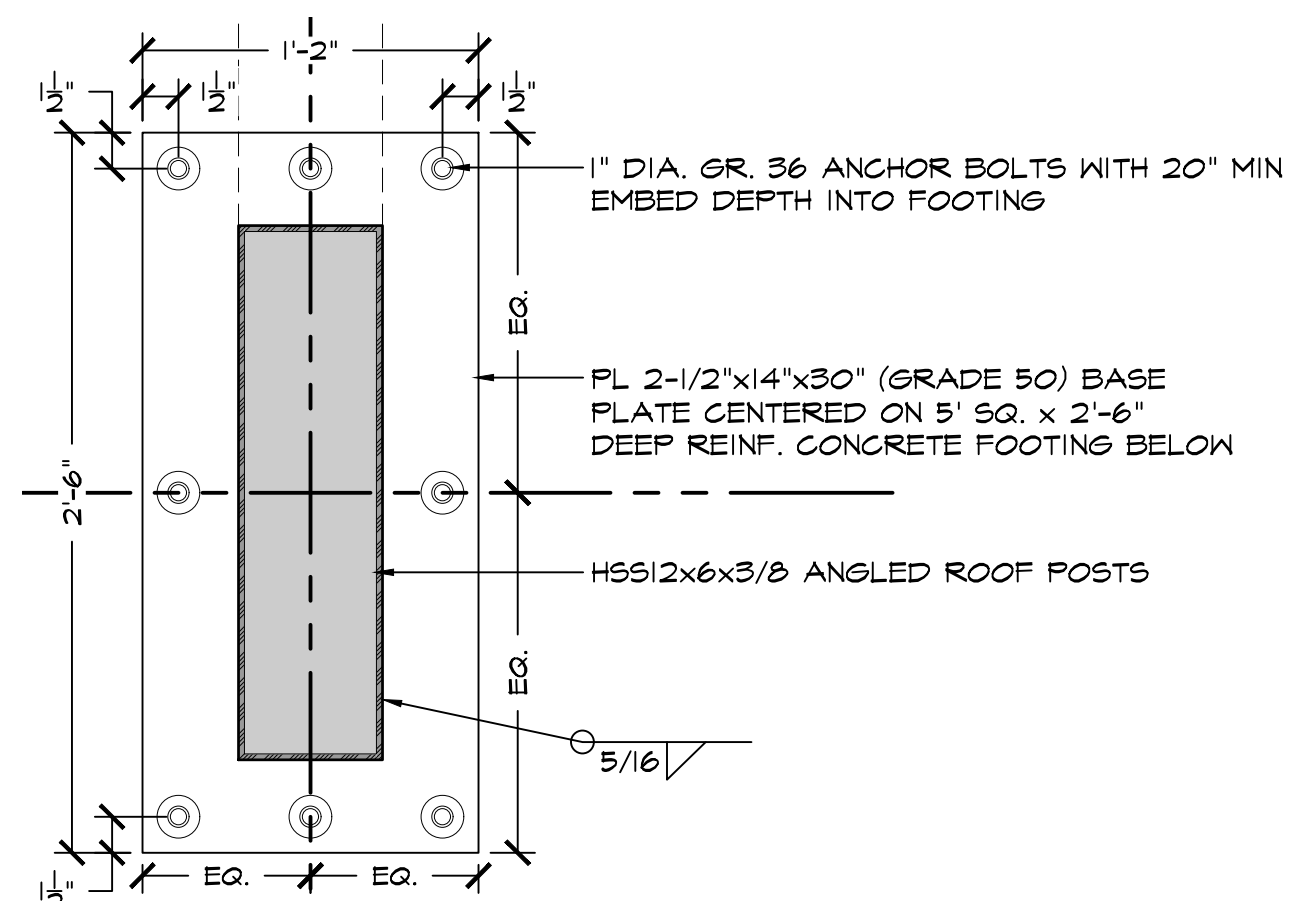
**9** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION



**10** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION



**11** ROOF BEAM CONNECTIONS  
SCALE: 1-1/2" = 1'-0" SECTION

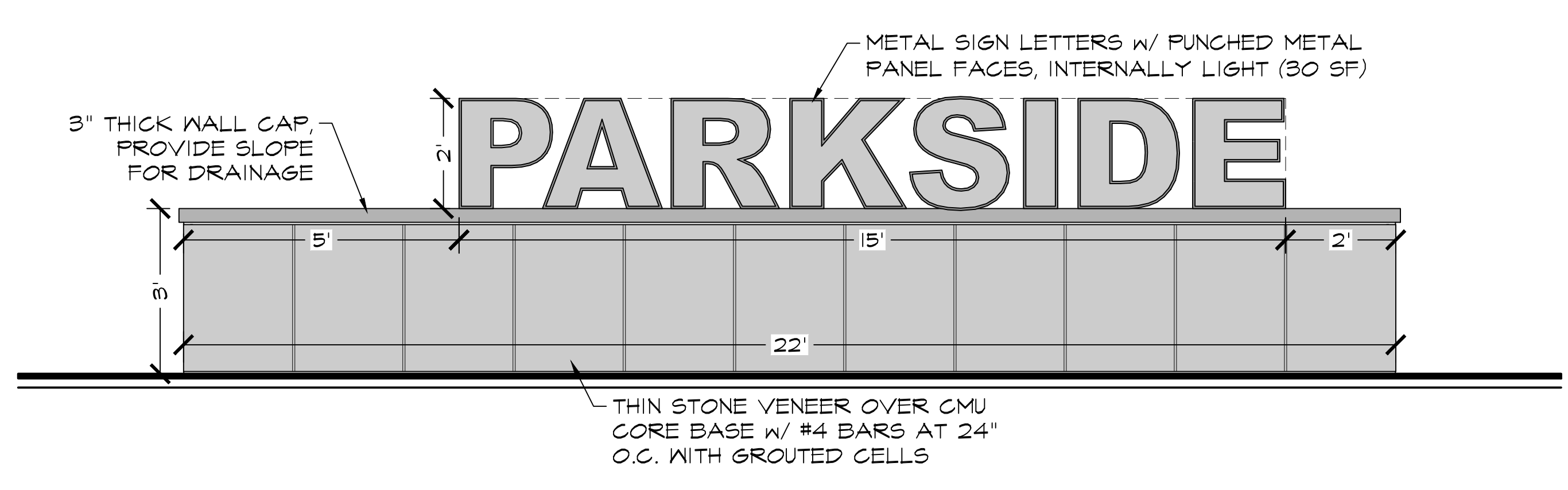
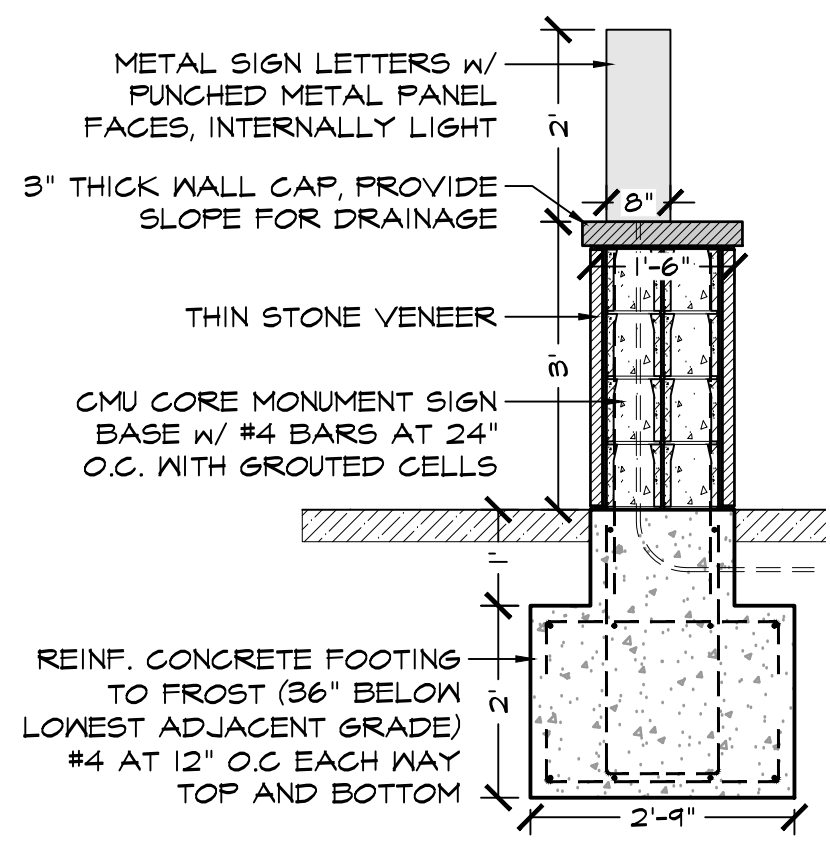
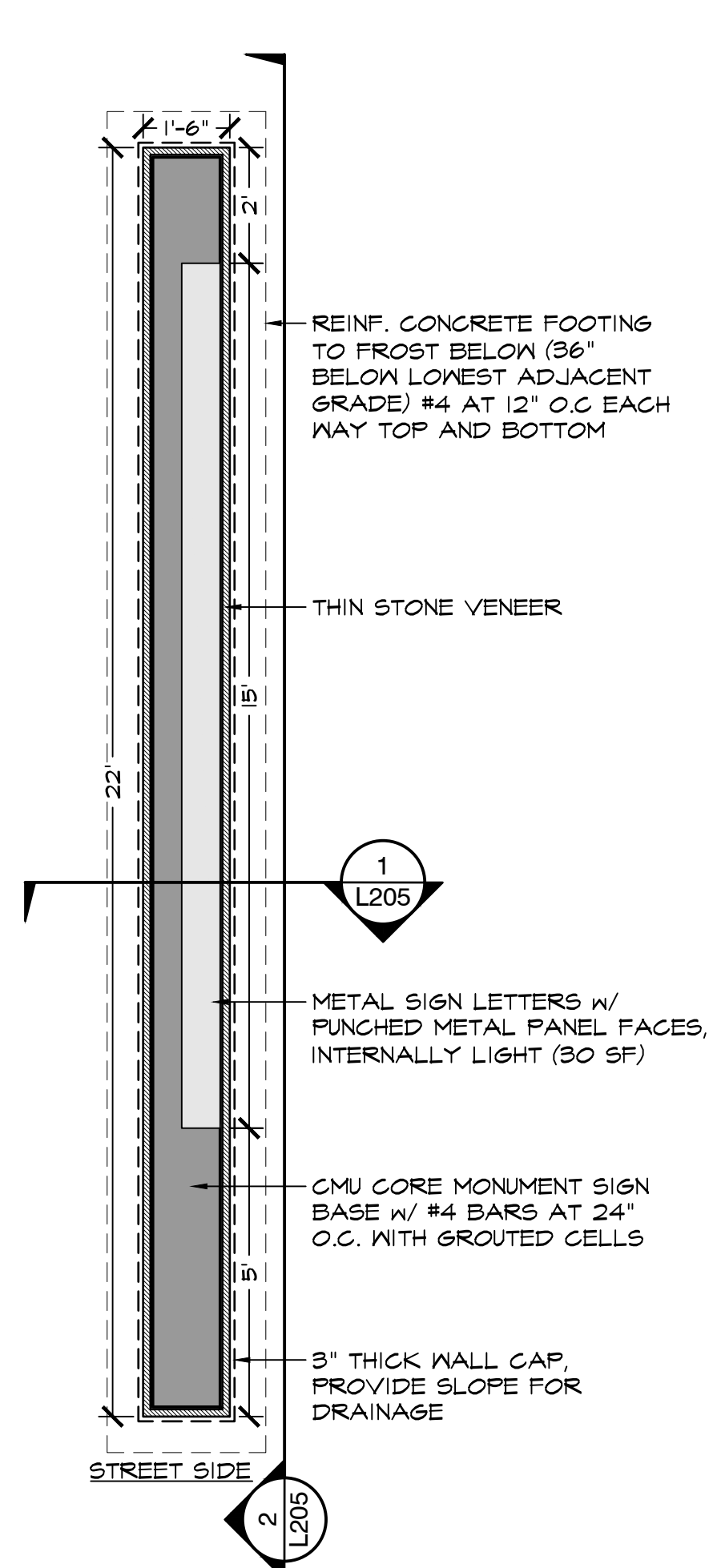


**12** COLUMN BASE PLATE  
SCALE: 3/4" = 1'-0" SECTION



**13** ROOF STRUCTURE VIGNETTE  
SCALE: NTS ILLUSTRATIVE VIEWS





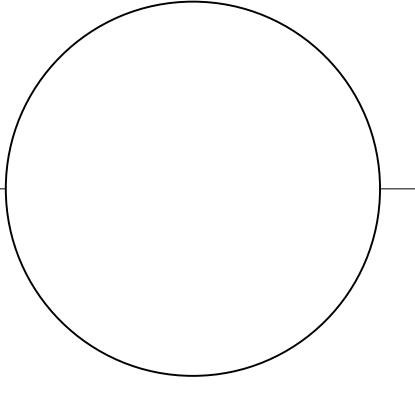
**1** MONUMENT SIGN  
SCALE: 1/2" = 1'-0" SECTION

**2** MONUMENT SIGN  
SCALE: 1/2" = 1'-0" ELEVATION



**3** MONUMENT SIGN  
SCALE: 3/8" = 1'-0" PLAN

**4** MONUMENT SIGN VIGNETTES  
SCALE: NTS ILLUSTRATIVE VIEWS



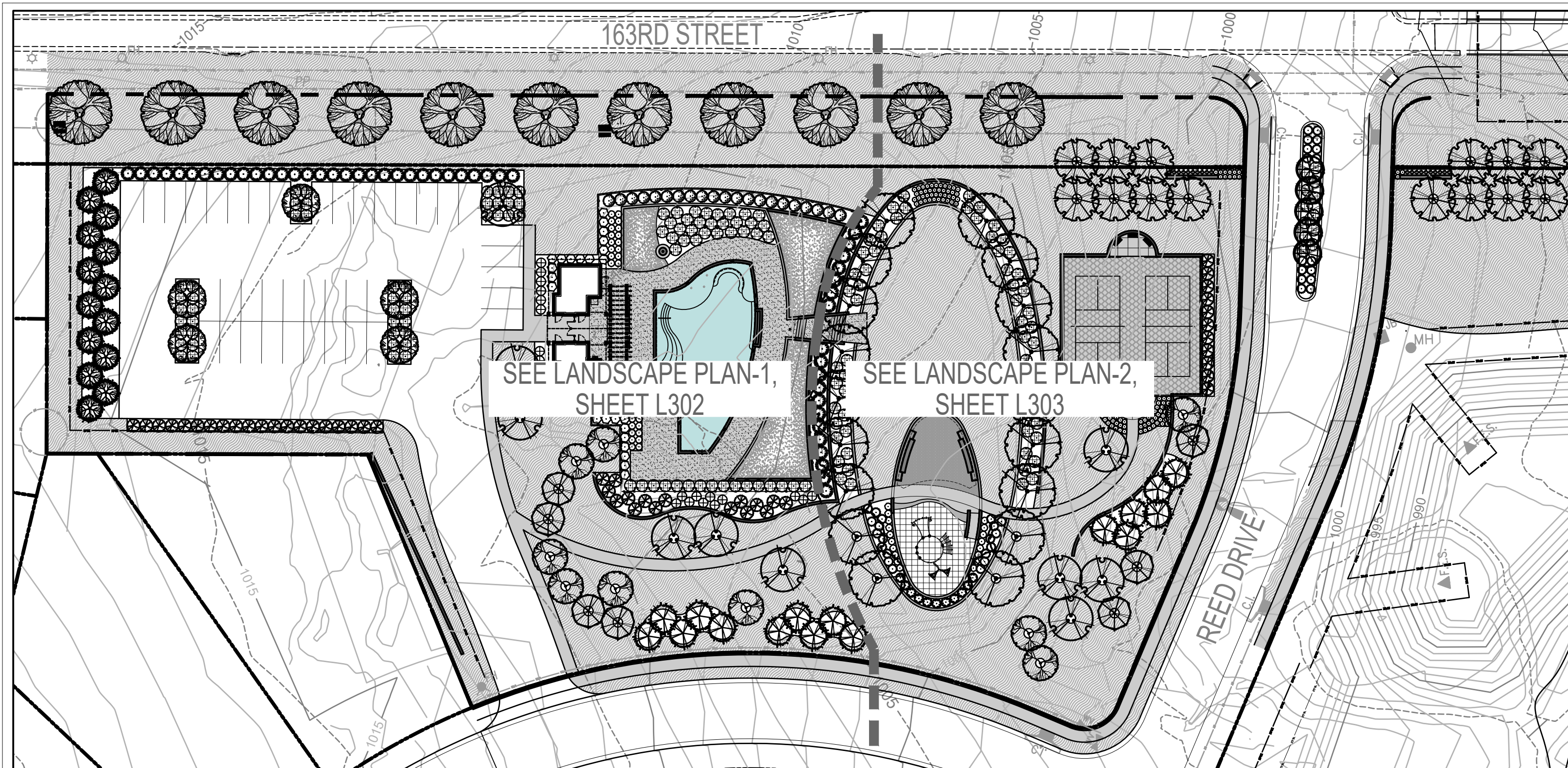
**PARKSIDE COMMUNITY POOL**  
163RD STREET  
RAYMORE, MISSOURI

REVISION:


APRIL 19, 2023  
SITE DETAILS

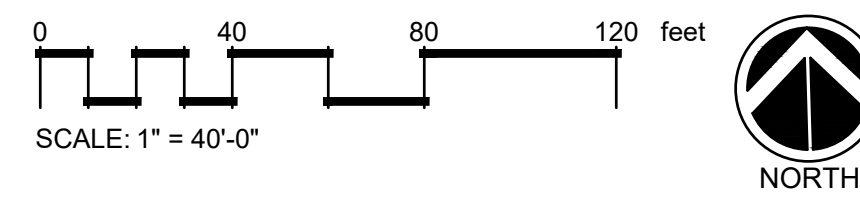
**L205**





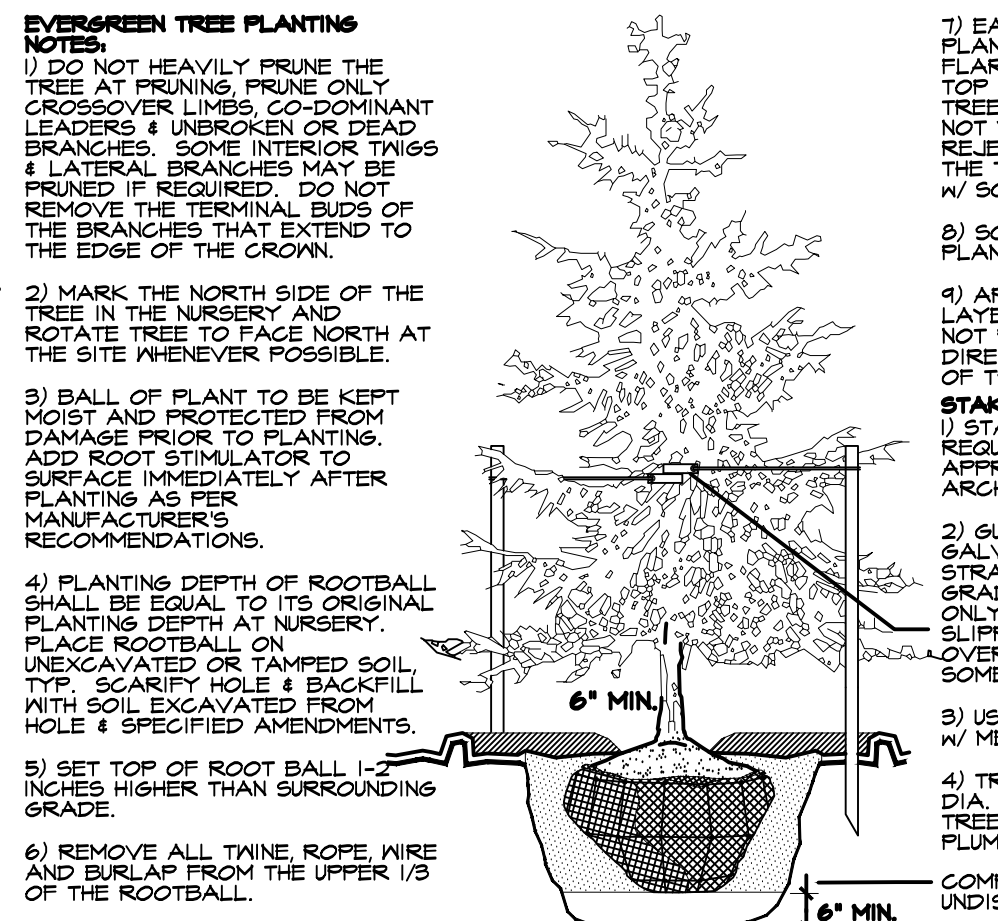
**LANDSCAPE REFERENCE PLAN**

SCALE: 1"=40'-0"

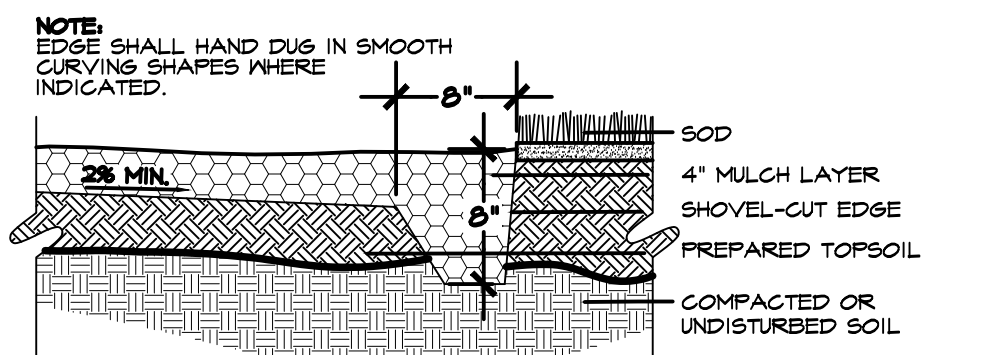


**PLANT SCHEDULE**

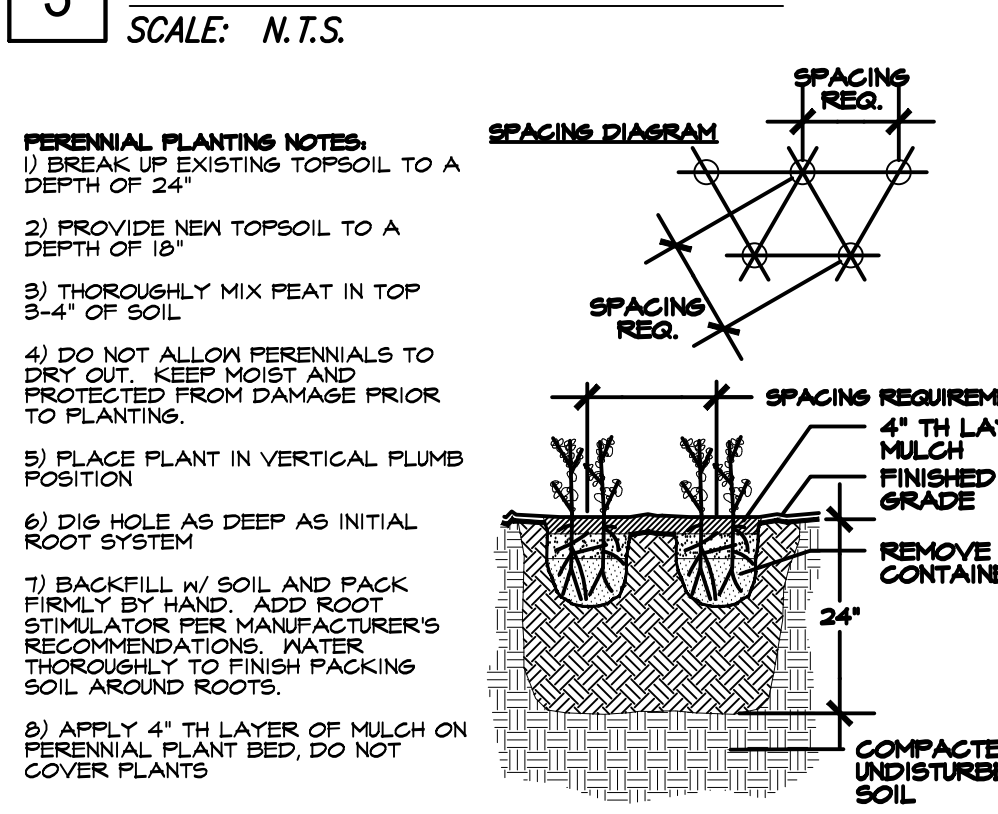
EVERGREEN TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	JF	Perfecta Juniper / Juniperus chinensis 'Perfecta'	6' Ht.	B4B
	FR	Serbian Spruce / Picea omorika	6' Ht.	B4B
	TG	Green Giant Arborvitae / Thuja standishii x plicata 'Green Giant'	6' Ht.	B4B
ORNAMENTAL TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	AG	Hot Wings Tatarian Maple / Acer tataricum 'GarAnn'	2" Cal.	B4B
	CA	White Eastern Redbud / Cercis canadensis 'Alba'	2" Cal.	B4B
	CO	Oklahoma Texas Redbud / Cercis canadensis texensis 'Oklahoma'	2" Cal.	B4B
	MC	Velvet Pillar Crabapple / Malus x 'Velvetcole'	2" Cal.	B4B
SHADE TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	AA	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffersred'	2.5" Cal.	B4B
	GP	Princeton Sentry Ginkgo / Ginkgo biloba 'Princeton Sentry'	2.5" Cal.	B4B
	UA	Allée Lacebark Elm / Ulmus parvifolia 'Allée'	2.5" Cal.	B4B
	ZM	Musashino Japanese Zelkova / Zelkova serrata 'Musashino'	2.5" Cal.	B4B
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	FX	Legend of the Fall Fothergilla / Fothergilla x intermedia 'ALICE'	---	#3
	JF	Sea Green Juniper / Juniperus chinensis 'Sea Green'	---	#3
	JG	Grey Owl Juniper / Juniperus virginiana 'Grey Owl'	---	#3
	RG	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	---	#3
	SD	Double Play Doozle Spiraea / Spiraea x 'NCSX2'	---	#3
	SM	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	---	#3
	TY	Wardii Yew / Taxus x media 'Wardii'	---	#3
	VM	Blue Muffin Arrowwood Viburnum / Viburnum dentatum 'Blue Muffin'	---	#5
ORNAMENTAL GRASSES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	SS	The Blues Little Bluestem / Schizachyrium scaparium 'The Blues'	---	#1
	ST	Tara Prairie Droopseed / Sporobolus heterolepis 'Tara'	---	#1



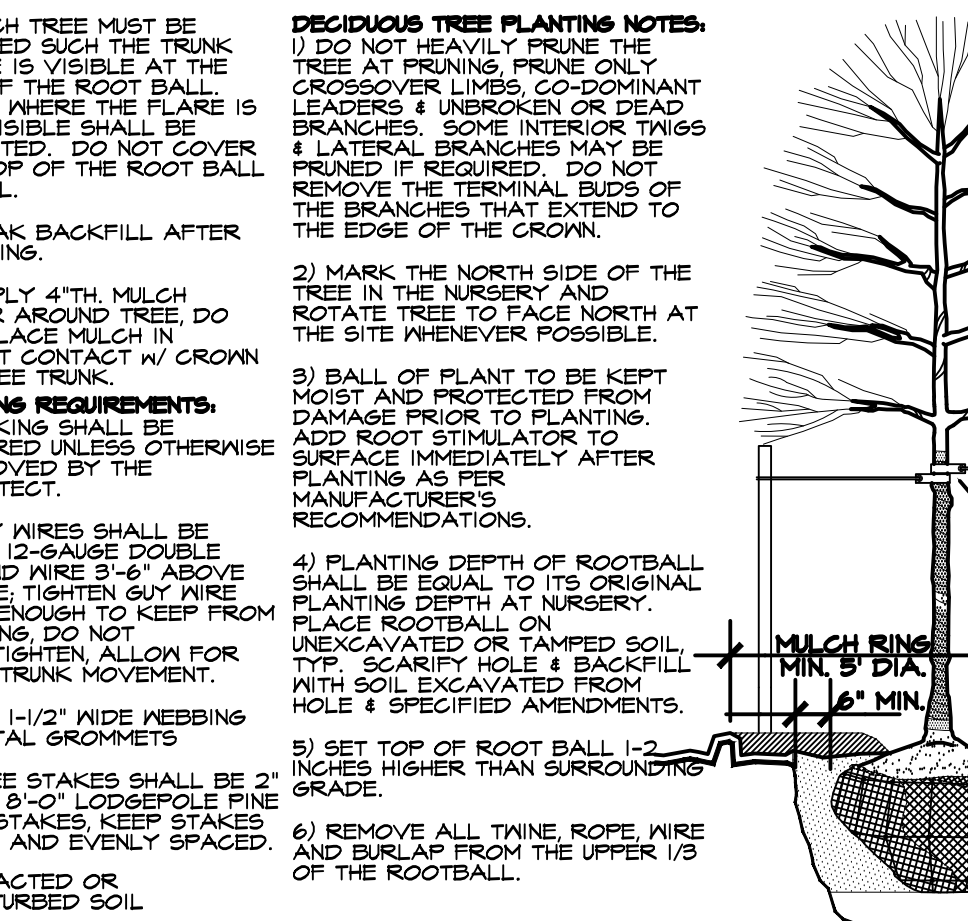
**1 EVERGREEN TREE PLANTING**  
SCALE: N.T.S.



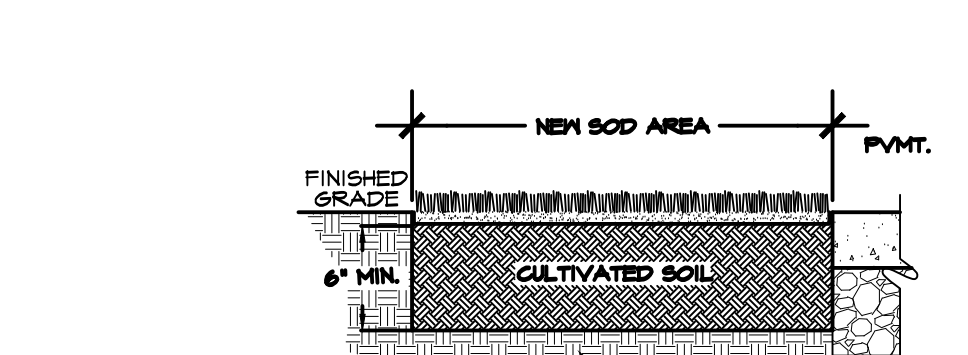
**3 SHOVEL-CUT EDGING**  
SCALE: N.T.S.



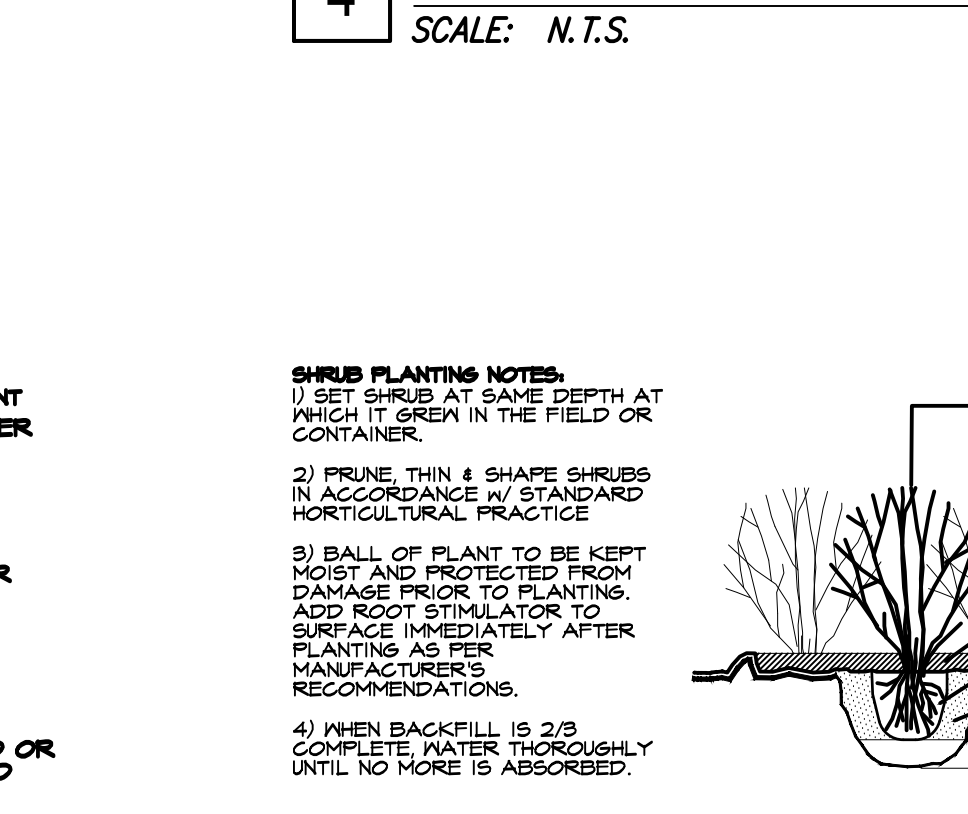
**5 PERENNIAL PLANTING**  
SCALE: N.T.S.



**2 DECIDUOUS TREE PLANTING**  
SCALE: N.T.S.



**4 SOD INSTALLATION**  
SCALE: N.T.S.



**6 SHRUB PLANTING**  
SCALE: N.T.S.

**CITY OF RAYMORE LANDSCAPE REQUIREMENTS**

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
<b>STREET TREES</b>			
STREET TREES ARE REQUIRED ALONG ANY STREET DESIGNATED AS A GREENWAY ON THE TRANSPORTATION PLAN PER 430.070(B) WHERE REQUIRED, STREET TREES MUST BE PLANTED AT A RATE OF 1 TREE FOR EVERY 50 LF, EXCLUDING DRIVEWAYS. NO MORE THAN 25 PERCENT OF THE STREET TREES IN ANY INDIVIDUAL DEVELOPMENT MAY BE OF ONE SPECIES. REQUIRED STREET TREES MUST BE INSTALLED WITHIN THE STREET RIGHT OF WAY OR WITHIN 10' OF THE STREET RIGHT OF WAY.			
304 LF ALONG 163RD STREET (EXCLUDES PARKING LOT FRONTAGE - SEPARATE REQUIREMENT)	304 / 50 = 6.08	7 STREET TREES	4 STREET TREES PROVIDED
NO STREET TREES REQUIRED ALONG OTHER FRONTAGES - NOT A GREENWAY			
<b>PARKING AREA ABUTTING PUBLIC STREETS</b>			
PER SEC. 430.050 (B)(3) WHEN AN OFF-STREET PARKING AREA ADJUTS A PUBLIC STREET, A MINIMUM LANDSCAPE STRIP AT LEAST SIX FEET WIDE MUST BE PROVIDED ALONG THE LENGTH OF THE RIGHT-OF-WAY, EXCLUDING DRIVEWAYS. ONE SHADE TREE MUST ALSO BE PROVIDED PER 40 LINEAR FEET ALONG THE PORTION OF THE PARKING AREA THAT ADJUTS A PUBLIC STREET. THESE TREES MAY BE CLUSTERED OR SPACED LINEARLY. WHEN A PARKING AREA IS SEPARATED FROM A RESIDENTIAL DISTRICT BY A PUBLIC STREET, SCREENING TO SHIELD VEHICLE HEADLIGHTS SHALL BE PROVIDED ALONG THE LENGTH OF THE RIGHT-OF-WAY.			
175 LF PARKING ABUTTING 163RD STREET	175 / 40 = 4.3	5 PARKING LOT PERIMETER TREES REQUIRED + SCREENING TO SCREEN HEADLIGHTS	5 PARKING LOT PERIMETER TREES PROVIDED EVERGREEN SCREENING HEDGE PROVIDED
<b>PARKING AREA ABUTTING RESIDENTIAL DISTRICTS</b>			
PER SEC. 430.050 (B)(2) WHEN A PARKING AREA ADJUTS A RESIDENTIAL DISTRICT, A TYPE A OPAQUE SCREEN MUST BE PROVIDED TO SHIELD THE PARKING AREA FROM VIEW AT ANY POINT WITHIN THE RESIDENTIAL DISTRICT AS DESCRIBED IN SECTION 430.080(C)(1).			
PARKING LOT ADJUTS SF RESIDENTIAL TO WEST & SOUTH	N/A	PROVIDE AN OPAQUE SCREEN TO A HEIGHT OF 6' WITH INTERMITTENT VISUAL OBSTRUCTIONS TO A HEIGHT OF AT LEAST 12'	CONTINUOUS SCREEN OF 8' HT. EVERGREENS PROVIDED SOUTH AND WEST OF PARKING AREA
<b>INTERIOR PARKING LOT LANDSCAPING</b>			
PER SEC. 430.050(A)(1) LANDSCAPE ISLANDS WITH AT LEAST ONE SHADE TREE AND THREE SHRUBS MUST BE PROVIDED AT A MINIMUM OF ONE FOR EVERY 10 PARKING SPACES IN ALL OFF-STREET PARKING AREAS.			
94 PARKING STALLS	94 / 10 = 9.4	4 PARKING LOT ISLANDS - EACH CONTAINING AT LEAST 1 + 3 SHRUBS	4 PARKING ISLANDS W/ REQUIRED TREES & SHRUBS PROVIDED
<b>SITE LANDSCAPE AREA</b>			
PER SEC. 430.020 20% LANDSCAPE AREA SHALL BE PROVIDED			
109,783 SF SITE	109,783 x 0.20 = 21,957	21,957 SF LANDSCAPE AREA REQUIRED	64,692 SF LANDSCAPE AREA PROVIDED

**RAYMORE PLANT SIZE REQUIREMENTS**

LANDSCAPE MATERIAL	SIZE REQUIREMENT (AT TIME OF PLANTING)
DECIDUOUS SHADE TREES	2.5"-3" CALIPER
EVERGREEN TREES	6'-8' HT.
ORNAMENTAL TREES	1.5" CAL.
SHRUBS	3-5 GAL.
LAWN AREAS	SHALL BE HYDROSEEDDED OR SODDED

**LANDSCAPE NOTES**

- THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT.
- ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER MAINTENANCE WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL (EXCEPT SHADE TREES) IS DELINEATED AT MATURE SIZE OF PLANT MATERIAL. SHADE TREES ARE DELINEATED AT 85% OF ACTUAL MAJURE SIZE.
- ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1996) PER THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY PRIOR TO SELECTION OR DURING MANUFACTURER'S OPERATIONS.
- CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON (MARCH 1 TO JUNE 1) OR THE FALL PLANTING SEASON (SEPTEMBER 30 UNTIL FREEZING OF AUGUST 15 TO OCTOBER 1). DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
- ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURER'S SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
- ALL TREE SAUERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE-GROUND HARDWOOD MULCH (COLOR DYED DARK BROWN). LANDSCAPE CONTRACTOR TO PROVIDE MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 1" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD IS 1/2" BELOW THE HARDSCAPE SURFACE.
- ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS PREPLAN OR EQUIVALENT PER MANUFACTURER'S SPECIFICATIONS. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
- MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- ALL SLOPES THAT EXCEED A 3:1 GRADE SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET WITH NORTH AMERICAN GREENS. INSTALL PER THE MANUFACTURER'S SPECIFICATIONS.
- LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. ALL PLANT MATERIAL SHALL BE BONDED FOR TWO (2) YEARS. LABELS SHALL NOT BE REMOVED UNTIL AFTER BOND RELEASE.
- STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
- LOOSEN SOIL FOR SHRUB/PERENNIAL BEDS TO A DEPTH OF 12". PARKING ISLANDS SHALL HAVE SOIL LOOSENED AND AMENDED TO A DEPTH OF 2'-6". ALL AREAS DENOTED AS SOD (LAWN AREAS) SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. TOPSOIL SHALL BE LAID IN 3" LIFTS. IN AREAS WHERE CONCRETE OR OTHER HARD SURFACING HAS NOT OCCURRED AND VISUALS ARE NOT REQUIRED, THE TOPSOIL LAYER MAY NOT BE REQUIRED BASED ON THE DECISION OF THE LANDSCAPE ARCHITECT.
- TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL TYPICAL OF THE LOCALITY. OBTAINED FROM WELL DRAINATED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADJUSTMENT OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TONG SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
- THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAS NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
- IN THE CONDITION WHERE THE PLANT MATERIAL HAS BEEN SUPPLIED BY THE OWNER THROUGH A PLANT PROCUREMENT PROGRAM WITH A THREE (3) YEAR WARRANTY, THE LANDSCAPE CONTRACTOR'S WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDLING PLANT MATERIAL AT TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER SUBSTANTIAL COMPLETION AND FINAL FINISH/STAP APPROVAL BY LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
- COORDINATION WITH THE OWNER AND GENERAL CONTRACTOR FOR SLEEVE LOCATIONS AND TIMING OF SLEEVE INSTALLATION. ALL SLEEVES REQUIRED UNDER HARDSCAPE SURFACES FOR THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE BEFORE IRRIGATION LINE ROUTING BEGINS. WATER TREES BY HAND UNTIL IRRIGATION SYSTEM IS FULLY FUNCTIONAL. SHRUBS AND PERENNIALS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS FULLY FUNCTIONAL. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD IS PLACED.



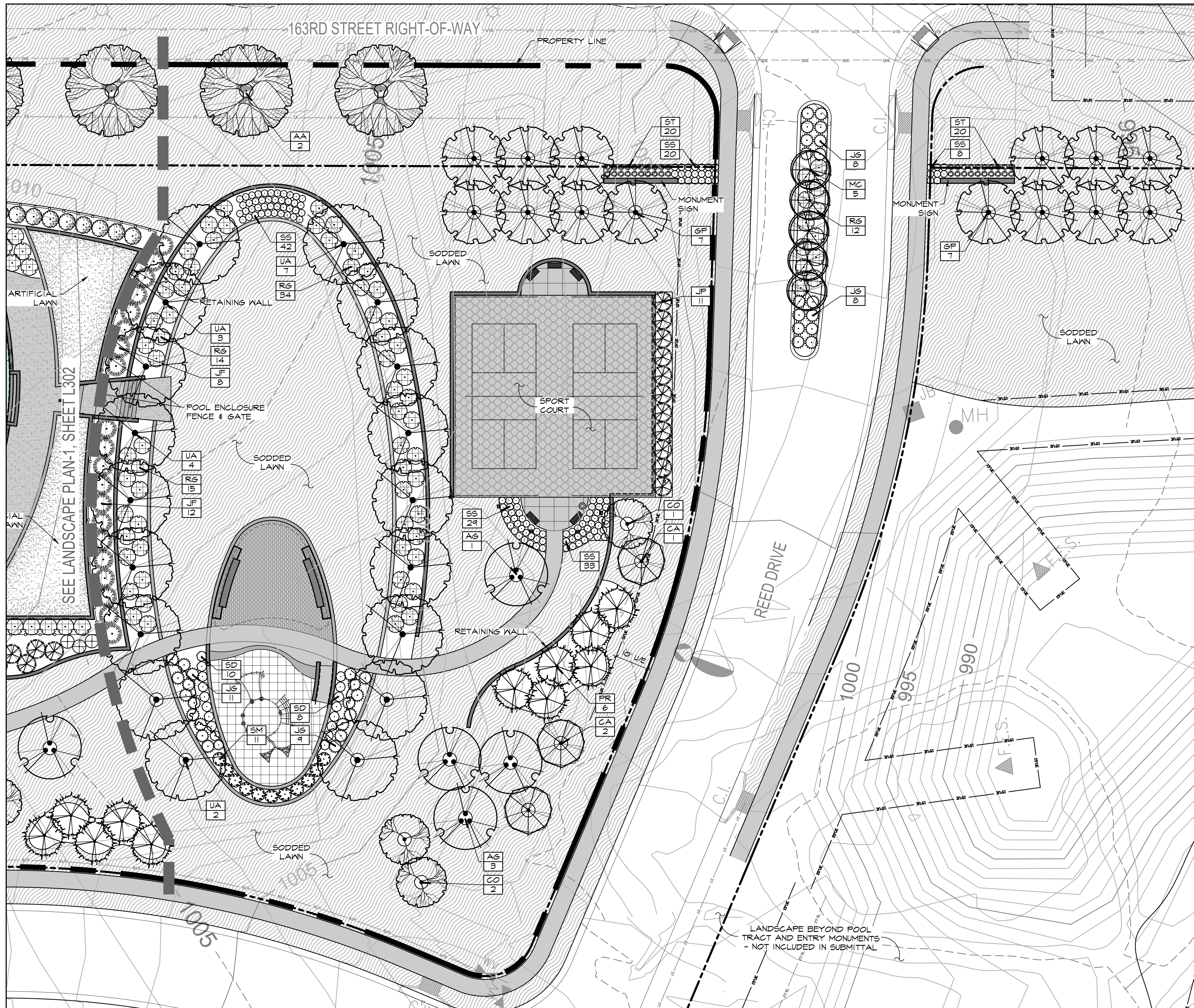
**PARKSIDE COMMUNITY POOL**  
 163RD STREET  
 RAYMORE, MISSOURI

REVISION:  
 \_\_\_\_\_  
 APRIL 19, 2023  
 LANDSCAPE PLAN  
**L301**







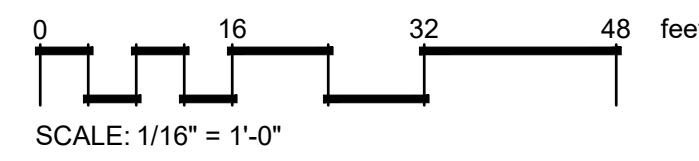


**PLANT SCHEDULE**

EVERGREEN TREES	CODE	COMMON / BOTANICAL NAME
	JP	Perfecta Juniper / Juniperus chinensis 'Perfecta'
	PR	Serbian Spruce / Picea omorika
	TS	Green Giant Arborvitae / Thuja standishii x plicata 'Green Giant'
ORNAMENTAL TREES	CODE	COMMON / BOTANICAL NAME
	AG	Hot Wings Tatarian Maple / Acer tataricum 'GarAnn'
	CA	White Eastern Redbud / Cercis canadensis 'Alba'
	CO	Oklahoma Texas Redbud / Cercis canadensis texensis 'Oklahoma'
	MC	Velvet Pillar Crabapple / Malus x 'Velvetcole'
SHADE TREES	CODE	COMMON / BOTANICAL NAME
	AA	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffersred'
	GP	Princeton Sentry Ginkgo / Ginkgo biloba 'Princeton Sentry'
	UA	Allee Lacebark Elm / Ulmus parvifolia 'Allee'
	ZM	Musashino Japanese Zelkova / Zelkova serrata 'Musashino'
SHRUBS	CODE	COMMON / BOTANICAL NAME
	FX	Legend of the Fall Fothergilla / Fothergilla x intermedia 'ALICE'
	JF	Sea Green Juniper / Juniperus chinensis 'Sea Green'
	JS	Grey Owl Juniper / Juniperus virginiana 'Grey Owl'
	R6	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'
	SD	Double Play Doozie Spirea / Spiraea x 'NGSX2'
	SM	Dwarf Korean Lilac / Syringa meyeri 'Falbin'
	TW	Wardii Yew / Taxus x media 'Wardii'
	VM	Blue Muffin Arrowwood Viburnum / Viburnum dentatum 'Blue Muffin'
ORNAMENTAL GRASSES	CODE	COMMON / BOTANICAL NAME
	SS	The Blues Little Bluestem / Schizachyrium scaparium 'The Blues'
	ST	Tara Prairie Dropseed / Sporobolus heterolepis 'Tara'

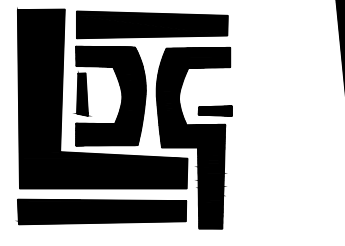
SEE SHEET L301 FOR FULL PLANT SCHEDULE, INCLUDING PLANT SIZES

**LANDSCAPE PLAN-2**  
SCALE: 1/16" = 1'-0"



**LEGEND**

SODDED LAWN, ESTABLISH LAWN PER PLAN AND AT ALL DISTURBED AREAS NOT NECESSARILY INDICATED ON THIS PLAN. CONTRACTOR SHALL PROVIDE BID ALTERNATE FOR SEED WITHIN 163rd STREET RIGHT-OF-WAY



**LORAX  
DESIGN GROUP**  
8021 SANTA FE DRIVE  
OVERLAND PARK, KS 66204  
WWW.LORAXDESIGNGROUP.COM

**PARKSIDE COMMUNITY POOL**

163RD STREET  
RAYMORE, MISSOURI

REVISION:

APRIL 19, 2023

LANDSCAPE PLAN

**L303**







**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** January 16, 2024  
**Re:** Case #23049- Elite Fence & Deck - Site Plan Amendment

**GENERAL INFORMATION**

**Applicant/** Matt Schlicht  
Engineering Solutions  
50 SE 30th St.  
Lee's Summit, MO 64082

**Requested Action:** Site Plan Amendment for Elite Fence & Deck

**Property Location:** 611 E. Walnut St.

**Aerial Photograph:**



**Site Photographs:**



**View looking north from Dawn Street**



**View looking east from Sunrise Drive (Location of future commercial building)**



**View looking south from Freedom Stop**

**Existing Zoning:** "C-2" General Commercial District

**Existing Surrounding Uses:**

<b>North:</b>	Freedom Stop Gas Station
<b>South:</b>	Multi-Family Residential
<b>East:</b>	Elite Fence & Deck; Self Storage
<b>West:</b>	Sunrise Dr; Professional Offices

**Total Tract Size:** 1.63 Acres +/-

**Subdivision Plat:** Johnson Industrial Park

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Business Park development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies E. Walnut St. as a Major Arterial and Sunrise Drive and Dawn Street are classified as local roads.

**Advertisement:** City Ordinance does not require advertisement for Site Plans.

**Public Hearing:** City Ordinance does not require a public hearing for Site Plans.



## PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan amendment approval for Elite Fence & Deck to allow for the “Phase 2” expansion of a Construction Sales and Service use to the west of the existing site.

## SITE PLAN REQUIREMENTS AND STANDARDS

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 site plan property, specifically Section 470.160.

### Section 470.160 Site Plan Review

#### A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or groundwater;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

#### B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

#### C. Application

Applications for site plan review may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Development Services Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Development Services Director Action

- a. All site plans will be reviewed by the Development Services Director.
- b. The Development Services Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
  - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
  - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor features and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Development Services Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Development Services Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Development Services Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Development Services Director or Planning and Zoning Commission must find that the following conditions are met:
  - a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
  - b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
  - c. the proposed use is allowed in the district in which it is located;
  - d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
  - e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;

- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Development Services Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Development Services Director to the Planning and Zoning Commission.
  - a. The applicant must notify the Development Services Director of their intent to appeal within 10 days of the date of decision from the Development Services Director.
  - b. The Development Services Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
  - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
  - a. The applicant must notify the Development Services Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
  - b. The Development Services Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
  - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.



## **PREVIOUS ACTIONS ON THE PROPERTY**

1. The Final Plat for Elite Fence, Lot 1, was approved by the City Council on December 12, 2022.
2. The Site Plan for the Elite Fence and Deck, which included the reuse of the existing building on site, as well as an additional storage building to the south, was approved by the Planning and Zoning Commission on November 15, 2022
3. On September 13, 2023, the Board of Adjustment approved a Variance of Development Standard request to allow for the use of a chain link, security-type fence to be utilized within the “C-2” General Commercial District, similar to the fencing material used on the adjacent property.
4. On October 11, 2023 the Board of Adjustment approved a Variance of Use request to Section 410.020 of the UDC to allow for a Construction Sales and Service use to be permitted on the property within the current “C-2” General Commercial District.

## **ENGINEERING DIVISION COMMENTS**

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

## **STAFF COMMENTS**

1. The applicant is requesting a site plan amendment to the approved Elite Fence and Deck site plan for a proposed expansion on the adjacent property. The amendment includes the addition of a.) additional outdoor storage area; and b.) a future commercial building and parking located along Sunrise Drive.
2. The addition of the outdoor storage area is an immediate “Phase 2’ expansion the applicant is seeking, while the future commercial building is a future “Phase 3” expansion.

3. **Development Standards:** The development standards applicable to the property are as follows:

C-2	
<b>Minimum Lot Area</b>	
per lot	-
per dwelling unit	2,000 sq.ft.
<b>Minimum Lot Width (ft.)</b>	100
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	30
rear	20
side	10
side, abutting residential	20
<b>Maximum Building Height (feet)</b>	80
<b>Maximum Building Coverage (%)</b>	40

4. **Special Use Conditions:** There are no use-specific standards or conditions.
5. **Parking:**

50 parking spaces were constructed with the initial construction of the property to serve office and non-office parking requirements. 59,064 square feet of outdoor storage space is proposed to be added to the site, with room for the parking of work vehicles and equipment. The existing parking within the overall site has been determined to be sufficient.

Additional parking will need to be added as part of the future commercial building in a later phase.

6. **Landscaping**

Chapter 430.080 B “Screening Table” does not require a landscape buffer between “C-2” and “C-3” zoning districts. As part of the variance request approved by the Board of Adjustment for the use of chain link, security-type fencing on the property, staff required the use of additional landscaping along the northern property line consistent with the screening requirements that were imposed on the original site plan based on the M-1 Light Industrial zoning designation abutting a commercial zoning district.

As a result, a Type-C screen is required between the subject property and the property to the north (Freedom Stop).

Additionally, landscaping is required along the portion of Dawn Street that abuts the proposed expansion. A Landscape Plan is provided.

## 7. Building Design:

The requested site plan amendment includes the future addition of a commercial building as part of Phase 3.

Staff is recommending that the site plan amendment be approved conditionally without the submittal of building elevations, with the condition that the applicant and/or property owner obtain final site plan approval by the Planning and Zoning Commission in accordance with Section 470.160 of the Unified Development Code prior to any development on Phase 3.

The future commercial building identified on the site plan drawing will need to comply with the building design standards contained in Section 440.010 Unified Development Code.

### **Section 440.010 Building Design Standards**

#### C. Building Materials

##### 1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

##### 2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

##### 3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.

- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
  - d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.
8. **Pedestrian Access:** Pedestrian access to the building has been provided via a connection to the existing sidewalk along E. Walnut. Sidewalks do exist along Dawn Street. A connection to the storage area is not required, but sidewalk connections to the future commercial building would be required.
  9. **Signage:** A master signage plan was submitted with the original application and approval. No additional signage is being requested as part of this site plan amendment.
  10. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District, and no issues were identified with this proposed expansion.
  9. **Stormwater Management:** Stormwater will be collected within the site and discharged into a shared regional facility that will be constructed as part of the Ascend residential project to the south. Adequate volume has been designed to accommodate the development of both projects.
  10. **Site Lighting:** Additional site lighting is not being proposed as part of this proposed addition.
  11. **Trash Enclosure:** The trash enclosure is located within the existing chain link fence on the property, and is not being proposed to be moved as part of this request.
  12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. The landscape plan does not show any screening around the equipment. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.
  13. **Site Access:** Access to the site will not be altered from the originally approved site plan, including 2 locations - E. Walnut (58 Highway) and Dawn Street. The proposed expansion will be accessed from the gated entrance on Dawn Street, and will be used primarily as an employee entrance.

## **STAFF PROPOSED FINDINGS OF FACT**

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. **the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. **the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. **the proposed use is allowed in the district in which it is located;**

On October 11, 2023, the Board of Zoning Adjustment approved a Variance of Use request to allow for the expansion of a Construction Sales and Service use to be permitted within the "C-2" General Commercial District. The use is permitted within the existing zoning district.

- d. **vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site is not proposed to be altered from the original approval, and provides for safe, efficient and convenient movement of vehicles. Access to the site is off of E. Walnut St, a Major Arterial road, with a secondary access off of Dawn Street.

- e. **the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from E. Walnut Rd

- f. **the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The location of the primary structures on the property remain unchanged from the originally approved site plan. The fencing utilized for the expansion is consistent with the adjacent development.

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are no unique natural resource features on the site that need to be preserved.

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are minor alterations to the existing topography of the lot that will be made for this project. There are no natural watercourses on the site. There are existing trees along an old fence row that will need to be removed as part of the site work. More trees will be added to the site than what exists already.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use meets the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping has been provided for the site. Under the existing zoning of the property (C-2 General Commercial) no screening is required by the Code for the subject property and the abutting commercial property to the north (C-3 Regional Commercial).

Because of the Variance of Development Standard approved by the Board of Adjustment to allow for the use of chain link-security type fencing within the C-2 district, staff did require the use of a Type-C Screen between the subject property and the commercial property to the north. This mirrors the screening requirements that were imposed for the initial approval of the site plan.

- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties. No alterations to the approved illumination plan are proposed at this time.

## REVIEW OF INFORMATION AND SCHEDULE

Action  
Site Plan Review

Planning Commission  
January 16, 2024

## STAFF RECOMMENDATION

City staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #23049 Elite Fence - Site Plan Amendment, allowing for the expansion of the outdoor storage area and the addition of a future commercial building on the property, subject to the original twelve (12) conditions as outlined below, as well as the following additional condition:

Prior to the development of the Phase 3 future commercial building, the applicant and/or property owner shall submit a final site plan for approval by the Planning and Zoning Commission in accordance with Section 470.160 of the Unified Development Code.

*Prior to commencement of any land disturbance activities:*

- State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
- All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

*Prior to installation of any public improvements:*

- The public infrastructure plans, where applicable, must be approved by the City and a permit issued for installation of public improvements.
- A right-of-way permit shall be obtained from the City of Raymore for work occurring in the right-of-way along E. Walnut.

*Prior to issuance of a Building Permit*

- Building construction plans shall be approved by the Building Official.

*Prior to issuance of a Certificate of Occupancy:*

- All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered

on the width of the space.

- Two of the accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated “lift van accessible only” with signs that meet the requirements of the federal Americans with Disabilities Act.
- If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
- All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

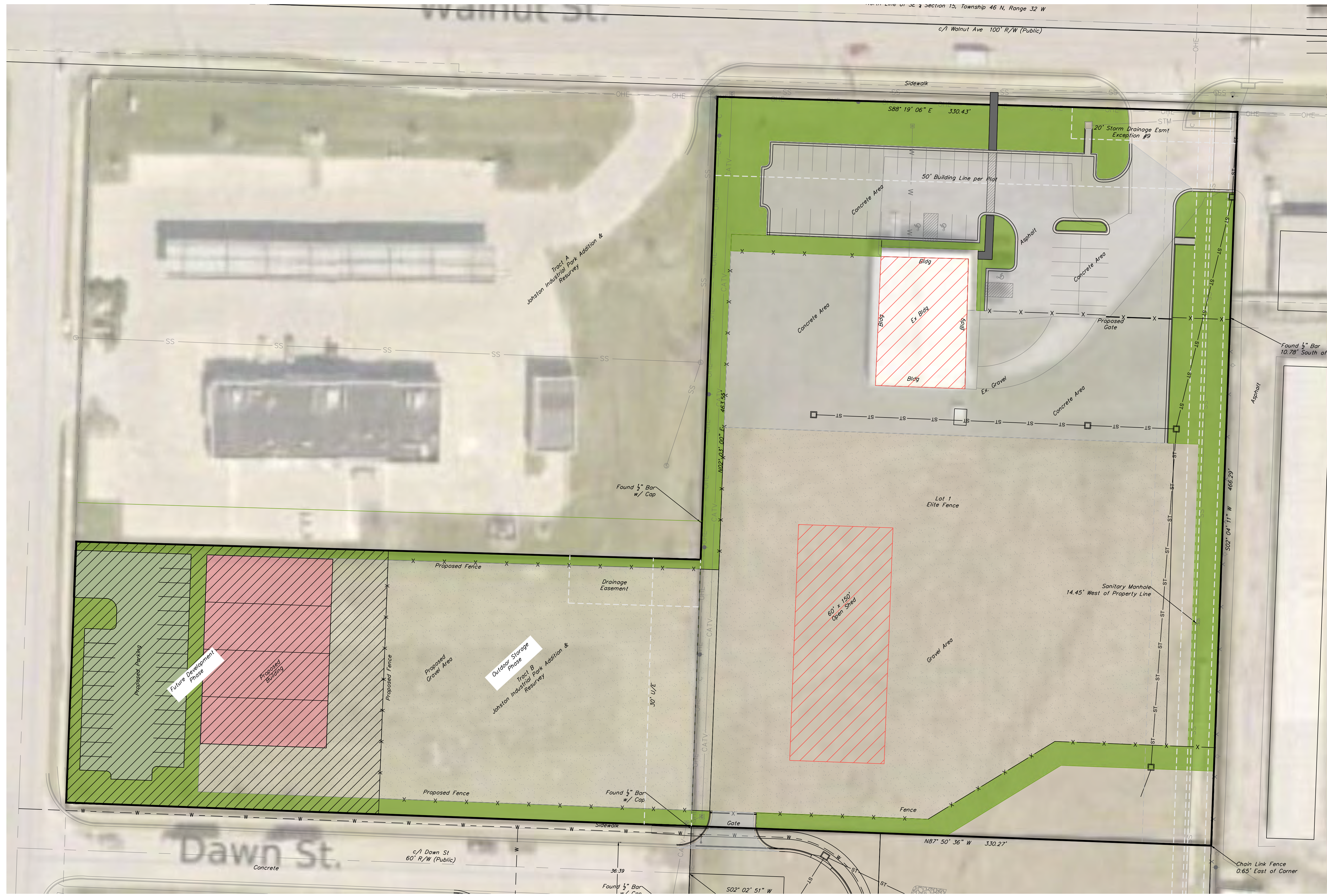
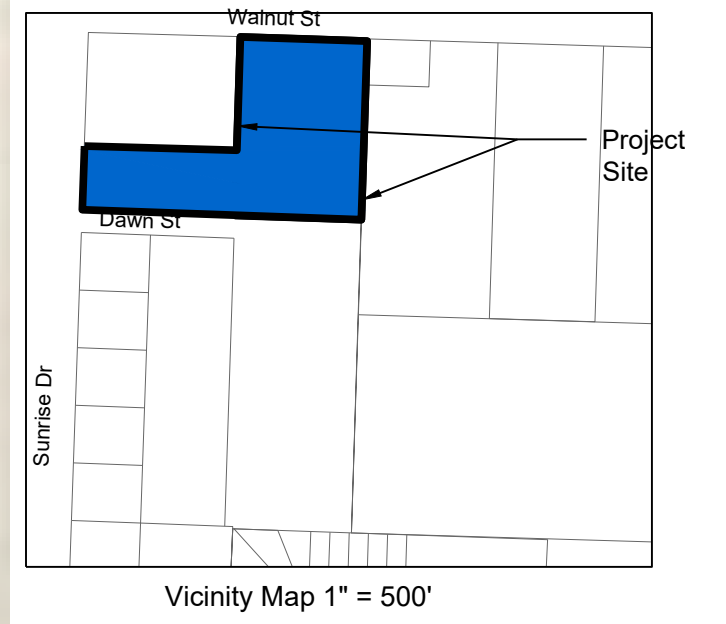
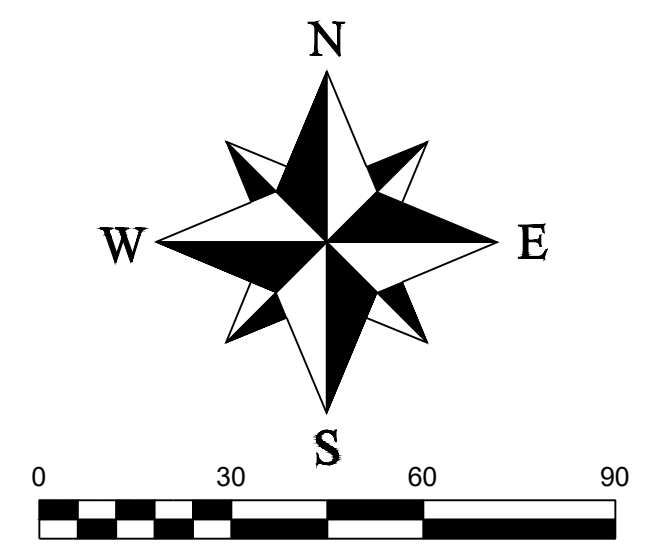
*Perpetual Conditions:*

- Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
- A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
- Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.



# LEGEND

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



REVISIONS	
DATE	DESCRIPTION

Johnston Industrial Park  
 Part of Tract 2  
 Section 15, Township 46 North, Range 32 West  
 Raymore, Cass County, Missouri

Site Plan Amendment			
SHEET	SECTION	TOWNSHIP	RANGE
1 OF 1	15	46N	32W
DATE OF PREPARATION	COUNTY	JOB NO.	DATE OF PREPARATION
September 30, 2022	Cass	Elite Fence	September 30, 2022
SCALE	DRAWN BY	DATE OF PREPARATION	SCALE
1" = 30'	M. Schlicht, PLS., PE	September 30, 2022	1" = 30'



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









**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** January 16, 2024  
**Re:** Case # 23045 Creekside Ranch - Rezoning from "A"  
Agricultural to "RE" Rural Estate

**GENERAL INFORMATION**

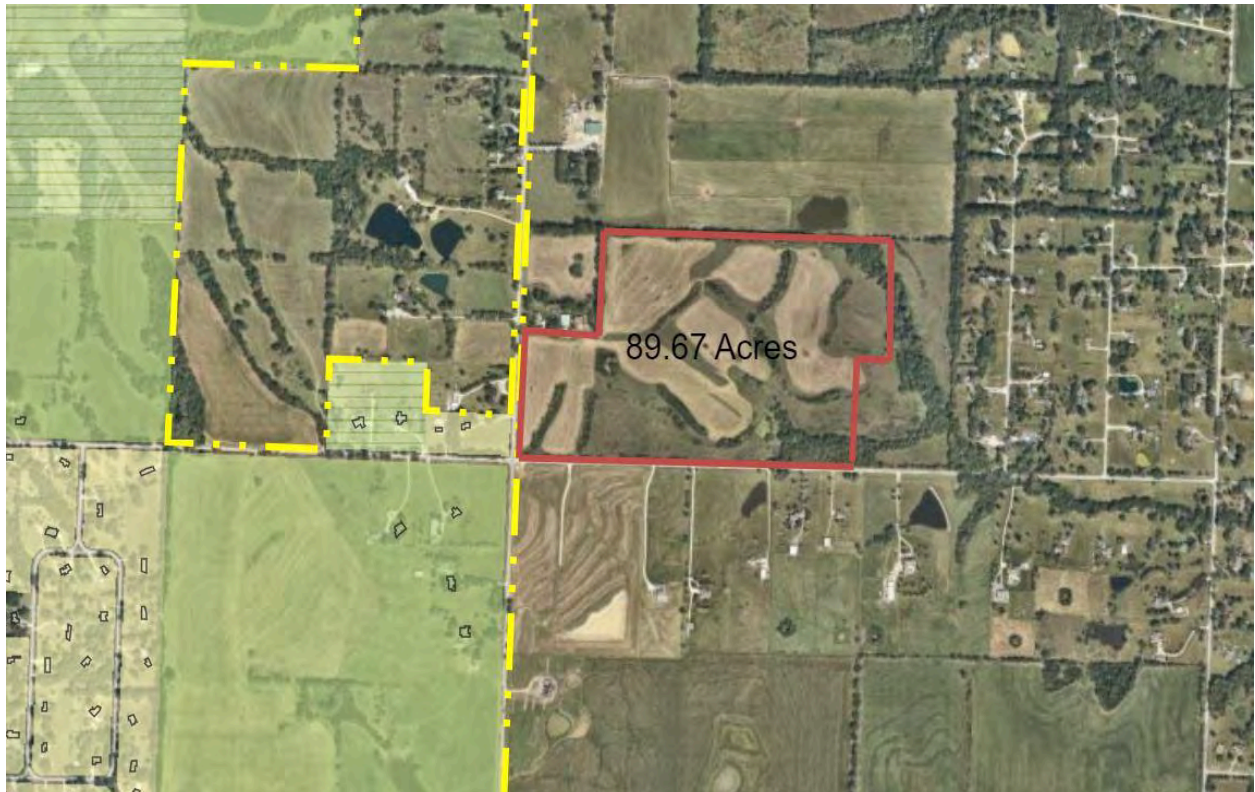
**Applicant/  
Property Owner:** Lisa Delibero Trust  
4500 SW Raintree Dr.  
Lee's Summit, MO 64082

**Requested Action:** Request to modify the zoning designation of approximately 89.67 Acres from "A" Agricultural District to "RE" Rural Estate designation.

**Property Location:** Generally located at the northeast corner of Kurzweil Rd. and Gore Rd.



**Existing Zoning: "A" Agricultural District (Currently in Unincorporated Cass County)**



**Existing Surrounding Zoning:**

<b>North:</b>	Unincorporated Cass County
<b>South:</b>	Unincorporated Cass County
<b>East:</b>	Unincorporated Cass County
<b>West:</b>	"RE" Rural Estate "RR" Rural Residential "A" Agricultural

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

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Kurzweil Rd. as a Minor Arterial and Gore Rd. as a Major Collector.



**Site Photos:**



View looking east from Kurzweil Rd.



View looking northeast from Gore Rd.

**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.

**Advertisement:** December 20, 2023 **North Cass Herald**  
January 24, 2024 **North Cass Herald**

**Public Hearing:** January 16, 2024 **Planning and Zoning Commission**  
February 12, 2024 **City Council**

**Good Neighbor:** January 11, 2024

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

## **REQUEST**

Applicant is requesting to reclassify the zoning designation of approximately 89.67 acres from “A” Agricultural District to “RE” Rural Estate.

## **REZONING REQUIREMENTS**

**Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.**

Section 470.020 (B) states:

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

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

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

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

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

1. The subject property is currently located in Unincorporated Cass County and has remained undeveloped.
2. On March 13, 1989 Fairview Estates Lots 1 thru 3 Final Plat (located at the southwest corner of Kurzweil Rd. and Gore Rd.) was approved by the City Council.
3. On January 28, 1991 Fairview Estates Lots 4 thru 7 Final Plat was approved by the City Council.
4. Halliburton Estates (located west of the subject property at 700 and 712 E. Gore Rd.) was rezoned from “A” Agricultural to “RE” Rural Estates on November 27, 2006. Subsequently Halliburton Estates received preliminary plat approval on December 11, 2006 and final plat approval on January 22, 2007.
5. The applicant has also filed applications for a preliminary plat and voluntary annexation of the subject property. These applications will be run concurrent with the rezoning application request.

## **GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS**

A Good Neighbor Meeting was held on Thursday, January 11, 2024 in the Council Chambers and 9 people attended. The applicant's representative, Jake Loveless and Project Engineer Matt Schlicht attended to make the presentation and answer questions and concerns. Development Services Director David Gress and City Planner Dylan Eppert represented City Staff. The comments below provide a summary of the meeting.

### **1. What is the purpose for annexing into the City from the County?**

Matt Schlicht. - The project team looked to 3 different service provider for water including Cass County, PWSD #3 and City of Raymore. Cass County and PWSD #3 were determined to not have adequate capacity to provide water, so the City of Raymore was best suited to be able to provide the project with water. Therefore, we decided to pursue the development by applying for voluntary annexation, rezoning the property from "A" Agricultural to "RE" Rural Estate and with a preliminary plat as required by the City.

**2. How will stormwater runoff be handled?**

Matt Schlicht - Currently, the storm water does shed to the easterly property line. The applicant will have to provide stormwater detention for the project that complies with the requirements of the City, which are more restrictive than current County regulations. It is not expected to increase the current watershed runoff anymore than what the property currently does as farmland in its current condition. The eastern 20 acres at this time will remain in the county and will not be developed as part of this application. There are 2 creeks/draws on that particular property. The applicant is exploring the possibility of 1-2 ponds that could be constructed to serve as detention ponds in the future.

**3. Will the proposed landfill impact this particular development?**

Matt Schlicht - The landfill is having impacts on much of this area however, the applicant plans to construct this proposed development whether a landfill occurs or not. The applicant has owned this land for 3 or 4 years and plans to make one of these lots a future site for their personal residence.

**4. Where will the main entrance to the subdivision be?**

Matt Schlicht - There will be two access points into the proposed development. Both access points are currently being proposed on Gore Rd.

**5. Will you look into altering the road alignment for the two access points?**

Matt Schlicht - The applicant is willing to look at altering the road alignments with the current access points but feels the current alignment is currently the best option. City Staff required the access points to serve the development, and the spacing of the intersection with other existing driveways must meet the requirements of the Code in terms of intersection design and safety. Typically driveways/roads should align with each other, as opposed to being offset, which



creates potential hazards. The design is not final and only preliminary with this application, and the applicant can still explore shifting the road, if possible.

**6. What is the price range of the homes?**

Matt Schlicht - The current price range of the homes in this area will range from \$700k to \$2.5 million. There will be a restriction that no split level homes can be constructed in this development. Also the homes will range from 1,800 square feet to 2,800 square feet. The applicant showed conceptual images of the styles of home they are expecting.

**7. What is the timeline for construction?**

Matt Schlicht - If approvals are obtained with the three requested applications, the next step would be the final design and construction phase which is reviewed by City Staff and normally takes 3 to 4 months. Then another 5 to 6 months for obtaining State approvals/permits and turning dirt. They would potentially start seeing infrastructure construction in the spring of 2025, with neighboring home construction projected around spring of 2026.

**8. Who will maintain Gore Rd?**

City Staff - Currently Cass County maintains Gore Rd. If this proposed development obtains City of Raymore approvals for annexation, the right-of-way for the northern half of Gore Rd. is slated to be dedicated to the City of Raymore. The City could start maintaining the northern half of the road.

**9. Has the City of Raymore been in discussions with Cass County to come to an agreement of the overall maintenance of Gore Rd?**

City Staff - There have not been discussions with Cass County with regard to the south half of the road, as it is not being proposed to be annexed into the City, therefore the City can not maintain it. Properties on the south half of Gore would need to be annexed into the City in order for the City to maintain this portion of the road.

**10. How will the water line be run?**

Matt Schlicht - The water line is going to be run from the southwest corner of the intersection at Kurzweil Rd. and Gore Rd and run to the northeast corner of the

intersection. It will then run east along Gore Rd. and run north along the first proposed access point. It will then loop around the proposed road within the subdivision back to Gore Road.

**11. Could the closest access point to Gore Road. be altered/moved to be an access point off of Kurzweil instead of the current alignment?**

Matt Schlicht - That could be a possibility but the applicant felt the best alignment is the current alignment being presented. If the road was moved to Kurzweil Rd for access it would go along the side yards of two lots and this would be in my opinion intrusive for potential property owners.

City Staff - Additionally, Kurzweil Road is classified as a Minor Arterial, and Gore Road is classified as a Major Collector. City Code would give preference to Gore Road as the main point of access, as opposed to Kurzweil given traffic on both roads, and their classifications on the road system.

**12. Would it be possible to loop the road to have just one access point instead of the two proposed access points?**

City Staff - City Staff met with the applicant during the pre-application process and the City Staff required the two access points.

**13. What kind of internet access would be provided/looked at for this proposed development?**

Matt Schlicht - It is too early in the process to have those kinds of discussions as this project has not been approved at this time and would be hard to say. However, the applicant wants high speed internet and will see what can be done to have that in this development.

City Staff provided the audience with next steps for the project. The next step is on Tuesday January 16, 2024 the Planning and Zoning Commission will review the rezoning and preliminary plat applications. They would then move on to City Council on February 12 and the rezoning would be on 2nd reading for February 26, 2024. All of the meetings would be in the Council Chamber and be at 6pm.

The meeting concluded at 7:25pm

## STAFF COMMENTS

1. The subject property has been zoned “A” Agricultural in Unincorporated Cass County and remained undeveloped.
2. Notices were mailed out to 21 adjoining property owners. Three calls have been received from surrounding property owners and were asking what kind of development was happening and did not express concern or objections to the proposed development.
3. The Uses permitted in an “A” Agricultural zoned property and uses permitted in an “RE” Rural Estate zoned property are as follows.

Use	A	RE	Use Standard
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>			
Single-family Dwelling, Detached (conventional)	P	P	
Manufactured Home Residential – Design	S	S	Section 420.010D
Single-family Dwelling, Attached	–	–	Section 420.010A
Two-family Dwelling (Duplex)	–	–	
Multi-family Dwelling (3+ units)	–	–	Section 420.010A
Apartment Community	–	–	Section 420.010A
Cluster Residential Development	S	S	Section 420.010B
Manufactured Home Park	–	–	Section 420.010C
<b>Employee Living Quarters</b>	<b>P</b>	<b>–</b>	
Accessory Dwelling, Attached	S	S	Section 420.050E
Accessory Dwelling, Detached	S	S	Section 420.050E
<b>Group Living</b>			
Assisted Living	–	–	
Group Home	S	S	Section 420.010E
Nursing Care Facility	–	–	
Transitional Living	–	–	
Group Living Not Otherwise Classified	–	–	
<b>PUBLIC AND CIVIC USES</b>			
<b>Cultural Exhibit or Library</b>	C	C	
<b>Government Buildings and Properties</b>	C	C	
<b>Place of Public Assembly</b>	C	C	
<b>Public Safety Services</b>	C	C	
<b>Religious Assembly</b>	P	P	
<b>School</b>	P	P	
<b>Utilities</b>			
Major	C	C	
Minor	P	P	
<b>COMMERCIAL USES</b>			
<b>Animal Services</b>			
<b>Kenel</b>	<b>C</b>	<b>–</b>	Section 420.030E

Use	A	RE	Use Standard
<b>Day Care</b>			
Day Care Home	S	S	Section 420.030C
<b>Entertainment and Spectator Sports</b>			
Indoor	C	-	
Outdoor	C	-	
<b>Funeral and Interment Services</b>			
Cemetery	C	C	
Funeral Home	-	-	
<b>Lodging</b>			
Bed and Breakfast	S	S	Section 420.030H
<b>Medical Marijuana Cultivation Facility</b>	P	-	Section 420.030N
<b>Sports and Recreation, Participant</b>			
Outdoor	C	C	
Indoor	C	-	
<b>OTHER USES</b>			
<b>Accessory Uses</b>	S	S	Section 420.050
<b>Agricultural Uses</b>			
Farming	P	-	
Boarding Stables and Riding Schools	C	-	Section 420.040A
Home Occupation	S	S	Section 420.040B
<b>Parking</b>			
Accessory Parking	P	P	
<b>Wireless Communication Facility</b>			Section 420.040C
Colocated	S	S	
Small Wireless Facilities	S	S	

4. The Bulk Dimensional Standards for a property zoned “A” Agricultural District and “RE” Rural Estate District are shown below:

	A	RE
<b>Minimum Lot Area</b>		
per lot	10 Acres	3 Acres
per dwelling unit	10 Acres	3 Acres
<b>Minimum Lot Width (ft.)</b>	330	220
<b>Minimum Lot Depth (ft.)</b>	100	100
<b>Yards, Minimum (ft.)</b>		
Front	50	50
rear	50	40
side	15	15
<b>Maximum Building Height (feet)</b>	35	35
<b>Maximum Building Coverage (%) [1]</b>	10	30



5. The applicant is requesting that the subject property be served by City of Raymore water utilities. City Staff has requested reassurance/proof be provided before the approval of a final plat for this proposed development before water can be provided.
6. The applicant is requesting to utilize on-site waste disposal/septic systems, as sanitary sewer is not readily available at or near the site and will not be in the foreseeable future. The nearest City sanitary sewer is the Alexander Creek interceptor which is 1.15 miles away. On-site waste disposal/septic systems are permitted on lots 3 acres or more in size. The proposed development does meet the 3 acres lot requirement to be served by an on-site waste disposal system.
7. The applicant is proposing a 23 lot single-family subdivision being completed in a single phase development. The development includes 22 3+/- acre lots, one 10+/- acre lot.
8. City Staff has prepared an Memorandum of Understanding (MOU) for the rezoning of the subject property. The MOU will restrict future development to the number of units and general layout of the submitted Preliminary Plat. The MOU will be finalized prior to 1st reading by the City Council of the rezoning application.
9. The proposed development does have some lots that abut a Major Collector (Gore Rd.) therefore a buffer strip is required per 445.030(I)(4) of the Unified Development Code. The landscape plan will be required to be submitted with the final plat, and will be installed on lots as homes are constructed in the subdivision.
10. Sidewalks are encouraged for this development but are not required since the proposed lots exceed three (3) acres in size. Per section 445.030(K)(1).
11. No amenities are being provided in this proposed development.
12. If the rezoning application is approved, the applicant will still have to come back for approval of the Final Plat.

## **ENGINEERING DIVISION RECOMMENDATION**

This development meets the requirements of The City of Raymore Public Works Department. Water for this development will be served by The City of Raymore, existing infrastructure in the area is adequate to support this development. Sanitary Sewer will

be the responsibility of the property owner through the use of lagoons or septic systems, etc. Storm Sewer will be maintained by roadside ditches and local detention. These items will be finalized during the Design and Construction review process.

## **STAFF PROPOSED FINDINGS OF FACT**

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

**1. the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;**

The character of the surrounding neighborhoods are all very low density residential uses. There are some very large acreage lots and some small acreage lots. The only properties that are located inside the City limits of Raymore are to the west of the subject property and are zoned "RE" Rural Estate and "RR" Rural Residential as well as the property to the southwest that is zoned "A" Agricultural. The rest of the surrounding neighborhoods are located in Unincorporated Cass County and are either used for farming or single-family homes.

**2. the physical character of the area in which the property is located;**

The physical character of the area is rural in nature. This area consists of single-family homes or farm land that are situated on large and small acreage lots. The properties to the south range from 10 to 20 acres in size and are located in Unincorporated Cass County. The properties to the north show a 10 acre parcel and a 158-acre parcel used for farming and are also located in Unincorporated Cass County. The properties to the east are part of the Meadowbrook Acres subdivision which range from 3 to 4 acres lots and located in Unincorporated Cass County. Finally, to the west of the subject property are four lots that range from 2.5 to 5 acres and are located in the City Limits of Raymore.

**3. consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;**

The Growth Management Plan identifies this area as appropriate for low density residential. City Staff has also preliminarily identified this area in the new Comprehensive Plan as Rural Residential, which was provided for areas located in the City limits, or within the Intent to Annex area that are not easily serviceable by the City's sanitary sewer system. The closest connection to the City's sanitary sewer is located at Gore Rd. and N. Madison St. which is 1.15 miles south of the subject property, and is not easily accessible. On-site waste disposal systems are appropriate with this type of development, and consistent with those around it.

**4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;**

The property is suitable for small to large acreage residential lots, but the current “A” Agricultural zoning limits the size of parcel to a minimum of 10-acres. The properties to the east and west are very similar to what is being proposed at the subject property. To the west of the subject property are properties that are primarily zoned “RE” Rural Estate (3-acre minimum) and “RR” Rural Residential (1-acre minimum) and are in the City limits of Raymore. To the east is Unincorporated Cass County but essentially consists of a subdivision that has 3 to 4 acre lots.

**5. the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;**

The trend of development near the subject property has been almost non-existent. There has not been any new development in this area since Halliburton Estates which added a single-family home in 2011. Otherwise this area has not seen new development.

**6. the extent to which the zoning amendment may detrimentally affect nearby property;**

The proposed development will not detrimentally affect nearby properties as the Growth Management Plan identifies this area as appropriate for low density residential and would keep the rural feel of the neighborhood as this area is a mixture of both small and large acreage lots. There are larger acreage lots on the north and south side of the subject property however, the proposed development would be an appropriate extension to what already exists in the area to the east and west.

**7. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

Adequate public infrastructure is available to serve the site, or will be available at the time development of the property occurs. There is existing water infrastructure to serve the property along Kurzweil Rd. and Gore Rd. The adjacent road network can adequately serve the site, and adequate right-of-way will be dedicated with this development to support future improvements to Gore and Kurzweil Road at the time other property and development are annexed into the City. Sanitary Sewer is not readily available to the property. The closest sanitary sewer is the Alexander Creek Interceptor Sewer, located 1.15 miles south of this property. Extensive improvement and expansion would need to be completed to make this connection feasible. Septic systems are being proposed to serve the development which is consistent with the intent of the Unified

Development Code as a lot must be at least 3 acres for septic systems to be permitted.

**8. the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;**

The property is currently suited for uses under the current zoning regulations. This area would be difficult to suit your typical 8,400 square foot lots as sanitary sewer is not readily available and will not be for the foreseeable future. Nor would a higher density use match the character of the surrounding neighborhoods and therefore small acreage lots are a logical option as this area is represented by small acreage lots with single-family homes and large acreage lots that are more agricultural in its zoning.

**9. the length of time (if any) the property has remained vacant as zoned;**

The subject property is part of Unincorporated Cass County and has remained vacant.

**10. whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and**

The proposed zoning map amendment is in the public interest as the proposed development matches the existing character of the neighborhood as well as meets the intent of the future land use map within the Growth Management Plan, as this area is appropriate for low density residential.

**11. the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

There will be gain to the public health, safety and welfare of the community as a result of the approval of the application. Approval preserves the land area for a development that is more in line with trying to preserve the character of the surrounding area.

**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>
Public Hearing	January 16, 2024	February 12, 2024	February 26, 2023

**STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case # 23045 Creekside Ranch - Rezoning from "A"



Agricultural to “RE” Rural Estate with a recommendation of approval subject to the following conditions:

1. That Case # 23047 Creekside Ranch - Voluntary Annexation, shall be approved by the City Council.
2. City Staff will need reassurance that the City of Raymore can serve this site with City water and is not/will not be able to served by PWSD #3.





***Memorandum of Understanding  
for  
Creekside Ranch***

Legal Description Contained on Page 2

**Between Lisa Delibero Trust, Grantor,**

**and**

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

***February 26, 2024***

## MEMORANDUM OF UNDERSTANDING

### *Creekside Ranch*

**THIS MEMORANDUM OF UNDERSTANDING ("MOU") FOR THE DEVELOPMENT OF THE CREEKSIDE RANCH SUBDIVISION** is made and entered into this 26th day of February, 2024, by and between Lisa M. Delibero, trustee of the Lisa Delibero Trust ("Sub-Divider") also being referred to herein as "Grantors"; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

**WHEREAS**, Sub-Divider seeks to obtain a change in zoning designation and preliminary plat approval from the City for a subdivision to be known as Creekside Ranch, proposed to be located in the City of Raymore, Cass County, Missouri, and;

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

**WHEREAS**, the City desires to ensure that the Sub-Divider will accomplish certain things in order to protect the public's 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:**

The provisions of this MOU shall apply to the following described property, being proposed as Creekside Ranch, Lots 1-23, Raymore Cass County, Missouri:

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.

**PRELIMINARY PLAT**

1. Sub-Divider intends to develop the entire property as a Single Family Community in the manner shown on the Preliminary Plat, attached and incorporated herein as **Exhibit A.**

**2. Zoning and Land Use**

a. The zoning for the entire Property shall be "RE" Rural Estate District.

b. Land Use

1. Detached Single Family Dwellings, as defined by Section 485.010 of the Unified Development Code shall be permitted on all lots, subject to compliance with any special conditions.

2. Accessory structures, as defined by Chapter 485.010 of the Unified Development Code shall be permitted on all lots, subject to compliance with any special requirements or conditions contained with the Unified Development Code.

**3. Bulk and Dimensional Standards Table:**

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	3 acres
Minimum Lot Width	220 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	50 feet
Minimum Rear Yard	40 feet
Minimum Side Yard, interior	15 feet
Minimum Side Yard, exterior	50 feet
Maximum Building Height	35 feet
Maximum Building Coverage	30%



#### 4. Landscaping & Screening

- a. Pursuant to Section 445.030(I)(4) of the Unified Development Code, Landscaped Buffer Strips, including berms, canopy trees, understory trees, or combinations thereof, as identified on the table below, shall be provided in a common area tract or landscaping easement along Gore Road.

	<b>Option A</b>	<b>Option B</b>
<b>Buffer strip width</b>	30 feet	20 feet
<b>Canopy trees</b>	1 deciduous shade tree every 60 feet	1 deciduous shade tree or 2 evergreens every 60 feet
<b>Understory trees</b>	Allowed, not required	3 ornamental and 1 evergreen tree every 100 feet
<b>Large flowering shrubs</b>	4 clustered every 150 feet	4 every 30 feet
<b>Berm</b>	Allowed, not required	Allowed, not required

- b. One yard tree shall be provided for each dwelling unit in the front yard of each dwelling unit. For corner lots, one yard tree is required per street frontage.
- c. All required landscaping shall comply with Chapter 430 of the Unified Development Code. No details as to plant location, type or size are required as part of the Preliminary Plat.
- d. A landscape plan for the buffer strips shall be submitted with the application for each phase of a final plat that is adjacent to Gore Road. Installation of the required buffer strips may be deferred as part of the construction of individual homes within the subdivision.
- e. All required buffer landscaping shall be installed prior to the issuance of any Certificate of Occupancy for the affected lot(s) within the subdivision.

#### 6. Parking

- a. Off-street Parking shall be provided for each home as follows:

Use	Minimum Parking Spaces Required
Single Family Dwelling	2 spaces per dwelling unit

**PHASING SCHEDULE**

1. The Preliminary Plat is being approved without a defined phasing plan.

**FINAL PLATS**

1. Sub-Divider may submit final plats and associated construction drawings to the City in phases.
2. Each final plat must comply with the bulk and dimensional standards included in this MOU.
3. Final plats shall be submitted in accordance with the Unified Development Code.
4. A final plat application shall be submitted within two years of the date of approval of the Preliminary Plat or the Preliminary Plat becomes null and void.

**TRANSPORTATION IMPROVEMENTS**

**1. Road Improvements**

- a. All proposed roads shall be constructed as local roads with a sixty feet (60') of right-of-way.
- b. Kurzweil Road is identified on the Transportation Master Plan as a Minor Arterial Roadway, which requires one-hundred feet (100') of right-of-way. The Sub-Divider agrees to dedicate the required right-of-way to support the future improvements to Kurzweil Road at the time of final plat.
- c. Gore Road is identified on the Transportation Master Plan as a Major Collector Roadway which requires eighty feet (80') of right-of-way. The Sub-Divider agrees to dedicate the required right-of-way to support the future improvements to Gore Road at the time of final plat.

- d. The Sub-Divider agrees to remove debris from under road culverts either as part of subdivision development/mass grading or utility installation, but prior to the issuance of any building permits within the subdivision. Such work is subject to the approval of the Public Works Director, or their designee.
- e. The internal roadways serving the development shall be built to City standards to be accepted by the City. Once the roadways are accepted, the City will assume maintenance responsibilities of the roadways.

## **2. Pedestrian Improvements**

- a. The Sub-Divider acknowledges that sidewalks are encouraged, but are not required within the subdivision, pursuant to Section 445.030(K)(1) of the Unified Development Code.

## **3. Street Lights**

- a. Street lights shall be provided within the subdivision pursuant to 445.030(J) of the Unified Development Code. A street light plan shall be submitted by the Sub-Divider as part of the public infrastructure plans for each final plat phase that is constructed.
- b. All street lights in the final plat phase shall be fully operational prior to City Council acceptance of the public improvements for the final plat phase.

## **SANITARY SEWER IMPROVEMENTS**

- 1. The Sub-Divider agrees and acknowledges that the sanitary sewer service to the property is not readily accessible, and that the City will not be providing sanitary sewer service to the property at this time. The property will be served by on-site (septic) waste disposal systems that shall be installed at the expense of property owners, and in accordance with all applicable City ordinances, policies and procedures.
- 2. The Sub-Divider agrees that on-site waste disposal systems will comply with the Minimum Construction Standards for On-Site Sewage Disposal Systems, and that the construction of Wastewater Stabilization Pond, or commonly known as lagoons, are not permitted on lots less than five (5) acres in size.

3. The Sub-Divider agrees that on-site waste disposal systems will be properly maintained in good working order at all times.
4. The Sub-Divider agrees to pay any applicable sewer connection fees and rate charges.
5. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and the Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

### **WATER MAIN IMPROVEMENTS**

1. The Sub-Divider has represented to the City that the property is not located within the territorial limits of the adjoining Public Water Supply District No. 3, and desires to obtain water service from the City of Raymore.
2. The City of Raymore water system adjacent to the property meets the minimum Mo/DNR requirements and City of Raymore standards, and it shall be the responsibility of the Applicant and/or their contractor(s) to extend water service to the property for future water service.
3. All improvements to the water service system shall comply with the requirements of the City of Raymore and with the requirements of the South Metropolitan Fire Protection District.
4. The Sub-Divider agrees to provide for the installation of water meter reading equipment that is compatible with the standard required for City meters, and shall be responsible for any applicable water tap fees and rate charges.
5. The Sub-Divider, and/or their contractor or designee, shall provide the saddle for connection to the public water main(s). Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

### **STORMWATER IMPROVEMENTS**

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Plat.
2. A final stormwater management plan is required to be submitted at the time public improvement construction plans are submitted for all

the land area contained within the final plat phase.

3. Utilization of graded ditches to convey stormwater is permitted in the subdivision. If ditches are utilized, the Sub-divider shall be responsible for the design and appropriate grading and establishment of turf within the ditches to properly convey stormwater within the subdivision. It shall be the responsibility of the Sub-Divider, and/or future property owners within the Subdivision to maintain ditches, culvert pipes, or other related infrastructure.
4. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building in the final plat phase.
5. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.
6. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

### **SIGNAGE**

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

### **PARKLAND DEDICATION**

Section 445.040 of the Unified Development Code dictates that *"It shall be a condition of preliminary plat and final plat approval of a subdivision, PUD (Planned Unit Developments) or other residential property improvement that each subdivider, developer or owner will be required to make, at the discretion of the Raymore Parks and Recreation Board either (a) a land donation; (b) Cash in lieu of land donation; or (c) a combination of both"*.

The Parks and Recreation Board has determined that "Cash in lieu of land donation" is the most appropriate method of satisfying the requirements of this section. The total Cash in lieu of land donation for the subdivision is \$11,868.00, or \$516.00 per lot.

Payment of the Parkland Dedication Fee in Lieu shall be paid in accordance with Section 445.040(H) of the Unified Development Code.



## **FLOODPLAIN**

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

## **SOUTH METROPOLITAN FIRE PROTECTION DISTRICT**

1. All requirements of the Fire Code adopted by the South Metropolitan Fire Protection District shall be complied with.

## **STREET NAMES AND ADDRESSING**

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

## **INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS**

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

## **FEES, BONDS AND INSURANCE**

1. The Sub-Divider agrees to pay to the City a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are

accepted by the City as part of infrastructure acceptance, the City will assume maintenance responsibility for the lights.

3. The Sub-Divider agrees to pay the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

### **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.
5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This

Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by First Class United States mail to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

If to Sub-Divider, at:

Lisa Delibero  
4500 SW Raintree  
Lee's Summit, MO 64082

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

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

Attest:

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

\_\_\_\_\_  
Sub-Divider – Signature

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

\_\_\_\_\_  
Sub-Divider – Signature

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

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

Stamp:

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

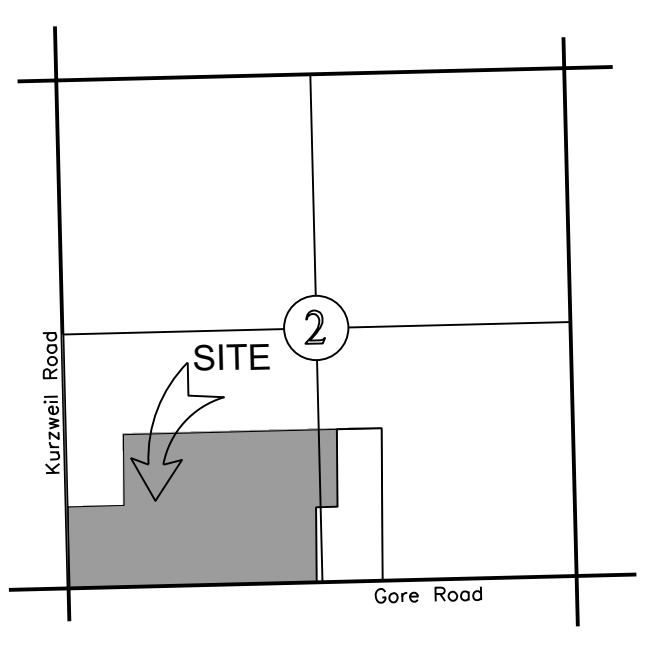
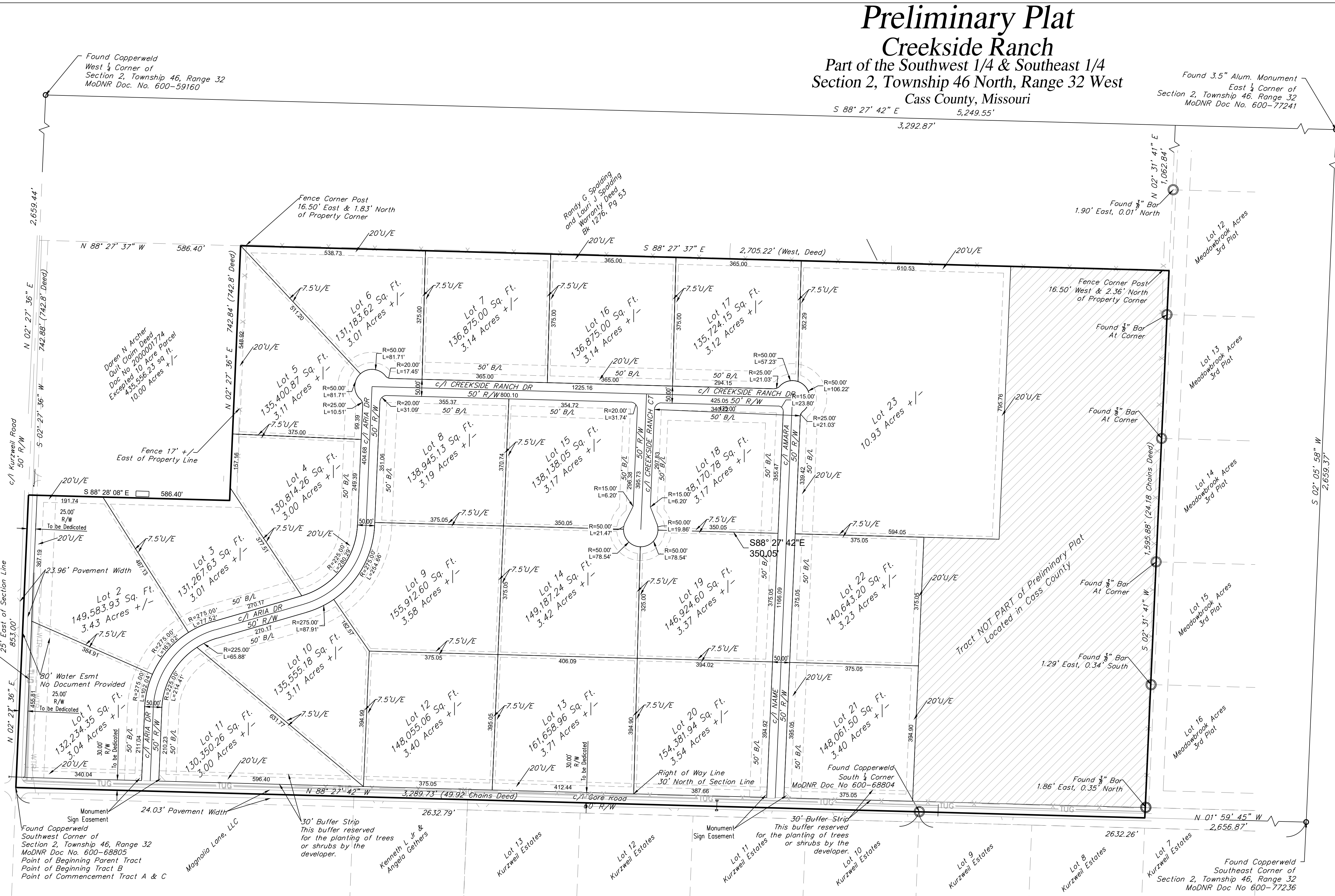




# Preliminary Plat Creekside Ranch

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

S 88° 27' 42" E 5,249.55'  
3,292.87'



LOCATION MAP  
SECTION 2-T46N-R32W

## LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - Found Survey Monument (As Noted)
  - ⊙ Potential Encroachment Location
  - Existing Fence Line - Chain Link
  - Existing Water Line
  - Existing Sanitary Sewer Main
  - STORM Existing Storm Sewer
  - Existing Gas Line
  - Existing Underground Telephone
  - Existing Underground Electric

SETBACK TABLE	
FRONT	50'
REAR	40'
SIDE	15'

**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.

**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 Kurzwel 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 \_\_\_\_\_, 2024.

Lisa M. Delibero

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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

**NOTE:**

Lots 12, 13, and 20 will be granted driveway access from Gore Road. All other driveway access shall be provided via internal streets.

**OWNER / DEVELOPER:**

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013  
4500 SW Raintree 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

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

PROFESSIONAL SEAL

**ENGINEERING & SURVEYING SOLUTIONS**

50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849







**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** January 16, 2024  
**Re:** Case # 23046: Creekside Ranch - Preliminary Plat

## GENERAL INFORMATION

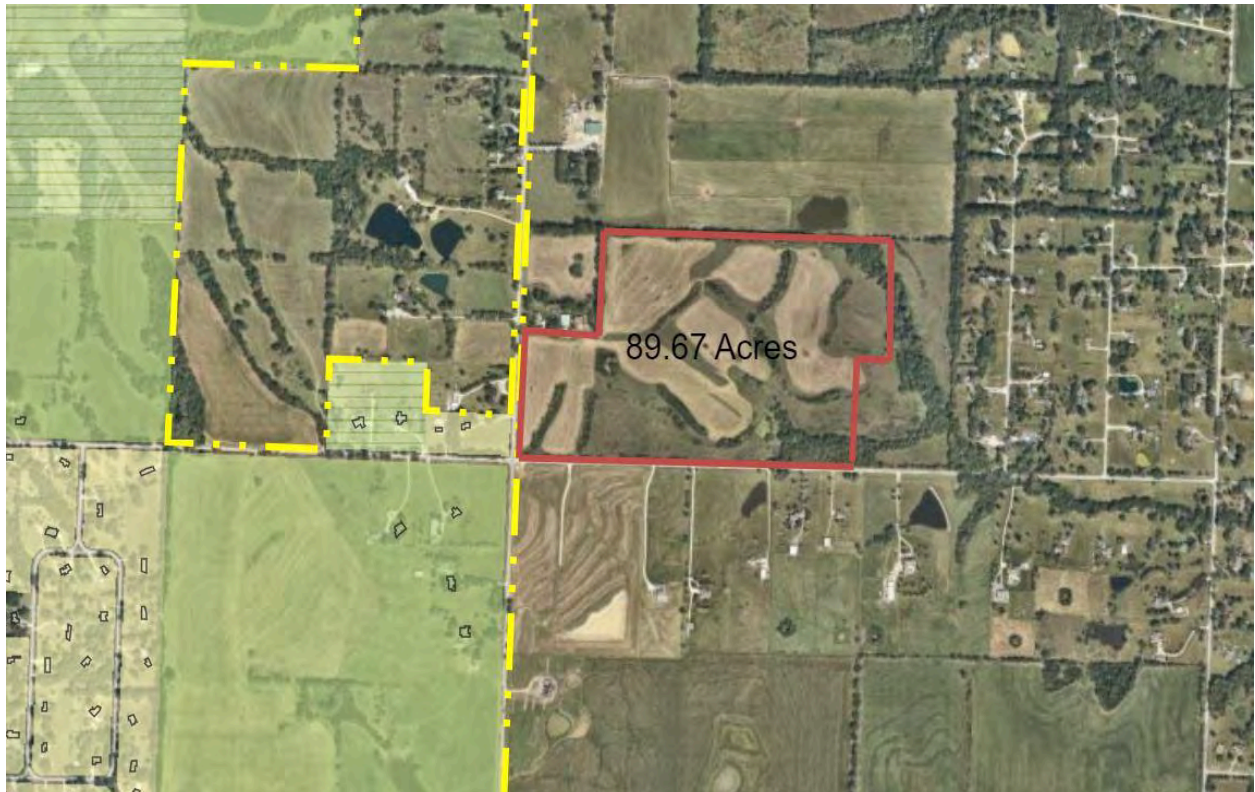
**Applicant/Property Owner:** Lisa Delibero Trust  
4500 SW Raintree Dr.  
Lee's Summit, MO 64082

**Requested Action:** Preliminary Plat approval for 89.67 acres.

**Property Location:** Generally located at the northeast corner of Kurzweil Rd. and Gore Rd.



**Existing Zoning: "A" Agricultural District (Currently in Unincorporated Cass County)**



<b>Existing Surrounding Zoning:</b>	<b>North:</b>	Unincorporated Cass County
	<b>South:</b>	Unincorporated Cass County
	<b>East:</b>	Unincorporated Cass County
	<b>West:</b>	"RE" Rural Estate "RR" Rural Residential "A" Agricultural

**Total Tract Size:** 89.67 acres

**Total Number of Lots:** 22, 3+/- acre lots and 1, 10+/- acre lot

**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.

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

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Kurzweil Rd. as a Minor Arterial and Gore Rd. as a Major Collector.

**Advertisement:** December 20, 2023 **North Cass Herald**  
January 24, 2024 **North Cass Herald**

**Good Neighbor:** January 11, 2024

**Public Hearing:** January 16, 2024 **Planning Commission**  
February 12, 2024 **City Council**

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

## **PRELIMINARY PLAT REQUIREMENTS**

The following section of the Unified Development Code is applicable to this application:

### **Section 470.110: Preliminary Plats**

#### **A. Applications**

1. An application for a preliminary plat may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
2. For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

**B. Memorandum of Understanding**

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

**C. Procedure**

**1. Pre-Application Conference**

Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.

**2. Development Review Committee and Other Agency Review**

a. Upon receipt of a complete application, the Community Development Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the Development Review Committee for compliance with applicable regulations of this Code.

b. The Community Development Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:

- (1) Fire District;
- (2) Police Department;
- (3) School District;
- (4) State Highway Department (if the subdivision is adjacent to a State Highway); and
- (5) any utility companies providing gas, electric or telephone service in or near the subdivision.

c. The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.

d. If a report has not been returned to the office of the Community Development Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

**3. Planning and Zoning Commission Public Hearing**

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

**4. Planning and Zoning Commission Recommendation**

a. The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Community Development Director, or at the next regular meeting for which the plat may be scheduled.

b. The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.

c. If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.

**d.** If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval, subject to conditions.

**e.** If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.

**f.** If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Community Development Director.

## **5. City Council Public Hearing**

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

## **6. City Council Action**

**a.** The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.

**b.** If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.

**c.** If the City Council approves an application, it will adopt a resolution to that effect.

## **7. Findings of Fact**

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

**a.** the preliminary plat will not adversely affect the appropriate use of neighboring property;

**b.** the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;

**c.** the preliminary plat will not impose undue burden upon existing public services and facilities; and

**d.** the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

**8. Effect of Approval of Preliminary Plat**

a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:

(1) a final plat application is submitted within one year of the date of preliminary plat approval;

(2) upon the request of the subdivider, the City Council grants an extension; or

(3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.

b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

**9. Extension of Preliminary Plat**

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing.

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

1. The subject property is currently located in Unincorporated Cass County and has remained undeveloped.
2. On March 13, 1989 Fairview Estates Lots 1 thru 3 Final Plat (located at the southwest corner of Kurzweil Rd. and Gore Rd.) was approved by the City Council.
3. On January 28, 1991 Fairview Estates Lots 4 thru 7 Final Plat was approved by the City Council.
4. Halliburton Estates (located west of the subject property at 700 and 712 E. Gore Rd.) was rezoned from "A" Agricultural to "RE" Rural Estates on November 27, 2006. Subsequently Halliburton Estates received preliminary plat approval on December 11, 2006 and final plat approval on January 22, 2007.
5. The applicant has also filed applications to rezone the subject property as well as voluntary annexation of the subject property. These applications will be run concurrent with the preliminary plat application request.



## **GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS**

A Good Neighbor Meeting was held on Thursday, January 11, 2024 in the Council Chambers and 9 people attended. The applicant's representative, Jake Loveless and Project Engineer Matt Schlicht attended to make the presentation and answer questions and concerns. Development Services Director David Gress and City Planner Dylan Eppert represented City Staff. The comments below provide a summary of the meeting.

### **1. What is the purpose for annexing into the City from the County?**

Matt Schlicht. - The project team looked to 3 different service provider for water including Cass County, PWSD #3 and City of Raymore. Cass County and PWSD #3 were determined to not have adequate capacity to provide water, so the City of Raymore was best suited to be able to provide the project with water. Therefore, we decided to pursue the development by applying for voluntary annexation, rezoning the property from "A" Agricultural to "RE" Rural Estate and with a preliminary plat as required by the City.

### **2. How will stormwater runoff be handled?**

Matt Schlicht - Currently, the storm water does shed to the easterly property line. The applicant will have to provide stormwater detention for the project that complies with the requirements of the City, which are more restrictive than current County regulations. It is not expected to increase the current watershed runoff anymore than what the property currently does as farmland in its current condition. The eastern 20 acres at this time will remain in the county and will not be developed as part of this application. There are 2 creeks/draws on that particular property. The applicant is exploring the possibility of 1-2 ponds that could be constructed to serve as detention ponds in the future.

### **3. Will the proposed landfill impact this particular development?**

Matt Schlicht - The landfill is having impacts on much of this area however, the applicant plans to construct this proposed development whether a landfill occurs or not. The applicant has owned this land for 3 or 4 years and plans to make one of these lots a future site for their personal residence.

### **4. Where will the main entrance to the subdivision be?**

Matt Schlicht - There will be two access points into the proposed development. Both access points are currently being proposed on Gore Rd.

**5. Will you look into altering the road alignment for the two access points?**

Matt Schlicht - The applicant is willing to look at altering the road alignments with the current access points but feels the current alignment is currently the best option. City Staff required the access points to serve the development, and the spacing of the intersection with other existing driveways must meet the requirements of the Code in terms of intersection design and safety. Typically driveways/roads should align with each other, as opposed to being offset, which creates potential hazards. The design is not final and only preliminary with this application, and the applicant can still explore shifting the road, if possible.

**6. What is the price range of the homes?**

Matt Schlicht - The current price range of the homes in this area will range from \$700k to \$2.5 million. There will be a restriction that no split level homes can be constructed in this development. Also the homes will range from 1,800 square feet to 2,800 square feet. The applicant showed conceptual images of the styles of home they are expecting.

**7. What is the timeline for construction?**

Matt Schlicht - If approvals are obtained with the three requested applications, the next step would be the final design and construction phase which is reviewed by City Staff and normally takes 3 to 4 months. Then another 5 to 6 months for obtaining State approvals/permits and turning dirt. They would potentially start seeing infrastructure construction in the spring of 2025, with neighboring home construction projected around spring of 2026.

**8. Who will maintain Gore Rd?**

City Staff - Currently Cass County maintains Gore Rd. If this proposed development obtains City of Raymore approvals for annexation, the right-of-way for the northern half of Gore Rd. is slated to be dedicated to the City of Raymore. The City could start maintaining the northern half of the road.

**9. Has the City of Raymore been in discussions with Cass County to come to an agreement of the overall maintenance of Gore Rd?**

City Staff - There have not been discussions with Cass County with regard to the south half of the road, as it is not being proposed to be annexed into the City, therefore the City can not maintain it. Properties on the south half of Gore would need to be annexed into the City in order for the City to maintain this portion of the road.

**10. How will the water line be run?**

Matt Schlicht - The water line is going to be run from the southwest corner of the intersection at Kurzweil Rd. and Gore Rd and run to the northeast corner of the intersection. It will then run east along Gore Rd. and run north along the first proposed access point. It will then loop around the proposed road within the subdivision back to Gore Road.

**11. Could the closest access point to Gore Road. be altered/moved to be an access point off of Kurzweil instead of the current alignment?**

Matt Schlicht - That could be a possibility but the applicant felt the best alignment is the current alignment being presented. If the road was moved to Kurzweil Rd for access it would go along the side yards of two lots and this would be in my opinion intrusive for potential property owners.

City Staff - Additionally, Kurzweil Road is classified as a Minor Arterial, and Gore Road is classified as a Major Collector. City Code would give preference to Gore Road as the main point of access, as opposed to Kurzweil given traffic on both roads, and their classifications on the road system.

**12. Would it be possible to loop the road to have just one access point instead of the two proposed access points?**

City Staff - City Staff met with the applicant during the pre-application process and the City Staff required the two access points.

### **13. What kind of internet access would be provided/looked at for this proposed development?**

Matt Schlicht - It is too early in the process to have those kinds of discussions as this project has not been approved at this time and would be hard to say. However, the applicant wants high speed internet and will see what can be done to have that in this development.

City Staff provided the audience with next steps for the project. The next step is on Tuesday January 16, 2024 the Planning and Zoning Commission will review the rezoning and preliminary plat applications. They would then move on to City Council on February 12 and the rezoning would be on 2nd reading for February 26, 2024. All of the meetings would be in the Council Chamber and be at 6pm.

The meeting concluded at 7:25pm

## **PARKS AND RECREATION BOARD RECOMMENDATION**

On December 12, 2023, The Parks and Recreation Board determined that “Cash in lieu of land donation” is the most appropriate method of satisfying the requirements of this section. The total Cash in lieu of land donation for the subdivision is \$11,868.00, or \$516.00 per lot.

Payment of the Parkland Dedication Fee in Lieu shall be paid in accordance with Section 445.040(H) of the Unified Development Code.

## **STAFF COMMENTS**

1. The subject property has been zoned “A” Agricultural in Unincorporated Cass County and remained undeveloped.
2. Notices were mailed out to 21 adjoining property owners. To this point three calls have been received from surrounding property owners and were asking what kind of development was happening and did not express concern or objections to the proposed development.
3. An application for rezoning the property from “A” Agricultural District to “RE” Rural Estate District and for voluntary annexation in the City of Raymore and those applications were filed coincident with this preliminary plat. The preliminary plat has been reviewed based on the rezoning application and voluntary annexation being approved as presented.

4. The applicant is proposing a 23 lot single-family subdivision being completed in a single phase development. The development includes 22 3+/- acre lots, one 10+/- acre lot. This is a remnant 20 acre tract that will stay in Unincorporated Cass County (far east side of the proposed development.)
5. The Uses permitted in an “RE” Rural Estate zoned property are as follows.

Use	RE	Use Standard
<b>RESIDENTIAL USES</b>		
<b>Household Living</b>		
Single-family Dwelling, Detached (conventional)	P	
Manufactured Home Residential – Design	S	Section 420.010D
Single-family Dwelling, Attached	–	Section 420.010A
Two-family Dwelling (Duplex)	–	
Multi-family Dwelling (3+ units)	–	Section 420.010A
Apartment Community	–	Section 420.010A
Cluster Residential Development	S	Section 420.010B
Manufactured Home Park	–	Section 420.010C
Employee Living Quarters	–	
Accessory Dwelling, Attached	S	Section 420.050E
Accessory Dwelling, Detached	S	Section 420.050E
<b>Group Living</b>		
Assisted Living	–	
Group Home	S	Section 420.010E
Nursing Care Facility	–	
Transitional Living	–	
Group Living Not Otherwise Classified	–	
<b>PUBLIC AND CIVIC USES</b>		
<b>Cultural Exhibit or Library</b>	C	
<b>Government Buildings and Properties</b>	C	
<b>Place of Public Assembly</b>	C	
<b>Public Safety Services</b>	C	
<b>Religious Assembly</b>	P	
<b>School</b>	P	
<b>Utilities</b>		
Major	C	
Minor	P	
<b>COMMERCIAL USES</b>		
<b>Animal Services</b>		
Kennel	–	Section 420.030E

Use	RE	Use Standard
<b>Day Care</b>		
Day Care Home	S	Section 420.030C
<b>Entertainment and Spectator Sports</b>		
Indoor	–	
Outdoor	–	



<b>Funeral and Interment Services</b>		
Cemetery	C	
Funeral Home	-	
<b>Lodging</b>		
Bed and Breakfast	S	Section 420.030H
<b>Medical Marijuana Cultivation Facility</b>	-	Section 420.030N
<b>Sports and Recreation, Participant</b>		
Outdoor	C	
Indoor	-	
<b>OTHER USES</b>		
<b>Accessory Uses</b>	S	Section 420.050
<b>Agricultural Uses</b>		
Farming	-	
Boarding Stables and Riding Schools	-	Section 420.040A
<b>Home Occupation</b>	S	Section 420.040B
<b>Parking</b>		
Accessory Parking	P	
<b>Wireless Communication Facility</b>		Section 420.040C
Colocated	S	
Small Wireless Facilities	S	

6. The Bulk Dimensional Standards for a property zoned “RE” Rural Estate District are shown below:

RE	
<b>Minimum Lot Area</b>	
per lot	3 Acres
per dwelling unit	3 Acres
<b>Minimum Lot Width (ft.)</b>	220
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	50
rear	40
side	15
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%) [1]</b>	30

7. The preliminary plat request was submitted to South Metropolitan Fire Protection District for review. No comments were provided.
8. The applicant is requesting that the subject property be served by City of Raymore water utilities. City Staff has requested reassurance/proof be provided before the approval of a final plat for this proposed development before water can be provided.

9. Sanitary Sewer is located 1.15 miles away from the subject property. The applicant is requesting on-site waste disposal systems to serve each individual lot, which is reasonable for this area as the surrounding neighborhoods are also served by on-site waste disposal systems. The maintenance would be the responsibility of the property owner should the on-site waste disposal system ever fail.
10. Stormwater will be collected through open ditches and will flow to a regional stormwater basin.
11. City Staff has prepared an Memorandum of Understanding (MOU) for the subject property. The MOU will restrict future development to the number of units and general layout of the submitted Preliminary Plat. The MOU will be finalized prior to 1st reading by the City Council of the rezoning and preliminary plat applications.
12. No amenities are being provided in this proposed development.

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

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

**1. The preliminary plat will not adversely affect the appropriate use of neighboring property;**

The preliminary plat will not adversely affect the appropriate use of neighboring properties. The property has always been intended to be developed into small acreage lots with single-family homes. This area is not highly desirable for typical single-family development because of the location of the City's sanitary sewer, which is 1.15 miles away, and such type of development would not be compatible with the surrounding areas and properties. The proposed development is an appropriate extension of what already exists to the east and west of the subject property.

**2. The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;**

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans. The proposed lots comply with the development standards for the

underlying zoning district, and the proposed land uses are consistent with the Future Land Use Map adopted by the City.

**3. The preliminary plat will not impose undue burden upon existing public services and facilities; and**

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service to the property. No burden will be placed on the sanitary sewer system as the applicant is requesting to use on-site waste disposal systems that the property owner will have to maintain. While no immediate road improvements are being required at this time due to only the north half being part of the City, adequate right-of-way is being provided to support the future improvement to the road when needed.

**4. The preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.**

There is sufficient capacity in the water system to support full development of the property. The road network was planned to accommodate full development of the property. Storm water will be collected by a regional stormwater basin and open ditches. Sanitary sewer is the only infrastructure that cannot be provided due to the proximity of the closest sanitary sewer system which is 1.15 miles away. The applicant is requesting to use on-site waste disposal systems which is appropriate as the minimum lot size for the proposed development is 3 acres and the Unified Development Code requires a minimum of 3 acre lots.

**REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st Reading</u>
Public Hearing	January 16, 2024	February 12, 2024

## **STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the Staff proposed findings of fact and forward Case # 23046 Kurzweil Rd. and Gore Rd. - Preliminary Plat to the City Council will be a recommendation of approval subject to the following conditions:

1. Case # 23047 Creekside Ranch - Voluntary Annexation, shall be approved by the City Council.
2. City Staff will need reassurance that the City of Raymore can serve this site with City water and is not/will not be able to served by PWSD #3.

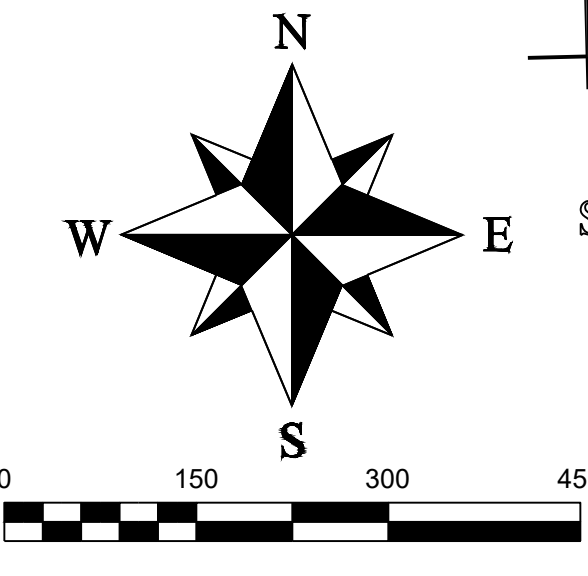
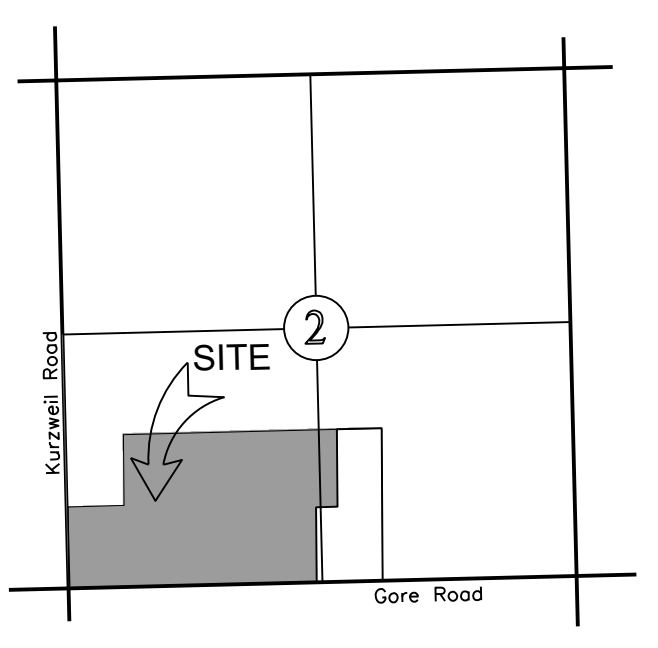
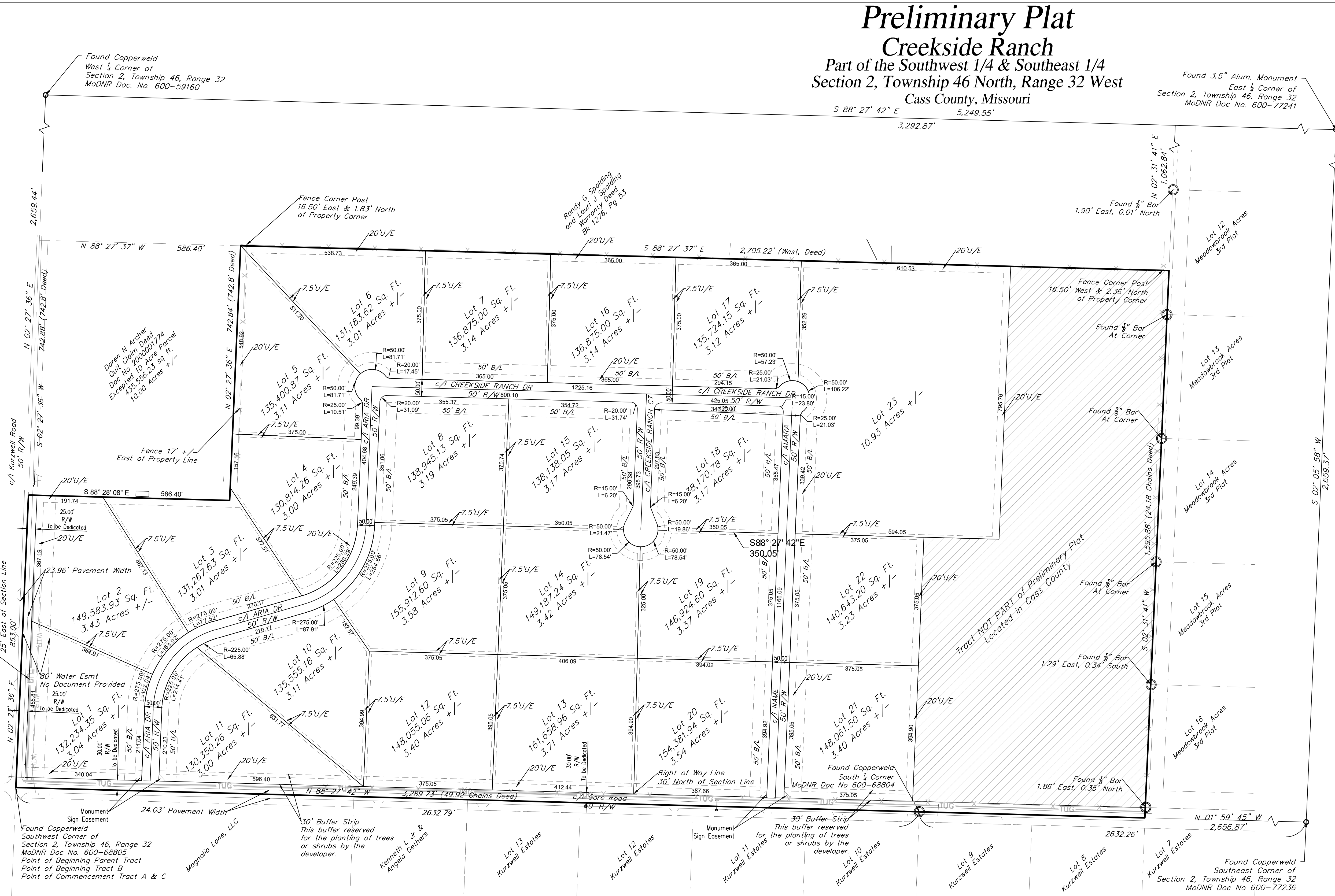




# Preliminary Plat Creekside Ranch

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

S 88° 27' 42" E 5,249.55'  
3,292.87'



SETBACK TABLE	
FRONT	50'
REAR	40'
SIDE	15'

**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.

**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 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 \_\_\_\_\_, 2024.

Lisa M. Delibero

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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

**NOTE:**

Lots 12, 13, and 20 will be granted driveway access from Gore Road. All other driveway access shall be provided via internal streets.

**OWNER / DEVELOPER:**

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013  
4500 SW Raintree 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

**REVISIONS**

DATE	DESCRIPTION

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

**Preliminary Plat**

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

PROFESSIONAL SEAL

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

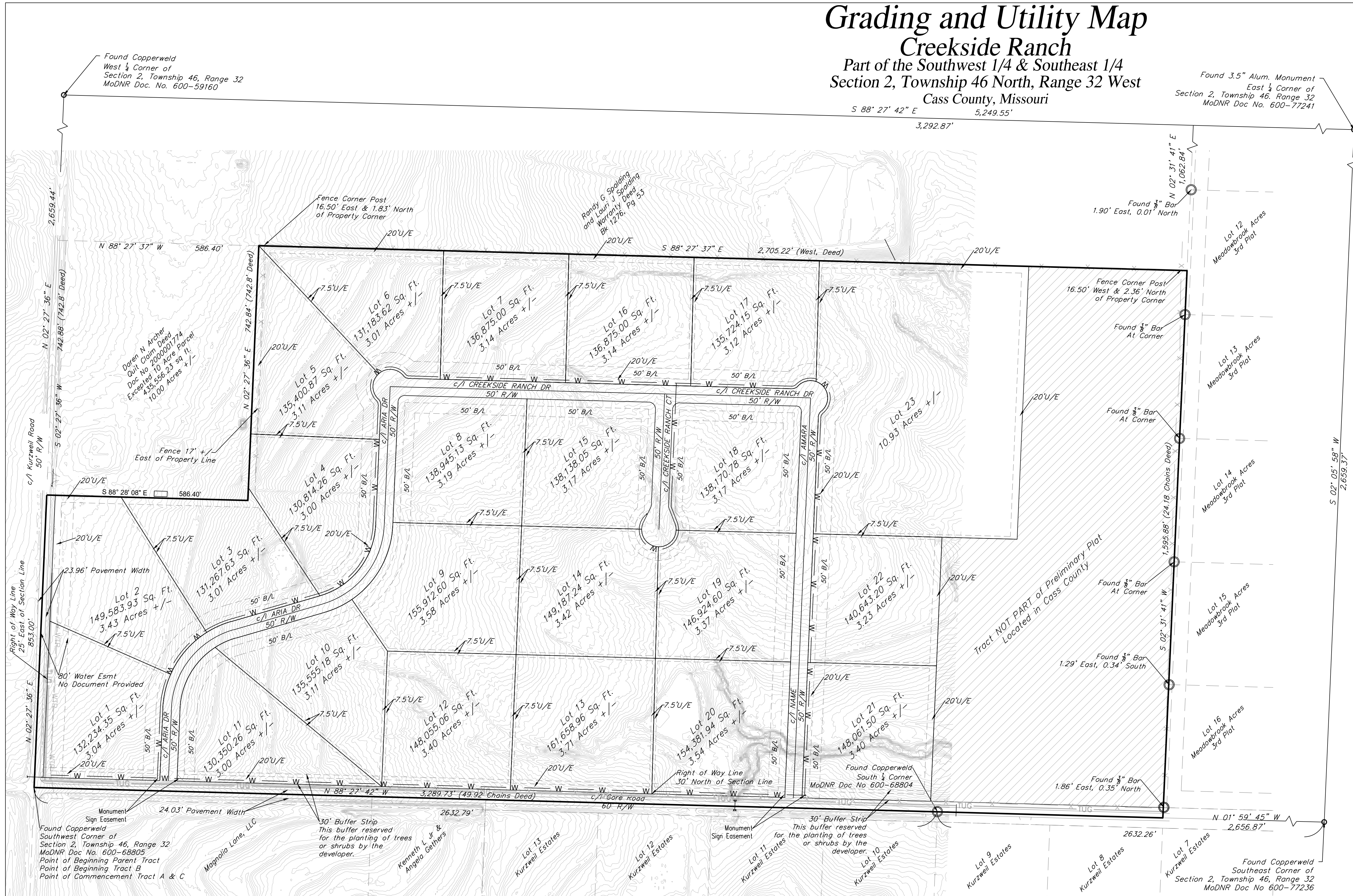


# Grading and Utility Map

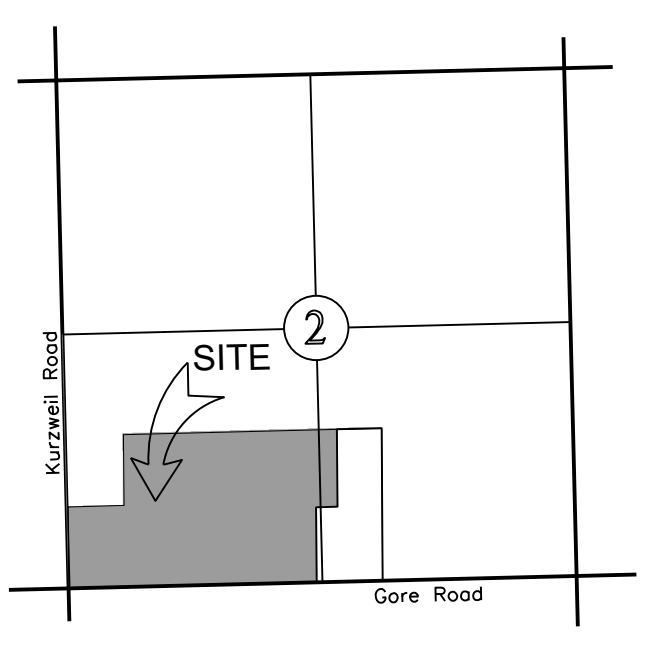
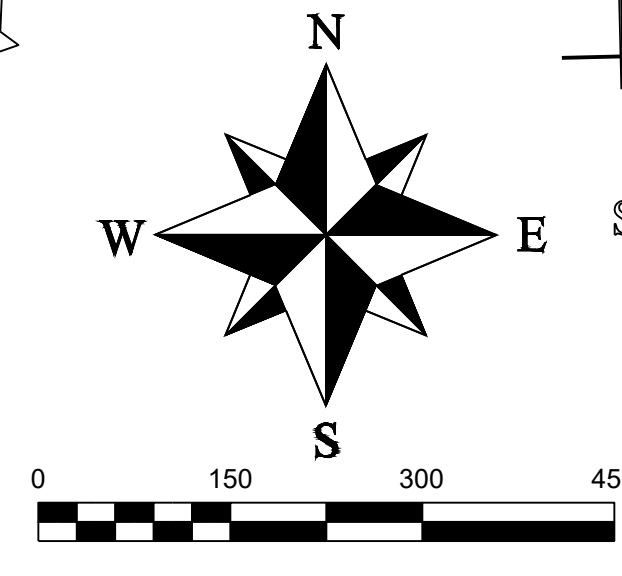
## Creekside Ranch

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

S 88° 27' 42" E 5,249.55'  
3,292.87'



Found 3.5" Alum. Monument  
East 1/4 Corner of  
Section 2, Township 46, Range 32  
MoDNR Doc No. 600-77241



LOCATION MAP  
SECTION 2-T46N-R32W

### LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - Ⓢ Potential Encroachment Location
  - X — X — Existing Fence Line - Chain Link
  - W — Existing Water Line
  - SS — Existing Sanitary Sewer Main
  - STORM — Existing Storm Sewer
  - G — Existing Gas Line
  - T — Existing Underground Telephone
  - E — Existing Underground Electric

**LEGAL DESCRIPTION**

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**NOTE:**  
Lots 12, 13, and 20 will be granted driveway access from Gore Road.  
All other driveway access shall be provided via internal streets.

REVISIONS	
DATE	DESCRIPTION

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

Grading and Utility Map				
SHEET	SECTION	TOWNSHIP	COUNTY	JOB NO.
1 OF 1	2	46 N	CASS	Kurzweil and Gore
				DATE OF PREPARATION
				November 17, 2023
				SCALE
				1" = 150'
				TRACT NOT PART OF PRELIMINARY PLOT LOCATED IN CASS COUNTY
				PROFESSIONAL SEAL
				M. Schlicht, PLS., PE

**ENGINEERING & SURVEYING SOLUTIONS**

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





***Memorandum of Understanding  
for  
Creekside Ranch***

Legal Description Contained on Page 2

**Between Lisa Delibero Trust, Grantor,**

**and**

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

***February 26, 2024***



## MEMORANDUM OF UNDERSTANDING

### *Creekside Ranch*

**THIS MEMORANDUM OF UNDERSTANDING ("MOU") FOR THE DEVELOPMENT OF THE CREEKSIDE RANCH SUBDIVISION** is made and entered into this 26th day of February, 2024, by and between Lisa M. Delibero, trustee of the Lisa Delibero Trust ("Sub-Divider") also being referred to herein as "Grantors"; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

**WHEREAS**, Sub-Divider seeks to obtain a change in zoning designation and preliminary plat approval from the City for a subdivision to be known as Creekside Ranch, proposed to be located in the City of Raymore, Cass County, Missouri, and;

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

**WHEREAS**, the City desires to ensure that the Sub-Divider will accomplish certain things in order to protect the public's 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:**

The provisions of this MOU shall apply to the following described property, being proposed as Creekside Ranch, Lots 1-23, Raymore Cass County, Missouri:

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.

**PRELIMINARY PLAT**

1. Sub-Divider intends to develop the entire property as a Single Family Community in the manner shown on the Preliminary Plat, attached and incorporated herein as **Exhibit A.**

**2. Zoning and Land Use**

a. The zoning for the entire Property shall be "RE" Rural Estate District.

b. Land Use

1. Detached Single Family Dwellings, as defined by Section 485.010 of the Unified Development Code shall be permitted on all lots, subject to compliance with any special conditions.

2. Accessory structures, as defined by Chapter 485.010 of the Unified Development Code shall be permitted on all lots, subject to compliance with any special requirements or conditions contained with the Unified Development Code.

**3. Bulk and Dimensional Standards Table:**

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	3 acres
Minimum Lot Width	220 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	50 feet
Minimum Rear Yard	40 feet
Minimum Side Yard, interior	15 feet
Minimum Side Yard, exterior	50 feet
Maximum Building Height	35 feet
Maximum Building Coverage	30%

#### 4. Landscaping & Screening

- a. Pursuant to Section 445.030(I)(4) of the Unified Development Code, Landscaped Buffer Strips, including berms, canopy trees, understory trees, or combinations thereof, as identified on the table below, shall be provided in a common area tract or landscaping easement along Gore Road.

	<b>Option A</b>	<b>Option B</b>
<b>Buffer strip width</b>	30 feet	20 feet
<b>Canopy trees</b>	1 deciduous shade tree every 60 feet	1 deciduous shade tree or 2 evergreens every 60 feet
<b>Understory trees</b>	Allowed, not required	3 ornamental and 1 evergreen tree every 100 feet
<b>Large flowering shrubs</b>	4 clustered every 150 feet	4 every 30 feet
<b>Berm</b>	Allowed, not required	Allowed, not required

- b. One yard tree shall be provided for each dwelling unit in the front yard of each dwelling unit. For corner lots, one yard tree is required per street frontage.
- c. All required landscaping shall comply with Chapter 430 of the Unified Development Code. No details as to plant location, type or size are required as part of the Preliminary Plat.
- d. A landscape plan for the buffer strips shall be submitted with the application for each phase of a final plat that is adjacent to Gore Road. Installation of the required buffer strips may be deferred as part of the construction of individual homes within the subdivision.
- e. All required buffer landscaping shall be installed prior to the issuance of any Certificate of Occupancy for the affected lot(s) within the subdivision.

#### 6. Parking

- a. Off-street Parking shall be provided for each home as follows:



Use	Minimum Parking Spaces Required
Single Family Dwelling	2 spaces per dwelling unit

**PHASING SCHEDULE**

1. The Preliminary Plat is being approved without a defined phasing plan.

**FINAL PLATS**

1. Sub-Divider may submit final plats and associated construction drawings to the City in phases.
2. Each final plat must comply with the bulk and dimensional standards included in this MOU.
3. Final plats shall be submitted in accordance with the Unified Development Code.
4. A final plat application shall be submitted within two years of the date of approval of the Preliminary Plat or the Preliminary Plat becomes null and void.

**TRANSPORTATION IMPROVEMENTS**

**1. Road Improvements**

- a. All proposed roads shall be constructed as local roads with a sixty feet (60') of right-of-way.
- b. Kurzweil Road is identified on the Transportation Master Plan as a Minor Arterial Roadway, which requires one-hundred feet (100') of right-of-way. The Sub-Divider agrees to dedicate the required right-of-way to support the future improvements to Kurzweil Road at the time of final plat.
- c. Gore Road is identified on the Transportation Master Plan as a Major Collector Roadway which requires eighty feet (80') of right-of-way. The Sub-Divider agrees to dedicate the required right-of-way to support the future improvements to Gore Road at the time of final plat.

- d. The Sub-Divider agrees to remove debris from under road culverts either as part of subdivision development/mass grading or utility installation, but prior to the issuance of any building permits within the subdivision. Such work is subject to the approval of the Public Works Director, or their designee.
- e. The internal roadways serving the development shall be built to City standards to be accepted by the City. Once the roadways are accepted, the City will assume maintenance responsibilities of the roadways.

## **2. Pedestrian Improvements**

- a. The Sub-Divider acknowledges that sidewalks are encouraged, but are not required within the subdivision, pursuant to Section 445.030(K)(1) of the Unified Development Code.

## **3. Street Lights**

- a. Street lights shall be provided within the subdivision pursuant to 445.030(J) of the Unified Development Code. A street light plan shall be submitted by the Sub-Divider as part of the public infrastructure plans for each final plat phase that is constructed.
- b. All street lights in the final plat phase shall be fully operational prior to City Council acceptance of the public improvements for the final plat phase.

## **SANITARY SEWER IMPROVEMENTS**

- 1. The Sub-Divider agrees and acknowledges that the sanitary sewer service to the property is not readily accessible, and that the City will not be providing sanitary sewer service to the property at this time. The property will be served by on-site (septic) waste disposal systems that shall be installed at the expense of property owners, and in accordance with all applicable City ordinances, policies and procedures.
- 2. The Sub-Divider agrees that on-site waste disposal systems will comply with the Minimum Construction Standards for On-Site Sewage Disposal Systems, and that the construction of Wastewater Stabilization Pond, or commonly known as lagoons, are not permitted on lots less than five (5) acres in size.

3. The Sub-Divider agrees that on-site waste disposal systems will be properly maintained in good working order at all times.
4. The Sub-Divider agrees to pay any applicable sewer connection fees and rate charges.
5. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and the Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

### **WATER MAIN IMPROVEMENTS**

1. The Sub-Divider has represented to the City that the property is not located within the territorial limits of the adjoining Public Water Supply District No. 3, and desires to obtain water service from the City of Raymore.
2. The City of Raymore water system adjacent to the property meets the minimum Mo/DNR requirements and City of Raymore standards, and it shall be the responsibility of the Applicant and/or their contractor(s) to extend water service to the property for future water service.
3. All improvements to the water service system shall comply with the requirements of the City of Raymore and with the requirements of the South Metropolitan Fire Protection District.
4. The Sub-Divider agrees to provide for the installation of water meter reading equipment that is compatible with the standard required for City meters, and shall be responsible for any applicable water tap fees and rate charges.
5. The Sub-Divider, and/or their contractor or designee, shall provide the saddle for connection to the public water main(s). Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

### **STORMWATER IMPROVEMENTS**

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Plat.
2. A final stormwater management plan is required to be submitted at the time public improvement construction plans are submitted for all



the land area contained within the final plat phase.

3. Utilization of graded ditches to convey stormwater is permitted in the subdivision. If ditches are utilized, the Sub-divider shall be responsible for the design and appropriate grading and establishment of turf within the ditches to properly convey stormwater within the subdivision. It shall be the responsibility of the Sub-Divider, and/or future property owners within the Subdivision to maintain ditches, culvert pipes, or other related infrastructure.
4. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building in the final plat phase.
5. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.
6. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

### **SIGNAGE**

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

### **PARKLAND DEDICATION**

Section 445.040 of the Unified Development Code dictates that *"It shall be a condition of preliminary plat and final plat approval of a subdivision, PUD (Planned Unit Developments) or other residential property improvement that each subdivider, developer or owner will be required to make, at the discretion of the Raymore Parks and Recreation Board either (a) a land donation; (b) Cash in lieu of land donation; or (c) a combination of both"*.

The Parks and Recreation Board has determined that "Cash in lieu of land donation" is the most appropriate method of satisfying the requirements of this section. The total Cash in lieu of land donation for the subdivision is \$11,868.00, or \$516.00 per lot.

Payment of the Parkland Dedication Fee in Lieu shall be paid in accordance with Section 445.040(H) of the Unified Development Code.

## **FLOODPLAIN**

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

## **SOUTH METROPOLITAN FIRE PROTECTION DISTRICT**

1. All requirements of the Fire Code adopted by the South Metropolitan Fire Protection District shall be complied with.

## **STREET NAMES AND ADDRESSING**

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

## **INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS**

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

## **FEES, BONDS AND INSURANCE**

1. The Sub-Divider agrees to pay to the City a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are



accepted by the City as part of infrastructure acceptance, the City will assume maintenance responsibility for the lights.

3. The Sub-Divider agrees to pay the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

### **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.
5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This

Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by First Class United States mail to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

If to Sub-Divider, at:

Lisa Delibero  
4500 SW Raintree  
Lee's Summit, MO 64082

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

(SEAL)

THE CITY OF RAYMORE, MISSOURI

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

Attest:

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

\_\_\_\_\_  
Sub-Divider – Signature

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

\_\_\_\_\_  
Sub-Divider – Signature

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

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

Stamp:

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

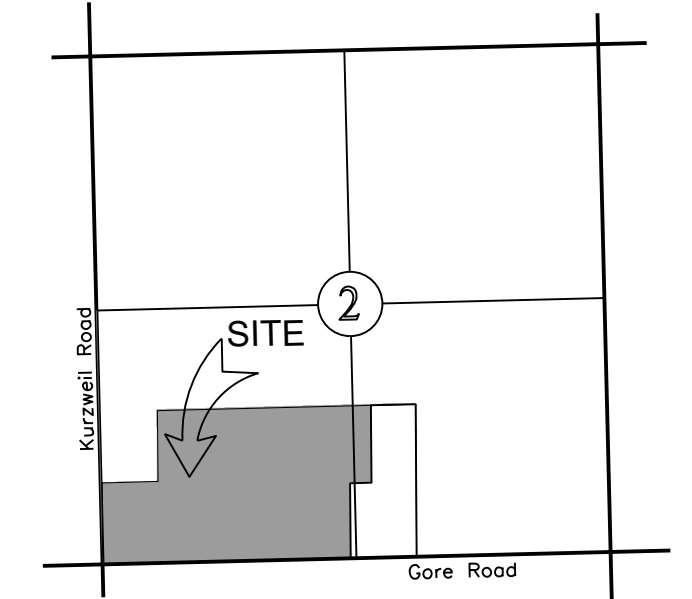


# Preliminary Plat Creekside Ranch

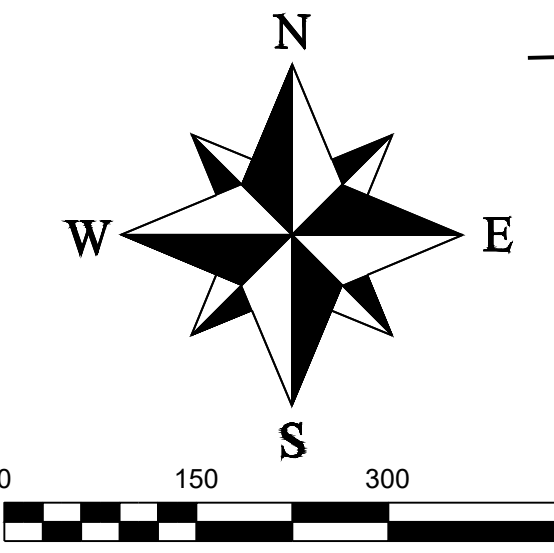
Part of the Southwest 1/4 & Southeast 1/4  
Section 2, Township 46 North, Range 32 West  
Cass County, Missouri

S 88° 27' 42" E 5,249.55'  
3,292.87'

Found 3.5" Alum. Monument  
East 1/4 Corner of  
Section 2, Township 46, Range 32  
MoDNR Doc No. 600-77241



LOCATION MAP  
SECTION 2-T46N-R32W



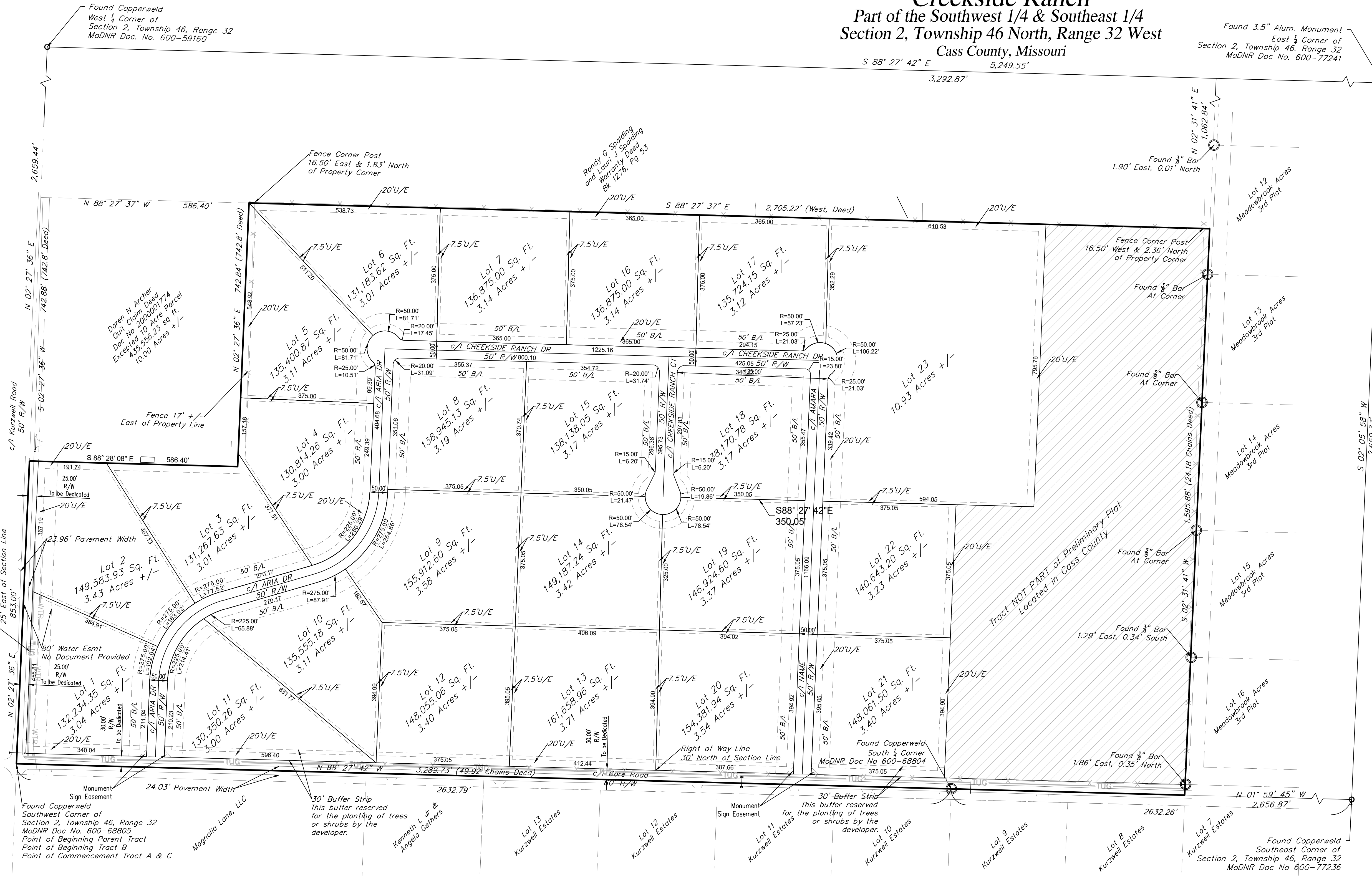
## LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - ⊕ Potential Encroachment Location
  - Existing Fence Line - Chain Link
  - Existing Water Line
  - SS Existing Sanitary Sewer Main
  - STORM Existing Storm Sewer
  - G Existing Gas Line
  - T Existing Underground Telephone
  - ⋯ Existing Underground Electric

SETBACK TABLE	
FRONT	50'
REAR	40'
SIDE	15'

### 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.



### 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 \_\_\_\_\_, 2024.

Lisa M. Delibero

### NOTARY CERTIFICATION:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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

### NOTE:

Lots 12, 13, and 20 will be granted driveway access from Gore Road. All other driveway access shall be provided via internal streets.

### OWNER / DEVELOPER:

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013  
4500 SW Raintree 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

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

PROFESSIONAL SEAL

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

## MONTHLY REPORT

DECEMBER 2023

### Building Permit Activity

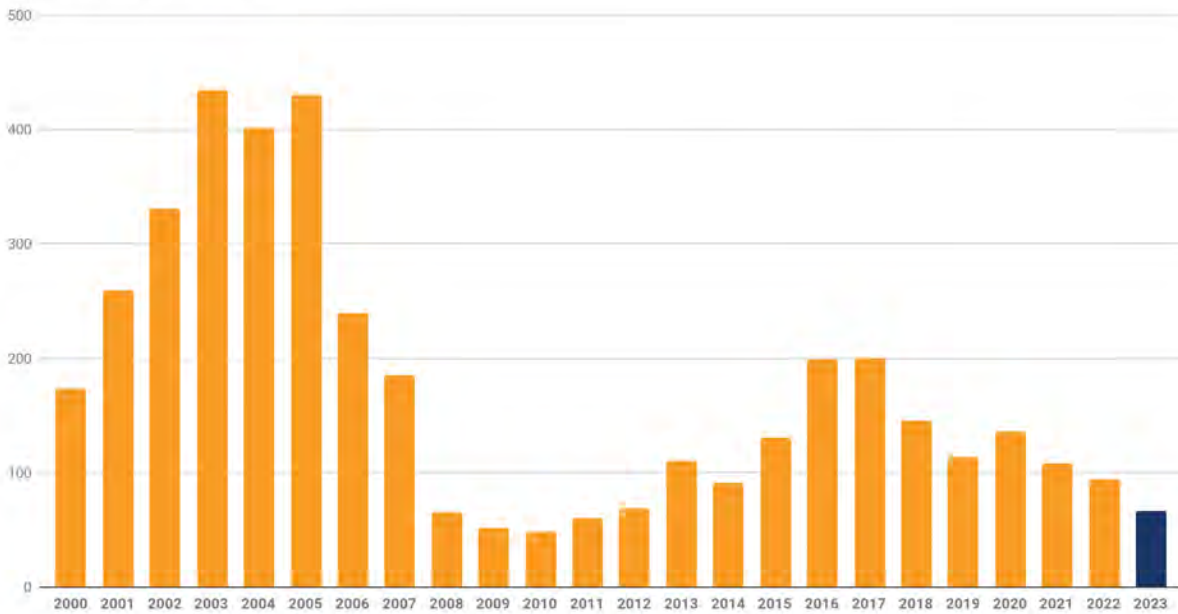
Type of Permit	DEC 2023	2023 YTD	2022 YTD	2022 Total
Detached Single-Family Residential	5	71	94	94
Attached Single-Family Residential	0	110	238	238
Multi-Family Residential	0	0	15	15
Miscellaneous Residential (deck; roof)	52	753	763	763
Commercial - New, Additions, Alterations	0	27	20	20
Sign Permits	2	64	49	49
Inspections	DEC 2023	2023 YTD	2022 YTD	2022 Total
Total No. of Inspections	441	5,514	6,264	6,264
Residential Inspections	348	2,836	-	-
Commercial Inspections	93	2,678	-	-
Valuation	DEC 2023	2023 YTD	2022 YTD	2022 Total
Total Residential Permit Valuation	\$1,443,520	\$47,930,930	\$69,322,400	\$69,322,400
Total Commercial Permit Valuation	\$0	\$40,675,232	\$93,784,200	\$93,784,200

**Additional Building Activity:**

- Interior finishing work continues on the residential apartment buildings within The Depot community. The Clubhouse, fitness center and leasing office are nearing completion.
- Staff issued a Certificate of Occupancy for the Southern Glazer's distribution center at 1100 S. Dean Avenue.
- Tenant finish work is underway at 1204 S. Dean Avenue for the location of Harmar, a medical mobility solutions company locating within the Raymore Commerce Center.
- Tenant finish work is underway at 1206 S. Dean Avenue for the location of A4 Apparel, a clothing distribution facility located within the Raymore Commerce Center.
- Staff issued a Certificate of Occupancy for the Nuuly distribution center located at 1300 S. Dean Avenue.



Single Family Housing Permits



## CODE ENFORCEMENT ACTIVITY

Code Activity	DEC 2023	2023 YTD	2022 YTD	2022 Total
Code Enforcement Cases Opened	30	682	705	705
<i>Notices Mailed</i>			-	-
-Tall Grass/Weeds	0	131	144	144
- Inoperable Vehicles	13	230	221	221
- Junk/Trash/Debris in Yard	8	125	122	122
- Object placed in right-of-way	0	19	10	10
- Parking of vehicles in front yard	4	31	46	46
- Exterior home maintenance	2	76	73	73
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	0	59	55	55
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	5	0	-
Signs in right-of-way removed	87	628	1,184	1,184
Violations abated by Code Officer	3	55	76	76



# DEVELOPMENT ACTIVITY

## **Current Projects**

- Comprehensive Plan
- Site Plan Amendment - Elite Fence and Deck Expansion
- Park Side Pool and Clubhouse Site Plan
- Kurzweil & Gore (NE Corner) Annexation and Preliminary Development
- Annual Department Report

## **ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL**

### **December 5, 2023 Planning and Zoning Commission**

- Meeting Canceled - no business items

### **December 11, 2023 City Council**

- 2nd Reading - Saddlebrook 1st Final Plat, approved

### **December 19, 2023 Planning and Zoning Commission**

- Meeting Canceled - no business items

## **UPCOMING MEETINGS JANUARY**

### **January 2, 2024 Planning and Zoning Commission**

- No items currently scheduled

### **January 8, 2024 City Council**

- No items currently scheduled

### **January 16, 2024 Planning and Zoning Commission**

- Rezoning "A" Agricultural District to "RE" Rural Estate District - Kurzweil & Gore Property - northeast corner (public hearing)
- Preliminary Plat - Kurzweil & Gore Property - northeast corner (public hearing)
- Site Plan Amendment - Elite Fence and Deck Expansion
- Park Side Pool and Clubhouse Site Plan

### **January 22, 2024 City Council**

- 2023 Annual TIF Progress Summary (Economic Development)
- 2023 Annual Report

## DECEMBER DEPARTMENT ACTIVITY

- Development Services Director David Gress and Mayor Kris Turnbow were inducted as members of the 2024 Raymore Chamber of Commerce Board at the Annual Chamber Holiday Social.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the monthly South KC Planners Lunch.
- Development Services Superintendent/Building Official Jon Woerner issued a Certificate of Occupancy for Building 1 of the Raymore Commerce Center for [Southern Glazer's Wine & Spirits](#).
- Economic Development Director Jordan Lea attended an events committee meeting for the Raymore Chamber of Commerce.
- Economic Development Director Jordan Lea attended a quarterly meeting with Economic Development professionals in Missouri Economic Development Council's District 3.
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the Raymore Chamber of Commerce's Annual Chamber Holiday Social and Board Induction.
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the Raymore Chamber of Commerce's Coffee and Conversations event hosted by Country Club Bank.
- Economic Development Director Jordan Lea attended the Kansas City Area Development Council's Economic Development Alliance's holiday meeting.
- Development Services staff held a monthly check in meeting with Olsson regarding the City's Comprehensive Plan project.
- Building Official Jon Woerner issued a Certificate of Occupancy for the office portions of the Nuuly Distribution Center and a Temporary Certificate of Occupancy for the warehousing, storage and racking portions of the building located at 1300 S. Dean Ave.
- Mayor Kris Turnbow and Economic Development Director Jordan Lea attended the Belton/Raymore Rotary Club's monthly meeting. Representatives from [Southern Glazer's Wine & Spirits](#) provided a presentation to the Rotary Club about their Raymore facility operation at 1100 S. Dean Avenue.
- Mayor Kris Turnbow and Economic Development Director Jordan Lea attended the Holiday Open House at The Depot apartments located at 101 N. Dean Ave.

