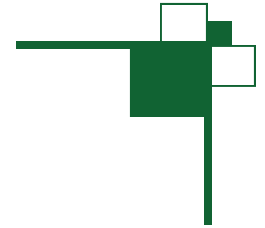


City of Raymore, Missouri GROWTH MANAGEMENT PLAN

*Raymore Together!...a community of active people,
quality places, and economic opportunity*





Raymore Together!

***...a community of active people,
quality places, and economic opportunity.***

Project Participation

Planning and Zoning Commission

William Faulkner, Chairman
Robert Bosley, Vice-Chairman
Charles Crain, Secretary
Thomas Hanner
Leo Anderson
Rachel Grodsky
Sheila Ellis
Derek Moorhead
Donald Meuschke
Joseph Burke

Planning Staff

James Cadoret, AICP
Jon Woerner, CBO
Nancy Johnson
Heather Eisenbarth, GISP

Professional Guidance

Shockey Consulting Services, llc
Patty Gentrup
Jamie McDonald
Shelby Ferguson

dPlanit
Dave Knopick, AICP

Stakeholders and Key Planning Area Focus Group Members

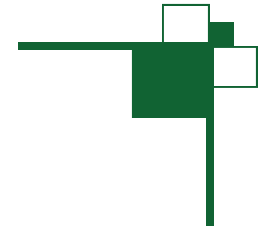
Vickie Turnbow	John Seimers
Stephanie Dareing	Stephanie Como
Jason Matters	Kris Turnbow
Juan Alonzo	Joseph Wells
Bob Larussa	Sharon Larussa
Eric Bowie	Dr. Jeff Kyle
Mary Judy	Eric Collins
Fred Ashbaugh	Bryan Casey
Reeve Marksbury	Jerry Jenkins
Ernie Van Hooser	Dana Seiter
Charlene Hubach	Matt Brenizer
Chris Hotop	Steve Turner
Pat Daniels	Jack Hopkins
Robert Jackson	Ivan Waite
Gene Thompson	Simon Casas
Jan Zimmerman	Jeff Adams
Laurie Bassett	Stephen Grube

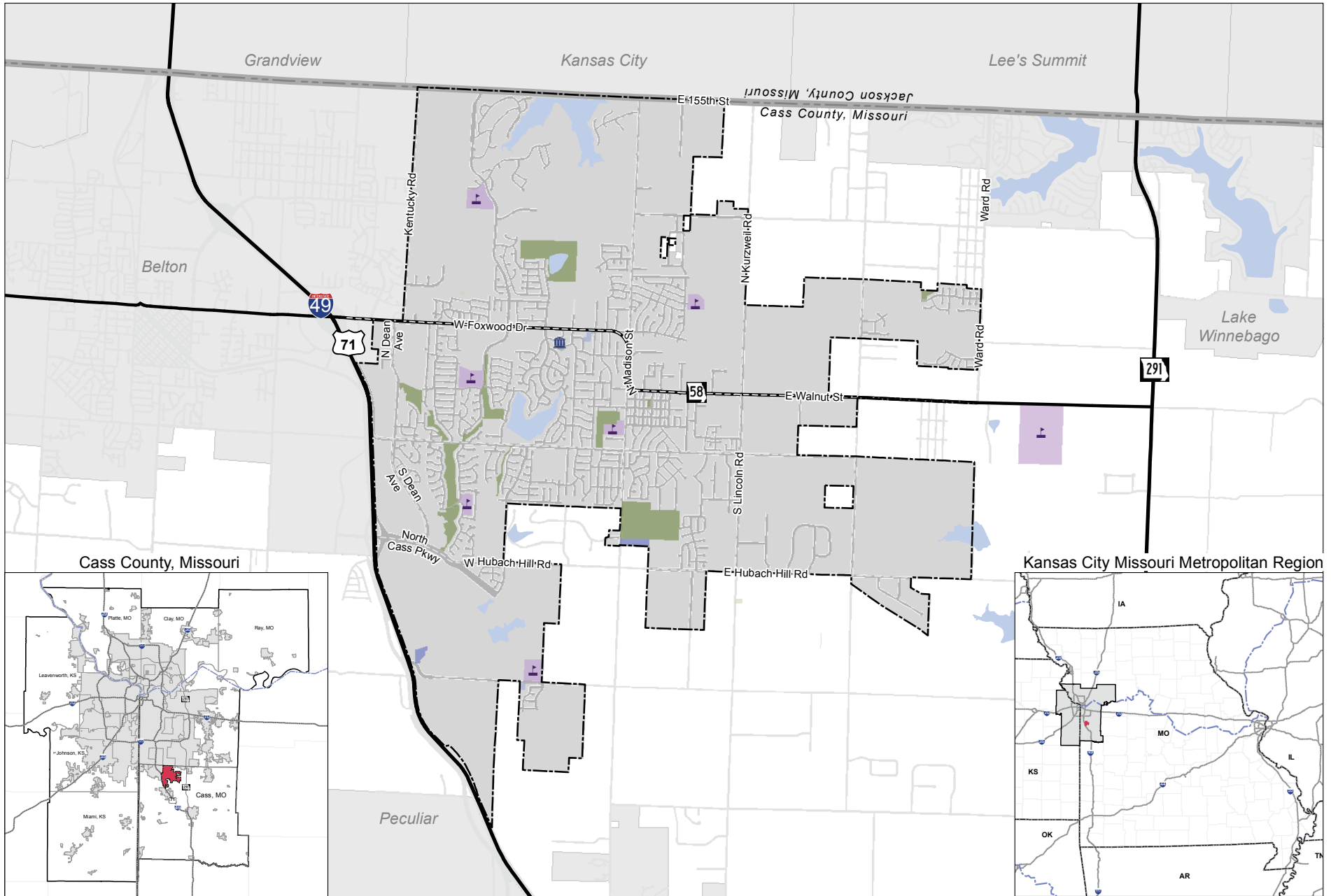
A special thank you to all residents who completed the mailed survey and the on-line survey.

The individuals listed herein participated in the GMP process and for that we are grateful. Participation was open to any interested individual. Some individuals participated once, others more often. This successful planning process was due to the contributions of all individuals who participated.

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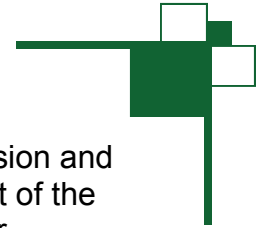
City of Raymore, Missouri

Location Map

Adoption Date : March 19, 2013



Executive Summary



The City of Raymore, Missouri Growth Management Plan (GMP) is a document intended to serve as the vision and guide for the future development and continued growth of Raymore. In a [resident survey](#) conducted as part of the planning process residents overwhelmingly indicated the desire for the City to continue to grow and prosper.

In 2011 the [Raymore Planning and Zoning Commission](#) (Commission) identified the need to prepare a new Growth Management Plan (GMP) for the City. The existing plan, [adopted in 2004](#), had become outdated and somewhat irrelevant. The City had grown significantly in population since the plan was adopted, and, after the recent housing crisis and economic fall that gripped the nation, the Commission was determined to be prepared for the next wave of growth.

Shockey Consulting Services LLC, partnered with dPlanit, were selected to assist the Commission. Work on the plan commenced in June of 2012 and included several steps of gathering public input—stakeholder interviews; random-sample survey; on-line survey; an open house; and key planning area focus group meetings. With the use of work sessions, the Commission was able to direct every step of the process and remained directly involved when appropriate. The resident survey was a great success, with a summary report prepared to crystallize the information provided by residents.

A key component of the new Growth Management Plan was the identification by the Commission of four key planning areas, or KPA's: Economic Opportunity; Quality Neighborhoods; Physical Development; and Community Connectivity. The Commission selected the four KPA's after review of the resident survey results and public input. The Commission then invited residents to participate in focus groups with discussion centered on each of the four KPA's. As part of the focus group meetings the participants prepared goal statements with discussion on action steps needed to accomplish each goal.

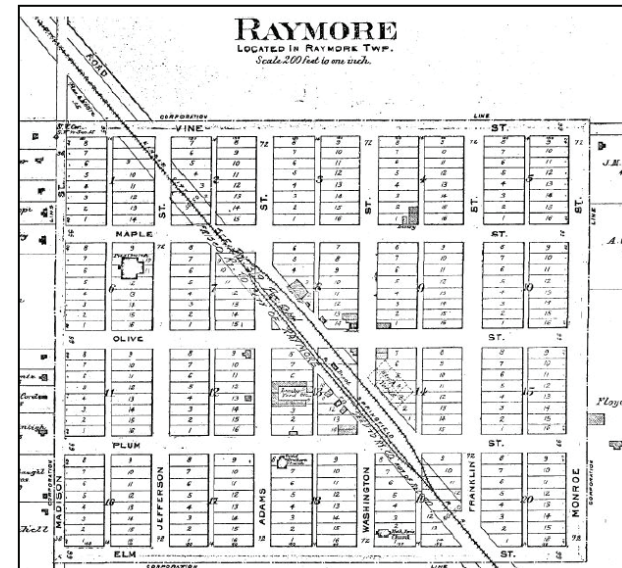
After completion of the key planning area focus group meetings, the Commission directed staff to commence work on writing a draft plan, focusing the document around the four key planning areas. The Commission then finalized the plan with a presentation to the public at an open house in February of 2013. Formal adoption of the plan occurred at the March 19, 2013 meeting of the Planning and Zoning Commission.

History of Raymore

Not long after the end of the Civil War, people began to settle in the area now known as Original Town Raymore. Raymore was one of the last areas of [Cass County](#) to be settled, as the prairie landscape had few trees and no major watercourses. Ultimately, it was the ideal agricultural soils that drew farmers and ranchers to the area. The first residence in the City was constructed in 1871. Surveyors Rae and Moore prepared the original plat for Raymore in 1874. The north/south streets were named after president's and the east/west streets were named after trees.

The town incorporated in 1877 and soon there were new homes, churches, a bank, a school and a post office. In the 1880's an interurban railroad traversed the City and a successful grain elevator was built. In 1888 Raymore became a fourth class city. The City thrived for many years, but in 1935 the railroad stopped running and the bank closed.

In 1960, Raymore's population was 268. In 1964, Maplewood was platted to become the first subdivision added to the City. Soon to follow were the Bridlecroft and [Silver Lake](#) Subdivisions in 1966. By 1970, Raymore's population had grown to 587. Residential growth continued on a steady pace and by 1980 the City's population had grown to 3,154. The 1990 census showed Raymore's population had grown to 5,592. The 1990's and 2000's were a time of rapid City growth, with the U.S. Census reporting Raymore's population at 11,146 in 2000. In 2007, Forbes Magazine identified Raymore as the 52nd fastest growing suburb in the United States. By 2010, the City's population had swelled to 19,206, a 72% increase since 2000.



Original Plat of Raymore

Raymore Now



[Raymore, Missouri](#) is a community of more than 19,000 residents located along Interstate 49 and Missouri 58 Highway, approximately 20 miles south of the Kansas City, Missouri downtown area. It is considered a relatively new growth area, with most of the housing units constructed since 1970. The City is also considered a stable residential area, with over eighty-four percent (84%) of the housing units in the City being owner occupied.

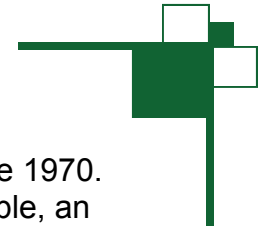
Raymore has developed as a bedroom community, with most residents commuting to work in the Kansas City metropolitan area. Major employers include the Raymore-Peculiar School District, Wal-Mart and the [Foxwood Springs](#) retirement/nursing facility.

Children attend schools in the [Raymore-Peculiar School District](#), which has an enrollment of over 5,900 students. There are four elementary schools and two intermediate schools located within the City limits. The middle school is located approximately one-half mile east of the City and the high school is located in the City of Peculiar, approximately two miles south of Raymore.

Recreational enthusiasts in Raymore enjoy the use of four City parks, two open space linear parks, and over 10 miles of hard-surface trails. Recreation Park is the largest of the City parks at 80 acres and contains numerous facilities for active recreational purposes. Although undeveloped at this time, Hawk Ridge Park contains 79 acres of rolling hills and a fishing lake, with the City actively pursuing a master plan for future development of the park. The City hosts a number of events for residents, including an Easter festival, movie night in the park, skate competition, fishing derby, harvest night, fourth of July celebration, [Festival in the Park](#), and Mayor's tree lighting ceremony.

Emergency services are provided by the City of Raymore [Police Department](#) and the [South Metropolitan Fire Protection District](#). The Police Department is located on the lower level of City Hall and the Fire District has two stations located in the City, including the District headquarters office and training facility located approximately two blocks east of City Hall.

Demographics



Historic Population Trends			
	Raymore	Cass	Missouri
1940	207	19,534	3,784,664
1950	208	19,325	3,954,653
1960	268	29,702	4,319,813
1970	587	39,448	4,677,229
1980	3,154	51,029	4,916,766
1990	5,592	63,808	5,117,073
2000	11,146	81,321	5,595,221
2010	19,206	99,478	5,988,927

Source: [U.S. Census Bureau](#)

Population growth in Raymore has been significant since 1970. Between 1970 and 2010, Raymore grew by 18,619 people, an increase of 3,171%. A breakdown of population growth reveals a 437% increase from 1970 to 1980; a 77% increase from 1980 to 1990; a 99% increase from 1990 to 2000; and a 72% increase from 2000 to 2010.

Raymore's population grew at a much faster pace than Cass County and the state of Missouri. Between 1970 and 2010, Cass County population grew by 152% and the state of Missouri grew by 28%.

2010 Census Data

Population

Total Population	19,206
-------------------------	---------------

Population by Sex/Age

Male	9,206
Female	10,000
Under 18	5,470
18 & over	13,736
20-24	787
25-34	2,453
35-49	4,183
50-64	3,230
65 & over	2,625

Population by Race

White	16,870
African American	1,506
Asian	160
American Indian and Alaska Native	81
Native Hawaiian and Pacific Islander	10
Other	116
Identified by two or more	463

Population by Ethnicity

Hispanic or Latino	624
Non Hispanic or Latino	18,582

Demographics

2010 Census Data

Housing Statistics

Total housing units	7,421
Occupied units	7,001
Owner-occupied units	5,677
Population in owner-occupied (number of individuals)	15,796
Renter-occupied units	1,324
Population in renter-occupied (number of individuals)	3,178
Households with individuals under 18	2,819
Vacant	420
Vacant: for rent	139
Vacant: for sale	173

Land area in square miles = 17.58

Raymore is the 38th largest city by population in the State of Missouri

2.58 Persons per household

Raymore Quick Facts

The median age of a Raymore resident is 36.1 years

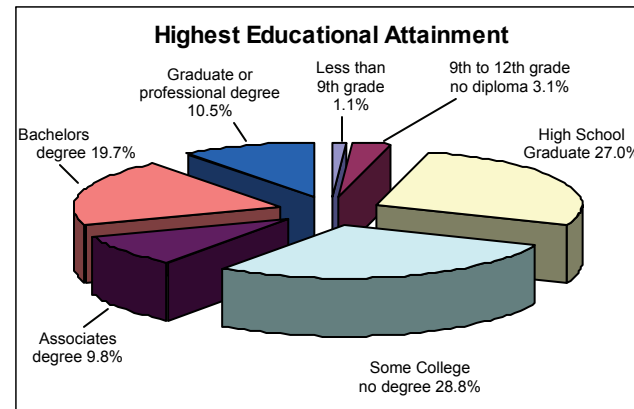
Median household income for Raymore is \$74,512

Median value of an owner-occupied housing unit is \$175,400

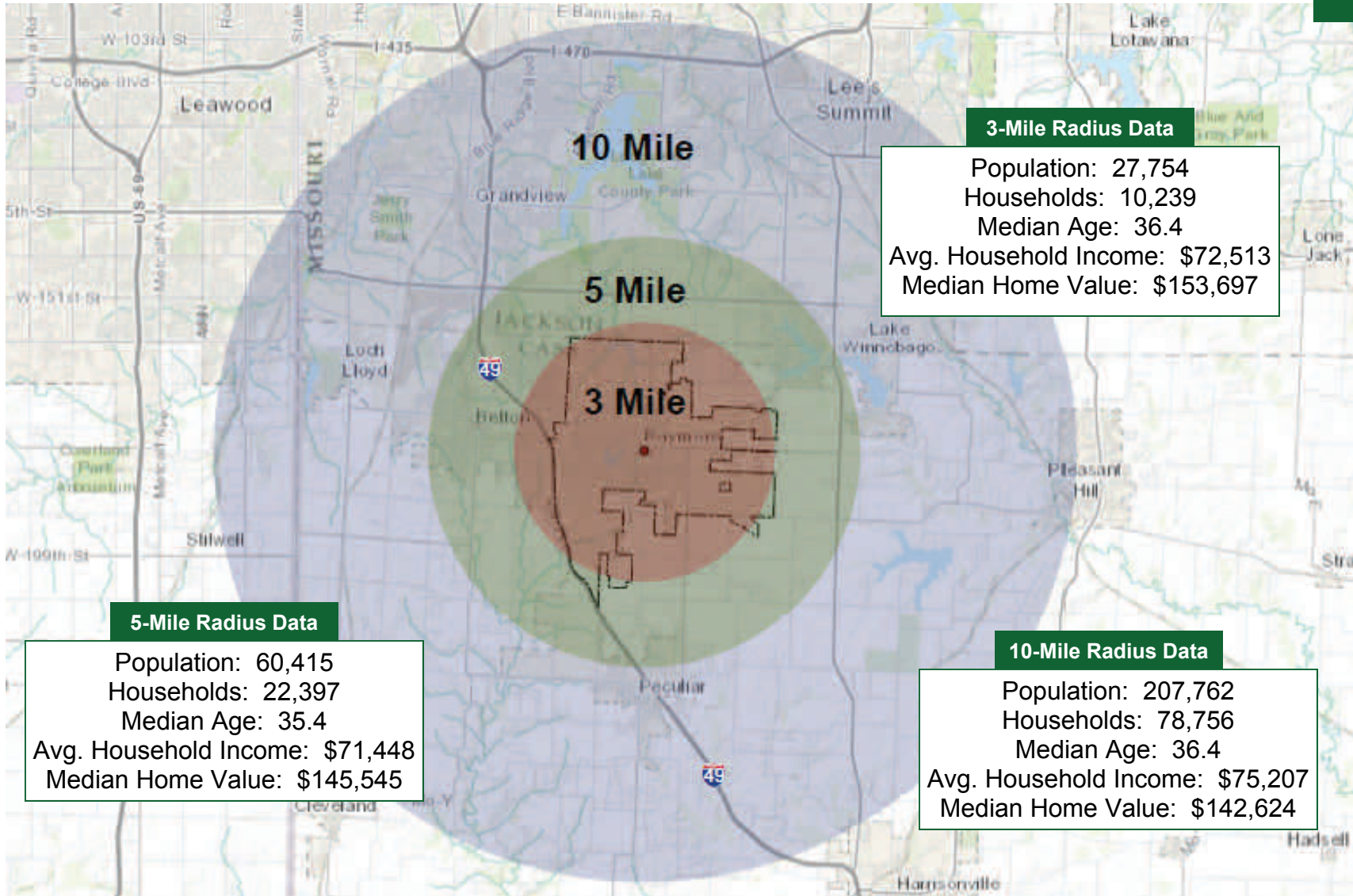
Families with children under the age of 18 account for 40% of all Raymore households

Median travel time to work is 27.5 minutes

Source: 2011 [American Community Survey 5-Year Estimates](#)



Demographics



Source: U.S. Census Bureau, Census 2010 Data; Esri forecasts of 2011

Undeveloped Land Use

Total Land Area in City

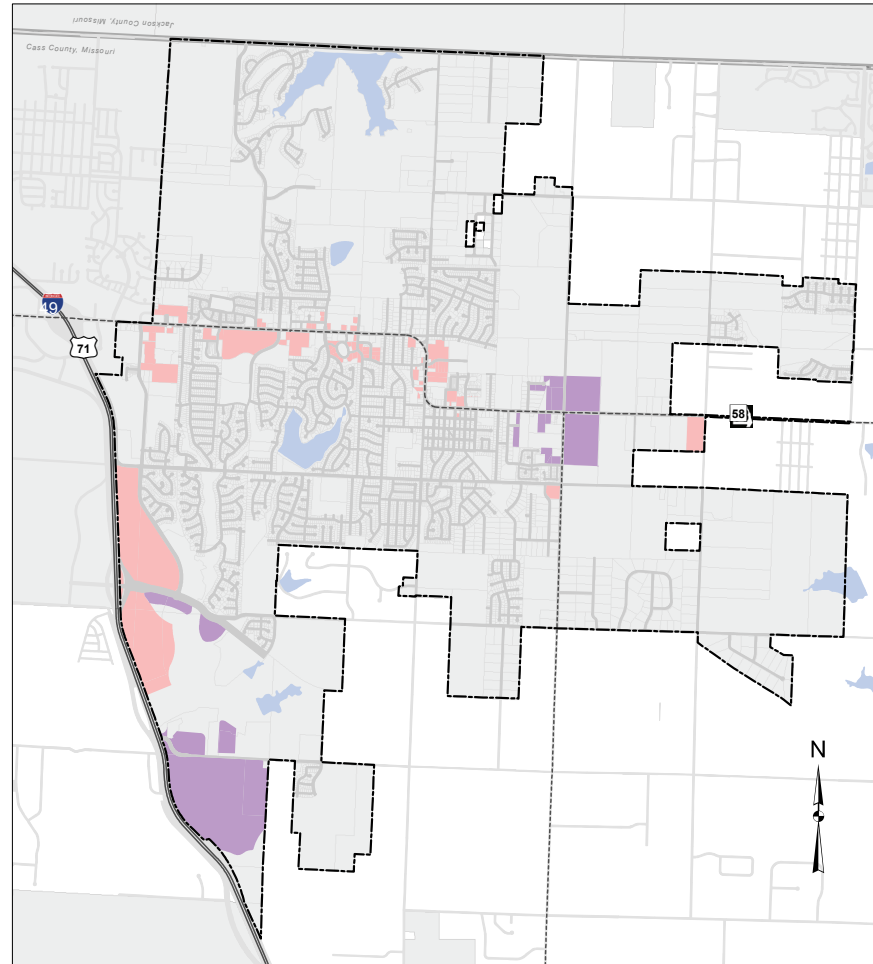
	Acres	% of total land area in City
Undeveloped	5,181	46.0
Developed	5,199	46.1
Rights-of-way	895	7.9

1. Table includes only land area contained within the current City limits.
2. Developed land includes park land; water bodies; and any land with a principal structure like a house or business

Undeveloped Land Area in City

Land Use	Acres	% of undeveloped land area in City
Residential	4,274	82.5
Commercial	454	8.8
Industrial/Business Park	453	8.7
Total undeveloped land area in City	5,181	100.0

1. Land use is based upon future use designation of land as illustrated on the Future Land Use Plan Map.



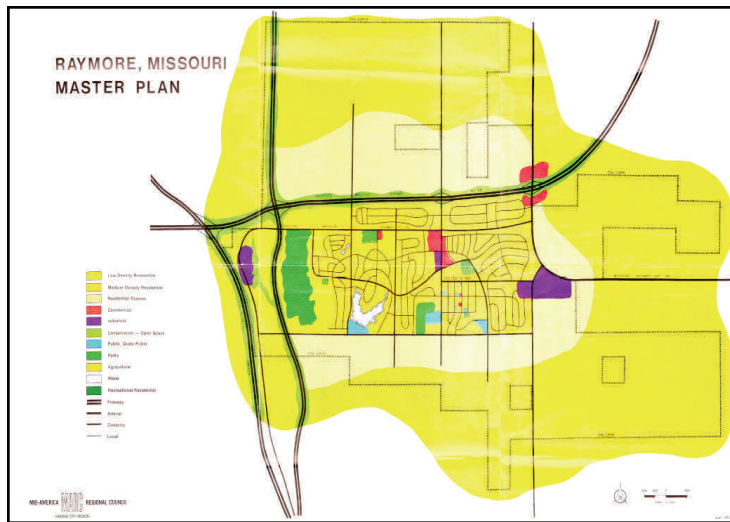
Legend

Development Assessment & Future Land Use

- Undeveloped with Commercial Future Land use Designation
- Undeveloped with Business Park Future Land use Designation

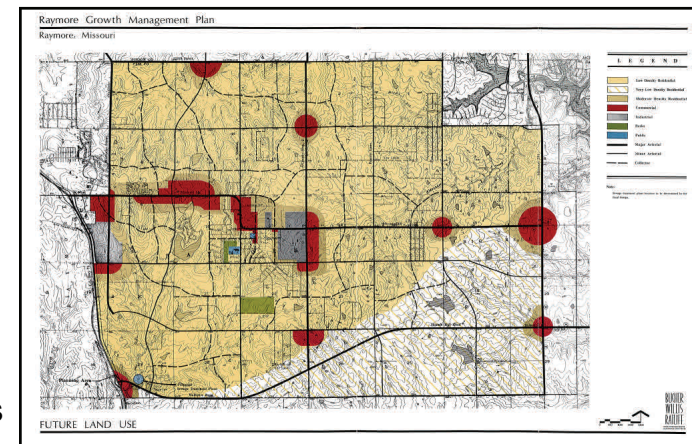
Previous Planning Efforts

The first comprehensive planning effort for Raymore was completed by the [Mid-America Regional Council](#) in August of 1972. Called the Master Plan, this document (in the form of a 24"x36" folded sheet) provided a future land use map on one side and information related to existing land use, socio-economic trends, and implementation steps on the other side. The Master Plan contained basic goals and objectives and reference to a five year Capital Improvement Program. The master plan included population projections up to 2000, with a projection of 11,700 for 2000—an accurate projection since the 2000 census population of Raymore was actually 11,146.



[1972 Future Land Use Plan](#)

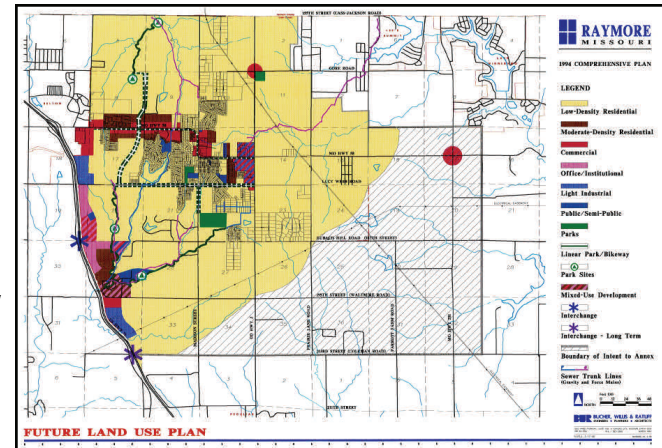
In 1988, the City adopted a new master plan, now being referred to as a Growth Management Plan (GMP). This document was completed by the Planning and Zoning Commission with consulting assistance from Bucher, Willis, Ratliff. This plan was the first truly “comprehensive” plan to provide detailed information on population, existing land use, public facilities, future land use, street plans, and growth strategies. The GMP included development goals, objectives and policies and a future land use map.



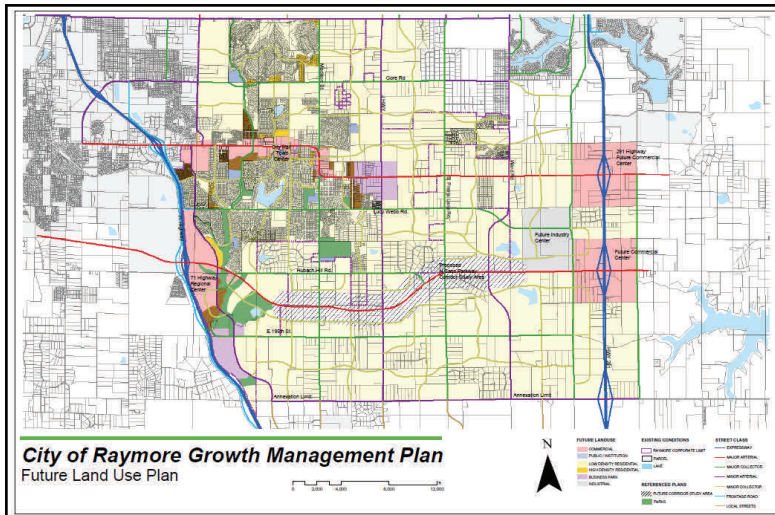
[1988 Future Land Use Plan](#)

Previous Planning Efforts

In 1995, the City completed an update to the 1988 plan with the assistance of Bucher, Willis, Ratliff. This update followed the same format as the 1988 plan. The major thoroughfare plan that was included did provide significant guidance to the community as the road network was rapidly expanding. The new interchange at 71 Highway and the extension of Hubach Hill Road was now being proposed, including a proposed relocation of 58 Highway to the new interchange to follow the route of the North Cass Parkway. Population in 1995 was 7,851 with a growth projection for 2010 at 20,017.



1995 Future Land Use Plan



2004 Future Land Use Plan

A new GMP was adopted by the Planning and Zoning Commission in 2004. The initial future land use plan map adopted included the proposed North Cass Parkway linking 71 Highway to 291 Highway. With the completion of annual reviews and updates, the plan has been updated to reflect current desires for the City's growth. The current plan no longer reflects the proposed North Cass Parkway beyond its current connection with Hubach Hill Road. Population projections for 2010 were set at 24,503, a lofty goal that was predicated on the rapid expansion Raymore was experiencing at the time. With the housing crisis in 2007 and economic downturn, population growth slowed down considerably with an actual 2010 population listed at 19,206.

Planning Process

October 2010: In the 2010 annual review of the GMP, the Commission directed staff to include a request for funding assistance in the FY2012 budget for completion of a new GMP. When the FY2012 budget was approved, Council did include funding for the hiring of a consultant to assist the Commission in its efforts.

March 2012: The Commission and staff met to formalize the process for completion of the plan. A list of all tasks necessary to be completed was prepared, with staff and the Commission identifying those tasks each could complete. It was determined from this exercise that a consultant was needed to help facilitate meetings held regarding plan formation as well as assisting with gathering public input.

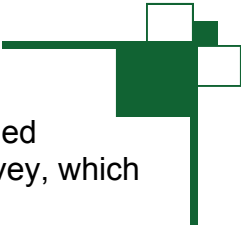
June 2012: A contract was executed with Shockey Consulting Services and dPlanit to provide facilitation services for the project.

June/July 2012: Dave Knopick, dPlanit, conducted 13 stakeholder interviews as part of the community engagement process. This process helped to establish the questions included in the resident survey.

July 2012: An [18-question survey](#) was mailed to a random sample of 1,000 households in Raymore. A total of 365 surveys were returned. The responses provided were summarized in a comprehensive report prepared by staff. The report includes an executive summary and survey results for each question. Open-ended comments provided by residents were also included in the report.

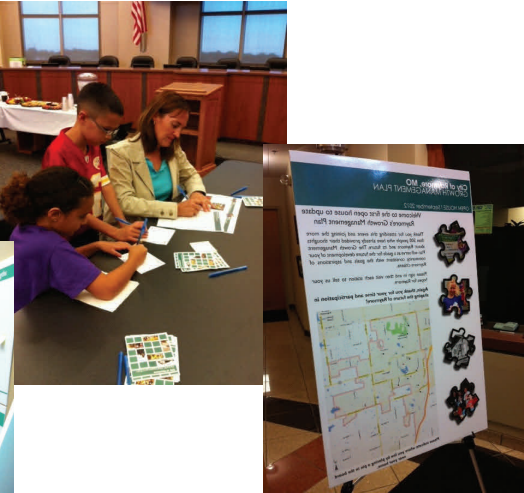
Preparation of Raymore Growth Management Plan			
Work Product	Task Leader		
	Staff	Commission	Consultant
Steering Committee member selection		✓	
Vision Statement		✓	
Identification of Key Planning Areas (chapters, modules, elements) of plan		✓	
Establish Key Planning Area work groups		✓	
Identification of strengths, weaknesses, opportunities and threats (problems, issues and concerns)		✓	✓
Community Survey			
preparation of questions		✓	✓
implementation of survey		✓	
survey of residents			✓
survey of businesses			✓
survey of developers/builders			✓
collection of data	✓		
data compilation	✓		
data analysis	✓	✓	
Public Relations			
News releases	✓		
Maintain GMP webpage	✓		
Maintain blog/facebook site	✓		
Town hall meetings/ workshops			✓
Identification of goals, objectives and action steps (Key Planning Areas)		✓	
Writing of Document			
Summary of existing conditions	✓		
land use	✓		
community facilities	✓		
natural resources	✓		

Planning Process



July 2012: In addition to the mailed survey, an on-line survey using the same question template as the mailed survey was conducted to allow anyone to provide input. A total of 157 individuals completed the on-line survey, which remained open until the conclusion of the planning process.

September 2012: An open house was held at City Hall to engage all residents in the process and obtain additional public input. Attendees participated in a SWOT analysis and a visioning exercise and were able to provide key comments on the plan.



October/November 2012: An open invitation was provided to the community to participate on one of four key planning area focus group meetings. The Commission identified four key planning areas: Economic Opportunity; Quality Neighborhoods; Physical Development; and Community Connectivity. Participants completed two exercises and provided valuable input on the specific topic, including the drafting of goal statements.

December 2012/January 2013: Staff, utilizing all of the input received from stakeholders, survey respondents, KPA focus group members, and general comments obtained throughout the process, completed a draft plan for the Commission to consider.

February 2013: Draft plan reviewed by the Commission, stakeholders, focus group members and residents. An informal Commission meeting was held to allow open discussion regarding the plan.

March 19, 2013: Growth Management Plan adopted by the Commission.

Resident Survey Results

The 18-question resident survey was administered in July of 2012. The City Geographic Information System (GIS) was utilized to randomly select 1,000 households to receive the mailed survey. The four-page survey was accompanied by a cover letter from the Mayor explaining the goals and objectives of the survey. A total of 365 surveys were returned by the established deadline. The overall results of the survey have a precision of +/- 5.08% at the 95% level of confidence.

In addition to the mailed survey, an electronic version was made available on the City website using *Survey Monkey*™. Commission members wanted to ensure all Raymore residents had the opportunity to complete the survey and provide input for the plan.

Q1. How long have you been a resident of Raymore?		
Q1. Resident of Raymore	Number	Percent
0 to 5 years	97	27%
5 to 10 years	96	26%
10 to 20 years	98	27%
20+ years	74	20%
Total	365	100%

As is illustrated above, an interesting fact about the survey is the even representation of respondents to the question “*How long have you lived in Raymore*”. Knowing that the survey results were not dominated by new residents to Raymore provided confidence to the Commission that the survey results reflect the opinions of the entire Raymore community.

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2012 Raymore Growth Management Plan Survey

This survey is being conducted by the City of Raymore as part of the City Growth Management Plan (GMP) planning process. The GMP, completed in 2004, serves as a guide for the future development of the City. The City Planning Commission is currently in the process of preparing a new GMP and your input is needed. This survey was mailed to a random sample of 1,000 households. We encourage you to take a few moments of your time to complete the survey and provide your input on the planning for the future of Raymore. Please return the survey in the enclosed envelope by **Friday, August 10th**. More information about the GMP can be viewed at www.raymore.com/gmp. If you have questions, please call Jim Cadoret at (816) 892-3030.

1. How long have you been a resident of Raymore?

0 to 5 years
 5 to 10 years
 10 to 20 years
 20+ years
 Not a resident of Raymore

2. What was the primary reason you chose to live or conduct business in Raymore?

Raymore-Peculiar School District
 Housing affordability
 Job in Raymore
 Proximity to Job
 Safe living environment
 Near family and friends
 Other (please specify)

Community atmosphere
 Proximity to daily activities/needs
 Parks and recreation amenities
 Born in Raymore
 Community appearance/aesthetics

3. How would you describe Raymore?

Vibrant
 Sleepy
 Small Town
 Changing
 Other (please specify)

Growing
 Suburban
 Rural
 Bedroom Community

1

Page 1 of Survey

A [complete report](#) on the resident survey has been published by the City and was an integral part of the preparation of the GMP. The report may be viewed on-line at the City’s website or a printed copy may be picked up at City Hall.

Fast Facts from the Resident Survey

Under each heading the items are ranked in order of resident response rate:

Greatest Strengths:

1. Geographic proximity to metro area
2. Raymore-Peculiar School District
3. Small suburban community feel
4. Residential neighborhoods

Greatest Weaknesses:

1. Job opportunities in Raymore
2. Convenient entertainment options/venues
3. Convenient commercial/retail options
4. Approach to managing growth

Most important growth challenge facing Raymore in the future?

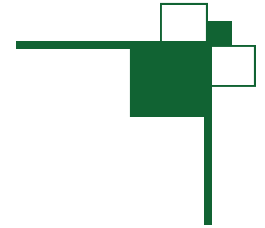
1. Competition with surrounding communities for new businesses and job opportunities
2. Providing what people want while keeping costs manageable
3. Managing growth and development appropriately
4. Maintaining a quality community atmosphere

In the future Raymore should focus on strengthening the presence of?

1. Commercial/retail development
2. Facilities for community use
3. Office and clean industry development
4. Higher education opportunities (college and/or technical schools)

Primary reason for choosing to live in Raymore?

1. Housing affordability
2. Safe living environment
3. Near family and friends
4. Raymore-Peculiar School District



Key Planning Areas



During early discussions on establishing the planning process to be utilized for the new plan, the Planning and Zoning Commission decided to center the plan around Key Planning Areas. The Commission did not pre-determine what the areas would be; instead they relied upon the results of the resident surveys and public input to decide those areas that were deemed to be of “key” importance to the community.

After close review of survey results and resident input, the Commission decided upon the four key planning areas and invited residents and business owners to participate as members of focus groups centered on each key planning area. The four key planning areas identified were:

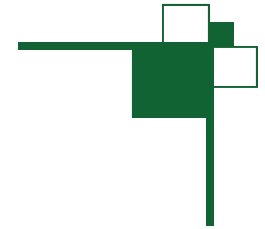
- Economic Opportunity
- Quality Neighborhoods
- Physical Development
- Community Connectivity

EO The Economic Opportunity focus group discussed how to leverage opportunities related to economic development. The group discussed providing job opportunities; small business development; business retention; business expansion; and commercial development. The number one priority identified by the group was business and job attraction.

QN The Quality Neighborhoods focus group discussed retaining and growing the residential housing stock; maintaining housing values; and creating and maintaining strong neighborhoods. The number one priority identified by the group was maintaining the feeling of being a safe and secure community.



Key Planning Areas



PD The Physical Development focus group discussed issues related to quality and quantity of growth; patterns and desired character of development; balancing of infill development and expansion of City boundaries; and needs for future development. The number one priority identified by the group was the development of policy and regulation related to physical development of the community.



CC The Community Connectivity focus group discussed topics related to physical and social connectivity in the community; community venues for events; gathering points in the community; and information sharing. The number one priority identified by the group was connectivity within Raymore, in both physical and social connections.

Goals, Objectives and Action Steps



One of the principal tasks assigned to the focus groups was the preparation of goal statements for each of the four KPA's that would be adopted as part of the Growth Management Plan. With each group member preparing a set of draft goal statements for the KPA in which they were involved, the group as a whole was able to identify key themes that were then transformed into the goal statements included in this plan. The action steps included with each goal statement are the product of comments and discussion provided by the KPA focus groups and by information gained from the resident survey.

The purpose of drafting goals, objectives and action steps is to guide the community towards the realization of achieving the vision for the community as established by this plan:

“Raymore Together!...a community of active people, quality places, and economic opportunity”

The goal statements are intended to be utilized by the City Council, Planning and Zoning Commission, and [City Administration](#) when completing the business of the City. The goal statements can provide direction and guidance when decisions need to be made regarding the [City budget](#); when development applications are being considered; or when policy decisions need to be made affecting residents and business owners. The goal statements also provide guidance to developers and businesses looking to locate in Raymore on the needs and desires of the residents of the City.

Action steps identified in the plan are a combination of passive guidance on how to achieve a goal or clear direction on a task to be completed to achieve the goal. Some of the action steps are specific in identifying actions that need to be taken, such as completing an annual review of the property maintenance code or establishing a task force to work on creating a “brand” for Raymore. Other action steps are more passive in providing direction and utilize terms such as “encourage” or “support” in order to provide general guidance instead of specific direction.

Action steps are intended to be further developed through other master plans, strategic plans, or programs created by a City department or other entities. The purpose of identifying action steps is simply to provide a few examples of actions that can be taken in order to accomplish the identified goal. The Commission recognizes the listed action steps only illustrate a few of the means by which the goal can be accomplished, and strongly encourage others to identify additional steps that can be taken to achieve the goal.

Economic Opportunity

The ability of Raymore to provide opportunities for economic development was a key component of all aspects of public input on the plan. The resident survey and focus group meetings clearly identified the importance of economic development for the future growth and development of Raymore. Most residents want the City to continue to grow, both in terms of population and number of businesses.



EO Goal #1: Retain existing businesses and encourage expansion of existing businesses.

A continuous effort needs to be put forth to retain existing businesses and provide the necessary support to allow businesses to expand and prosper.

Objective: To help existing businesses remain viable.

Action Steps:

1. Continue to work with the [Chamber of Commerce](#) to provide opportunities for businesses to network with one other.
2. Keep businesses informed about activities and actions occurring in the City.
3. Assist existing businesses in efforts to grow and expand.
4. Pro-actively work with existing businesses to create a mechanism by which they can keep track of any proposed City Code change that might affect their business.
5. Periodically inform residents of businesses that exist in Raymore and what products or services each business has to offer.

Economic Opportunity



EO Goal #2: **Develop a strong business development team.**

A strong development team, which includes the City [Economic Development Department](#), the Chamber of Commerce, and the Economic Development Host Team, must be maintained to assist the City Administration and City Council in the continual quest to provide for economic opportunity in the City.

Objective: *To ensure that Raymore provides a strong, united, active team assembled for the purposes of economic development.*

Action Steps:

1. Continue association with the [University of Central Missouri’s Small Business and Technology Development Center](#) staff to provide business assistance in the areas of starting a new business and managing a small business.
2. Encourage the Metropolitan Community College, University of Central Missouri and other learning institutions to provide classes and training opportunities in the Raymore community.
3. Encourage and support the activities of the Economic Development Host Team.
4. Continue a close working relationship with the [Raymore Chamber of Commerce](#).

EO Goal #3: **Develop a business/office park in Raymore.**

The desire exists for a professional business and office park to be developed within the City. A master planned office park would allow for professional and medical offices to be located to create a daytime employment population that would allow for increased economic development.

Objective: *To provide a planned, centralized and convenient location for professional offices.*

Action Steps:

1. Provide transportation links (roads; sidewalks; trails) to connect office park areas within the community.
2. Encourage development of a business/office park in the North Cass Parkway area to provide easy commuter access for Raymore residents and Kansas City metro area residents.

Economic Opportunity



EO Goal #4: Focus incentive policies on the creation of quality jobs.

Financial incentives are a key component of the City’s Economic Development Plan. In the utilization of financial incentives the City Council should ensure that any incentive provided to a developer focuses on the creation of quality jobs for Raymore residents.

Objective: *To ensure that quality jobs are provided when financial incentives are offered to developers or businesses.*

Action Steps:

1. Include as a component of any financial incentive that quality jobs are created by the new development.
2. Establish guidelines for the [Tax Increment Finance Commission](#) and [City Council](#) to utilize when reviewing financial incentive proposals.

EO Goal #5: Attract new businesses to Raymore.

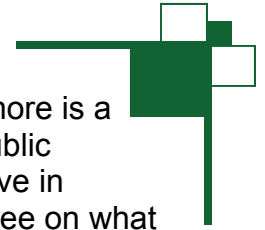
Residents desire new businesses to be opened within the City. Expanded shopping opportunities and family restaurants top the list of desired new businesses for the City.

Objective: *Encourage new commercial, retail, office and industrial businesses to locate in the City.*

Action Steps:

1. Advertise or provide links to advertisements on land and building space available in Raymore.
2. Industrial development should occur along the I-49 corridor, but south of the North Cass Parkway corridor.
3. Promote home occupations as an option for start-up businesses.
4. Establish a local business incubator.
5. Assist owners of undeveloped commercial and industrial property in pre-qualifying the site in the [Missouri Certified Sites Program](#).

Quality Neighborhoods



One of the top strengths of Raymore identified in the resident survey was residential neighborhoods. Raymore is a community made up of neighborhoods with strong ties. One of the common comments made during the public input process was that residents identify where they live by their neighborhood—"I live in Foxhaven", or "I live in [Creekmoor](#)". Strong neighborhood ties can correlate to a quality neighborhood. Although many can disagree on what a quality neighborhood is, most can agree that having quality neighborhoods makes for a strong, vibrant and stable community.

QN Goal #1: **Ensure all property in the City is maintained to the highest degree possible.**

The [Raymore Property Maintenance Code](#), initially adopted in 2007, provides the minimum standards for the upkeep and maintenance of buildings and properties in the City. This code has been very successful in aiding the [Code Enforcement](#) Officer in his efforts to improve the appearance of the City. With very few exceptions, property owners have been receptive to enforcement actions and have addressed issues in a timely fashion.

Objective: *To have a well-maintained, aesthetically pleasing community.*

Action Steps:

1. Continue to enhance and enforce the Property Maintenance Code.
2. Complete an annual review of the Property Maintenance Code to determine if any additions or modifications are necessary.
3. Establish a proactive system for review of all neighborhoods to ensure continual compliance with Code.
4. Ensure appropriate tools are available to the Code Enforcement Officer to adequately and thoroughly enforce the Property Maintenance Code.
5. Maintain communication and a good working relationship between the Code Enforcement Officer, Police Department, City Prosecutor and City Judge.

Quality Neighborhoods



QN Goal #2: Retain housing affordability throughout the City.

The need and desire to provide life-cycle housing choices throughout the City is strong. Housing options should be available for first-home buyers and families just starting out as well as middle and upper-income housing choices and senior housing.

Objective: *Ensure housing choices in the community remain affordable to all persons.*

Action Steps:

1. Ensure that options exist for individuals of a broad range of income levels to be able to afford to purchase a home in Raymore.
2. Eliminate any barriers that prevent the construction of housing that is affordable.
3. Review the [City Code](#) to eliminate any unnecessary regulation that would prevent the construction of housing that is affordable.

QN Goal #3: New residential subdivisions should be developed within the existing City limits.

Considerable land area exists for development within the existing City limits. Infill development is strongly encouraged.

Objective: *To promote the continued growth of the City by supporting new residential projects on undeveloped land that currently exists within the City.*

Action Steps:

1. Identify undeveloped land areas that are suitable for residential development and identify density levels allowed for each undeveloped parcel.
2. Discourage leap-frog development projects that create a need for expansion of the City's infrastructure when the project could be supported through infill development.

Quality Neighborhoods



QN Goal #4: **Maintain a safe and secure City.**

“Safe” was overwhelmingly selected as the word residents utilized to define Quality Neighborhood. Safety of residents and of property is clearly important to Raymore residents. The City has created, and needs to continually maintain, a strong and active [Police Department](#).

Objective: *To continue programs and activities that provide for safe and secure neighborhoods.*

Action Steps:

1. Support programs that create a strong police presence in neighborhoods, such as bicycle patrol units.
2. Support civic involvement programs such as National Night Out, Neighborhood Watch programs, and the Citizens’ Police Academy.
3. Ensure police facilities and staff levels are maintained to provide the maximum level of service to residents.



Quality Neighborhoods

QN Goal #5: Continue development of neighborhood parks.

Neighborhood parks and recreational amenities such as trails are a strong component of a quality neighborhood. Efforts to establish neighborhood parks should continue.

Objective: *To provide playgrounds, parks and/or open spaces at the neighborhood level.*

Action Steps:

1. Support continued development of neighborhood parks where direct access to existing parks is not provided.
2. Ensure parkland dedication and provision of park amenities is included in any new residential development that is approved.
3. Support funding of improvements in existing and planned neighborhood parks.
4. Ensure neighborhood parks are interconnected in the neighborhood through sidewalks and/or trails.



Physical Development



Although the high growth rate experienced by Raymore in the 2000's has slowed, the importance of planning for future growth and development remains. Approximately 46% of the current land area in the City remains to be developed. While commercial and retail development remains high on the wish list for residents, the need exists for Raymore to be a balanced community by providing adequate land area for residential development, job creation, shopping and recreation.

Based upon survey results, Raymore residents are not satisfied with the retail and commercial development opportunities available nor are they satisfied with the overall quality of development. There is an ever increasing desire to ensure new developments are of a quality design and construction.

PD Goal #1: **Refine existing design standards and establish new standards to ensure quality developments are built.**

A common theme throughout the planning process has been the need to ensure quality developments are built. Although the term "quality" is ambiguous, the general pattern in resident comments is that the appearance of the City is very important to residents and the notion of "any development is good development" does not fly in Raymore. Proposed developments that provide a site design and building materials that exude quality will be favored in Raymore.

Objective: *To ensure that quality developments are built within the City.*

Action Steps:

- 1.** Review existing projects that have been constructed under current design standards to determine if there are any modifications that could have been done to enhance the quality of the project.
- 2.** Review costs and benefits of establishing a higher overall design standard for new buildings.
- 3.** Determine appropriateness of creating a design "theme" for the City.
- 4.** Review design standards as they pertain to a site, such as access, landscaping, lighting and signage, to determine if any modifications are necessary to ensure quality developments are built.

Physical Development



PD Goal #2: Ensure adequate land area is available for a diversified commercial tax base.

As Raymore’s population continues to expand, land area will be needed to provide for commercial development necessary to meet the needs of residents.

Objective: *Maintain an adequate amount of land area for future commercial growth.*

Action Steps:

1. Protect land area that is currently zoned for commercial development, or identified as commercial or business park on the [Future Land Use Plan Map](#), to allow for future commercial development.
2. Support rezoning of land area to commercial when in compliance with the Future Land Use Plan Map and/or other stated goals in the Growth Management Plan.
3. Support annexation of land that would be considered prime land for commercial development.

PD Goal #3: Refine and emphasize standards to maintain and improve the physical quality of development in Raymore and promote its distinctive appeal.

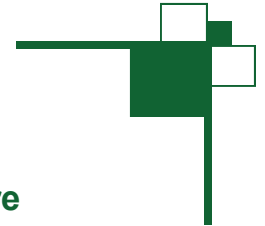
Raymore needs to focus on being unique and “brand” itself so as to be separate from other metro Kansas City suburbs. Focusing on the distinctive appeal of Raymore, such as the low-crime and overall cleanliness of the City, could be what separates Raymore from its neighbors.

Objective: *To establish a unique identity for Raymore.*

Action Steps:

1. Establish standards and promote programs that build upon Raymore being the “Garden Spot of the State”.
2. Establish a task force to help identify the unique aspects of Raymore and create a “brand” for the City.
3. Install Raymore identification signs as gateway entrance markers to the City.

Physical Development



PD Goal #4: Provide various housing, shopping and entertainment choices for Raymore residents.

Residents desire to have various housing, shopping and entertainment choices available. Choices in housing style, cost and amenities available need to be provided; choices and variety in retail businesses need to be available; and opportunities for entertainment in Raymore need to be provided.

Objective: *To build a City that has a balance of residential, commercial and entertainment options.*

Action Steps:

- 1.** Analyze existing land use to determine what would be an appropriate balance of residential, commercial, and industrial land area and modify the future land use map accordingly.
- 2.** Support development applications that provide for choices in housing style, size and cost.
- 3.** Support development applications for new entertainment choices when the location is in conformance with the stated goals in the Growth Management Plan.

Physical Development

PD Goal #5: Support creation of a master plan for the land area surrounding the new I-49/ North Cass Parkway interchange.

An opportunity to establish a one-of-a kind gateway into Raymore exists at the new I-49/North Cass Parkway interchange. This land area is located within the [Good Ranch master planned community](#) and has obtained preliminary approval for a mixture of land uses, including commercial, business park and high-density residential.

Objective: *Ensure that the land area at the new interchange is developed in compliance with an approved master plan for the area.*

Action Steps:

1. Work with the landowner to create a master plan for the development of the land area near the I-49/North Cass Parkway interchange.
2. Support development applications that comply with the approved master plan.



Community Connectivity



Connectivity throughout the City, both in physical and social terms, has been continuously identified as being important to Raymore residents. While physical connections in the community are often a focal point of discussions, the importance of social connections in the sharing of information and ideas is equally important. Having a community that is connected is one step towards the realization of the GMP vision statement “Raymore Together!...a community of active people...”. Active people remain connected with one another and help to create a strong community.

CC Goal #1: **Develop a common place for community gatherings.**

One of the dominant themes expressed by residents participating in the planning process was the need for a community focal point or gathering place. Many residents believe a community center could function as this gathering place. A centrally located facility that is connected by transportation links including roads, sidewalks and trails, would fill the demand for meeting rooms, recreational space, and community gathering place.

Objective: *To create a place for the community to gather for special events.*

Action Steps:

1. Develop a centrally located gathering place for both indoor and outdoor community events.
2. Ensure sidewalk and trail access are provided for residents and adequate parking areas are available for larger events.
3. Provide indoor space for community meetings, classes, activities and events.

Community Connectivity

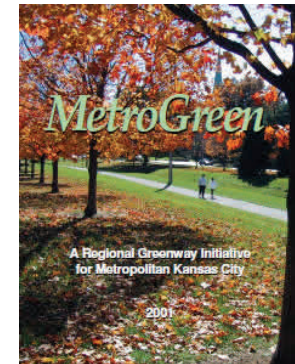
CC Goal #2: Provide connections to existing transportation systems in the Kansas City metropolitan area.

Utilization of Interstate 49, Missouri 58 Highway, and Missouri 291 Highway provides good vehicular transportation links to the south side of the Kansas City metropolitan area. Trail connections to Belton, Lee's Summit, and the Katy Trail will provide a natural expansion of the existing trail network within Raymore.

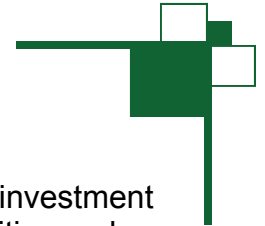
Objective: To provide full connectivity to the Kansas City metropolitan area.

Action Steps:

1. Provide trail connection link between Raymore and the [MetroGreen](#) trails system.
2. Provide trail connection link between Raymore and the extension of the [Katy Trail](#).
3. Support efforts to improve the north/south roadway network between northern Cass County and southern Jackson County.
4. Support efforts to reduce traffic delays on Missouri 58 Highway near the I-49 interchange.



Community Connectivity



CC Goal #3: Continue expansion of the City trail and sidewalk network.

Significant investment has been made recently in the construction of new sidewalks and trails. This investment should be continued to create interconnectivity between residential neighborhoods, recreational facilities and commercial areas.

Objective: *To ensure all residents have pedestrian connectivity with the entire City through use of a trail or sidewalk.*

Action Steps:

1. Support funding for continued expansion of the trail system and sidewalk network throughout the community.
2. Provide connectivity to [MetroGreen trail network](#) and to the extension of the [Katy Trail](#).
3. Publish [trail maps](#) and provide signage to identify trail locations.



CC Goal #4: Assist in creating social connectivity of residents.

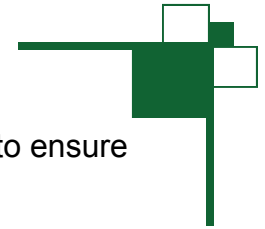
While the City has made great strides in providing timely information to its residents there is still a disconnect between the City, the [school district](#), churches and the residents. Efforts need to be made to establish a central point for gathering community information.

Objective: *To ensure residents are kept informed of events and activities occurring in the City.*

Action Steps:

1. Establish links and work on connectivity and sharing of information available between the City, school district and local churches.
2. Continue to expand the methods by which information is distributed by the City about community events.

Annual Review Process



Each year the [Planning and Zoning Commission](#) shall complete a review of the Growth Management Plan to ensure the plan remains current and relevant. The following process shall be followed:

- Step 1: The [Community Development Department](#) shall prepare an annual report by April 1 of each year. The report shall include the following items:
- An assessment of planning trends to determine if the plan is falling behind modern planning practices.
 - An assessment of the future land use and transportation plan to determine if they are adequate to accommodate the future growth of the City.
 - An assessment of progress toward implementing the goals, objectives, and action steps outlined in the plan.
 - An assessment of the plan's ability to support the City Council vision and goals.
 - An assessment of potential gaps in the plan.
 - Updates on other plans adopted by the City.
 - Other issues deemed relevant by the Community Development Director.
 - Recommendations for action on the plan in the following 12-24 months.
- Step 2: Post the annual report on the City website and make available for public review at least fifteen days prior to the Planning and Zoning Commission meeting.
- Step 3: Advertise a public hearing to be held by the Planning and Zoning Commission on the annual review and report.
- Step 4: The Planning and Zoning Commission shall hold a public hearing on the annual review and report.
- Step 5: If any changes are made to the adopted plan, staff shall complete the updates and distribute the updated plan to City Council members, City Department Heads, and any interested resident and post the new plan on the City website.

Plan Implementation



With the identification of 19 specific goal statements divided among the four key planning areas, and the inclusion of action steps for each goal statement, the question arises of who is responsible for implementation of the action steps and how will we determine if the goals have been accomplished.

The GMP purposefully does not include an implementation matrix or specific timeline to complete an action step or to achieve a goal. Early in the planning process it was decided that the plan would take a holistic view of the City with the intention of providing general guidance on the future development of the City. The Commission wanted the plan to have flexibility in its implementation due to the ever-changing nature of the economy and the development community.

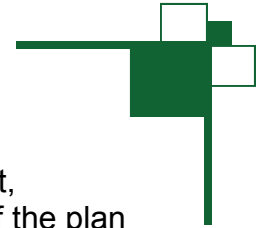
The GMP is intended to be just one of many tools utilized to guide the growth and development of the City. With the adoption of the [Unified Development Code](#), and the numerous specific master plans, the Commission determined the GMP needed to take a broad view of the community and be as flexible as possible.

The annual review process will be the time when the Commission determines if adequate progress is being made on implementation of the action steps and goal statements. The Commission would have the ability to add or remove action steps and/or goal statements and direct staff to focus on accomplishing specific action steps.

The responsibility for implementation of the plan extends beyond City representatives. Residents, business owners, and public and private organizations can all assist in the efforts to achieve any of the identified goals with the overall goal to guide the community towards the realization of achieving the vision for the community as established by this plan:

“Raymore Together!...a community of active people, quality places, and economic opportunity”

Using the Plan



The GMP should be used on a regular basis to gauge public and private decisions concerning development, redevelopment, capital improvement projects, and other matters affecting the community. Potential uses of the plan include:

- Planning and Zoning Commission and City Council decisions regarding development

Elected and appointed boards and commissions can utilize the GMP during deliberation of development related applications such as annexation, rezoning, subdivision plats, and site plans. The plan should also be consulted when considering any amendments to the [Unified Development Code](#).

- Annual work programs and budgets

Individual departments and administrators should be cognizant of the recommendations of the plan when preparing annual work programs and budgets. Many of the action steps can be accomplished through inclusion in department work programs or through collaboration with other public and private organizations.

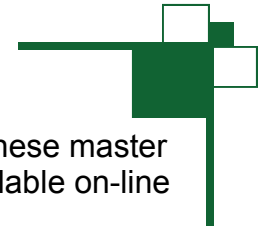
- Private development decisions

Property owners and developers should consider the recommendations of the plan in their planning and investment decisions. Applicants should understand the desired goals of the plan and work to ensure their project is consistent with one or more of the goals contained in the plan.

- Information source to current and future Raymore residents

Individuals interested in the future growth and development of Raymore can review the GMP to learn how the City is planning for the future. Residents can familiarize themselves with the goals of the plan and can be stewards of the plan to ensure the goals are achieved.

Adopted City Plans



The City of Raymore has adopted numerous master plans to assist in planning for the future of the City. These master plans provide detailed information to the user about each specific topic area. The master plans are all available on-line at www.raymore.com/gmp or can be reviewed at the Raymore City Hall.

The following master plans adopted by the City are herein adopted by reference as part of the City Growth Management Plan:

[Parks and Recreation Master Plan, adopted 2003](#)

[Water System Master Plan, adopted 2004](#)

[Wastewater Master Plan, updated 2009](#)

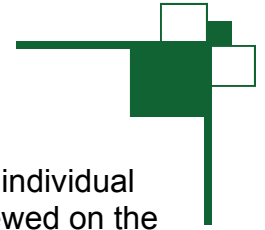
[Watershed Management Plan, adopted 2006](#)

[Transportation Master Plan, updated 2010](#)

[Original Town Neighborhood Plan, adopted 2009](#)

[Regional Multi-Hazard Mitigation Plan, adopted 2010](#)

Adopted Reference Maps



On the following pages are several maps that provide valuable information to the user of the GMP and any individual interested in purchasing and/or developing property within the City. Full size copies of the maps can be viewed on the City website at www.raymore.com/gmp or at the Raymore City Hall.

The **Future Land Use Plan Map** is an official component of the Growth Management Plan and represents the desires of the Commission regarding how land should be utilized in the future.

The **Street Classification Map** is formally adopted as part of the Transportation Master Plan and is included herein for reference purposes for new developments being proposed and for any future road improvements.

The **Sewer Allocation Map** is included to illustrate the boundaries of any sewer district that has been formed which impacts costs associated with development in properties included within the district boundaries.

The **Tax Districts Map** is included to illustrate those properties included in a special tax district. Properties included in one of the districts would be subject to the special assessment, tax levies, or tax redistributions applicable to that specific district.

The **Open Space and Linkage Plan** is formally adopted as part of the Parks and Recreation Strategic Implementation Plan and is included to identify trail segments or parks that are planned for the future and may be required to be incorporated into a proposed development plan or project, specifically through a land dedication requirement.

Future Land Use Map

The Future Land Use Plan Map is a component of the Growth Management Plan that establishes a land use pattern by using generalized land use categories. The Future Land Use Plan Map should not be treated as the exact blueprint for future developments. Its main purpose is to demonstrate the community's desire for the future in terms of how land uses should be related to one another. The Future Land Use Plan Map is not a mandate for individual developments, but rather used as a tool for planners, developers and decision makers when they think about how different land uses should be related to one another and how integration and balance can be accomplished. The map should be referenced when land use applications are considered, just as the goals and objectives contained in the plan should be considered.

Land Use Categories

Low Density Residential

Single family residences characterize low density residential land use. This typically takes the form of detached homes.

Moderate Density Residential

Two-family buildings characterize moderate density residential land use. This typically takes the form of duplexes. This land use often buffers low-density land use from higher density land uses.

High Density Residential

Attached single-family (townhomes) and multi-family buildings characterize high density residential land use. This district is often located close to arterial roadways and can serve as a buffer between lower density residential and commercial districts.

Public

Schools, public buildings and city property characterize public land use.

Commercial

Areas most appropriate for retail uses, offices, and most commercial businesses are designated in this category.

Business Park

This category allows for a mix of commercial and light industrial uses. This land use is located along arterial roadways

Industrial

These areas are intended for manufacturing, warehouses, and service industry businesses.

Parks

These areas identify City parks, including active and passive park areas.

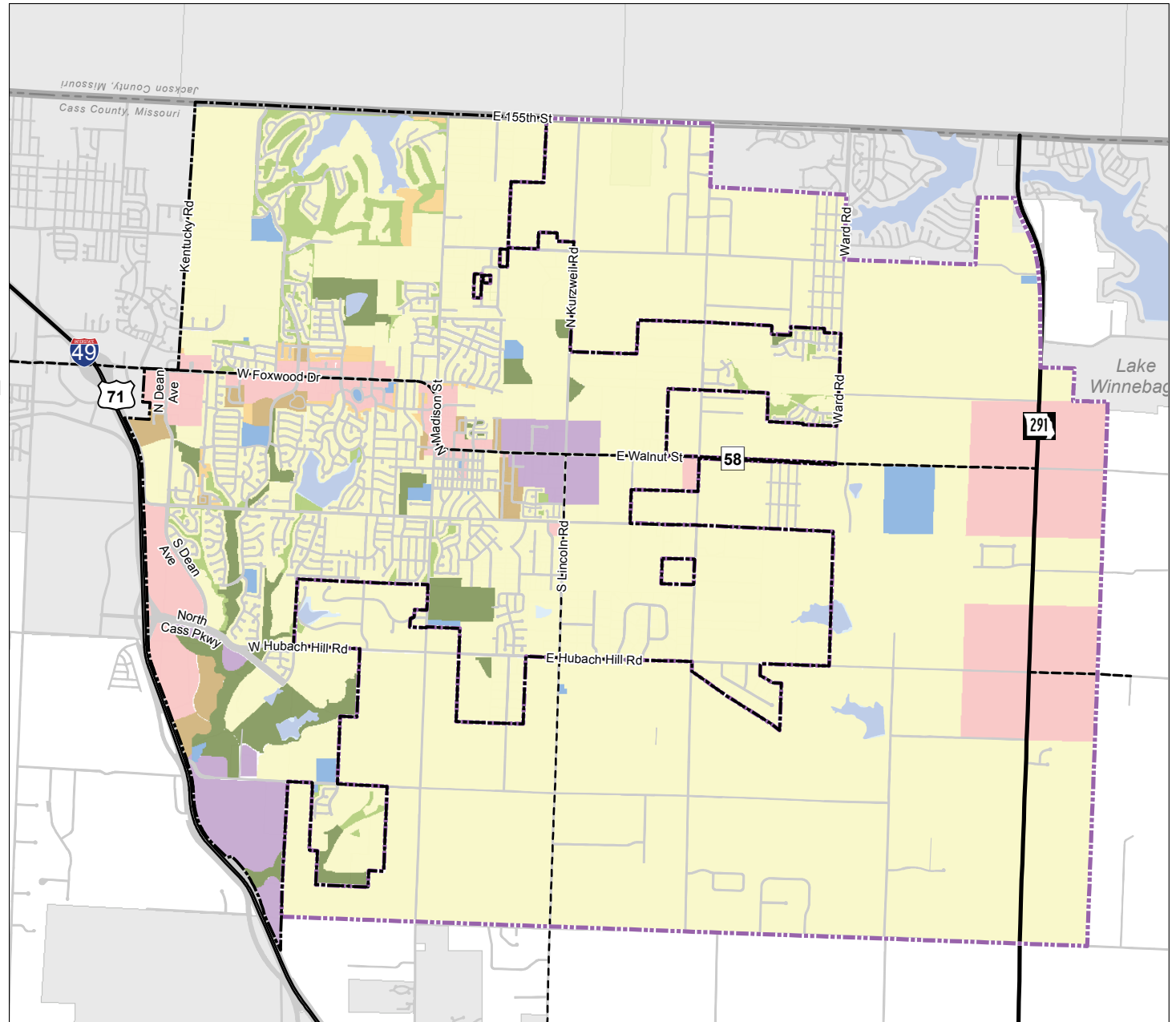
Open Space

These areas identify private dedicated open space.

Legend

Future Land Use

- Business Park
 - Commercial
 - Industrial
 - Open Space
 - Parks
 - Water
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Public
-
- Annexation Intention Area
 - Raymore, MO
 - Other Incorporations



Future Land Use Map

City of Raymore, Missouri

Future Land Use Plan Map

Adoption Date : March 19, 2013



Street Classification Map



The Transportation Master Plan was initially adopted in March of 2006 and updated in January of 2010. The street classification map is an important component of the plan, illustrating the ultimate build-out of the street network for the City.

Five street classifications have been developed for Raymore. Typical sections for each classification are included in the Transportation Plan.

- **Major Arterial:** Roadway that is of regional importance and is intended to serve high volumes of traffic traveling relatively long distances. A major arterial is intended to primarily serve through traffic, and access is controlled.
- **Minor Arterial:** Roadway that is similar in function to major arterials, but operates under lower traffic volumes, serves trips of shorter distances, and provides a higher degree of property access than major arterials.
- **Major Collector:** Roadway that provides for traffic movement between arterials and local streets and carries moderate traffic volumes over moderate distances. Collectors may also provide direct access to abutting properties except individual residences.
- **Minor Collector:** Roadway that is similar in function to a major collector, but carries lower traffic volumes over shorter distances and has a higher degree of property access.
- **Local:** Roadway that is intended to provide access to abutting properties, tends to accommodate lower traffic volumes, serves short trips, and provides connection to collector streets.

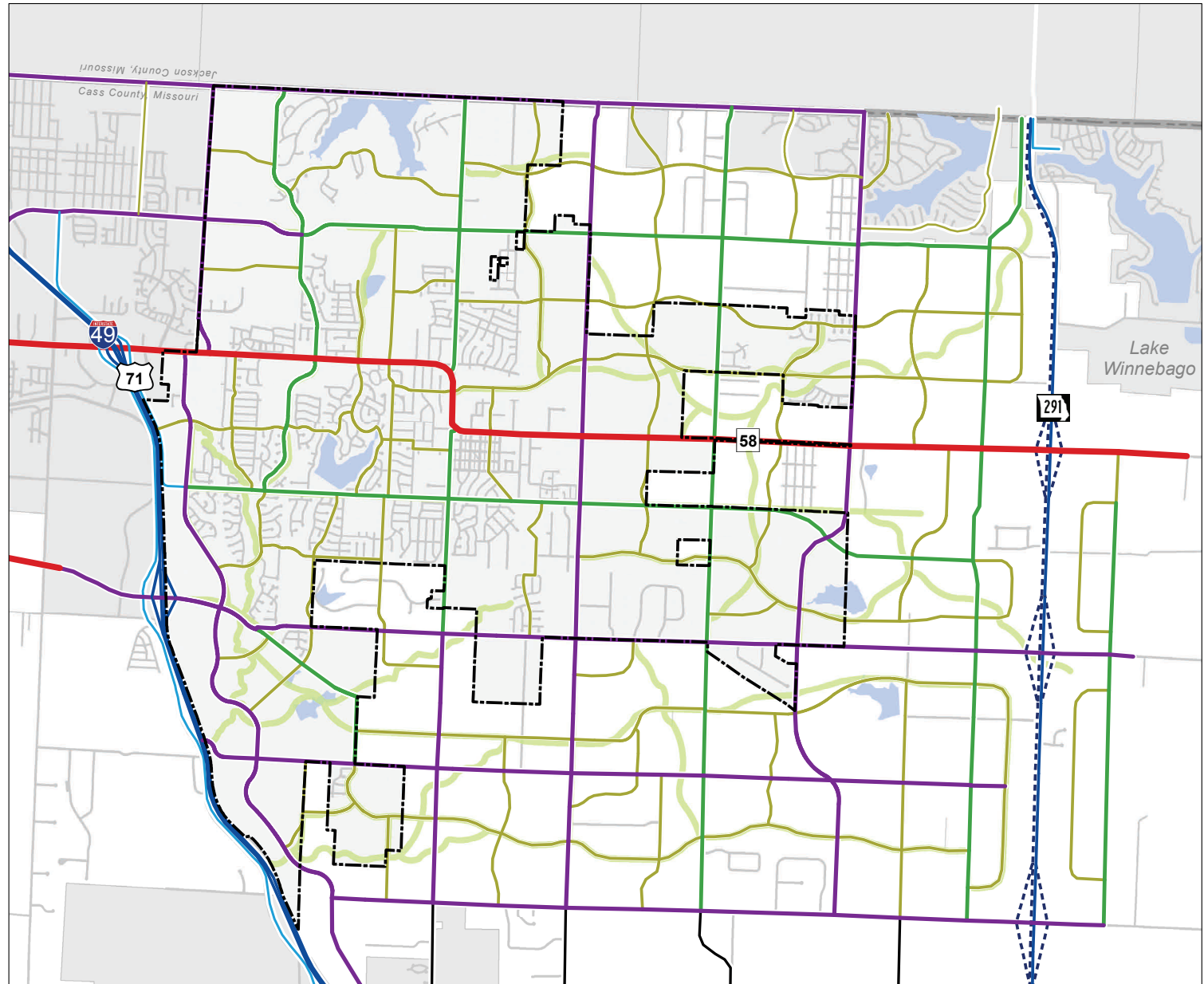
Legend

Street Class

- Expressway
- Major Arterial
- Major Collector
- Minor Arterial
- Minor Collector
- Frontage Road
- Park Greenways

Base Layers

- Raymore, MO
- Other Incorporations



Street Classification Map

City of Raymore, Missouri

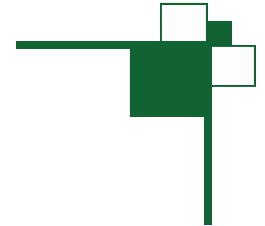
Transportation Plan Map

Revision Date: 01/25/2010

Map reflects the classification of existing and proposed streets at final design. Some of the identified street segments have not been built yet, while other street segments have not been constructed to the final design standard.



Sewer Allocation Map







The sewer allocation map identifies the location of private sewer districts within the City of Raymore and its annexation intention areas. Private sewer districts are formed to equitably distribute the costs of a major sewer Infrastructure improvement over benefitted properties. Property within the identified sewer districts are assessed a sewer connection fee in addition to the fee assessed by the City of Raymore.

Raymore-Peculiar School District Interceptor Sewer District

This district requires properties within the district desiring to connect to the interceptor line to pay a proportional amount to reimburse the initial constructor of the interceptor line, the Raymore-Peculiar School District (in addition to the standard city connection fee) to utilize the interceptor sewer line. This fee is paid prior to the connection of the sewer line.

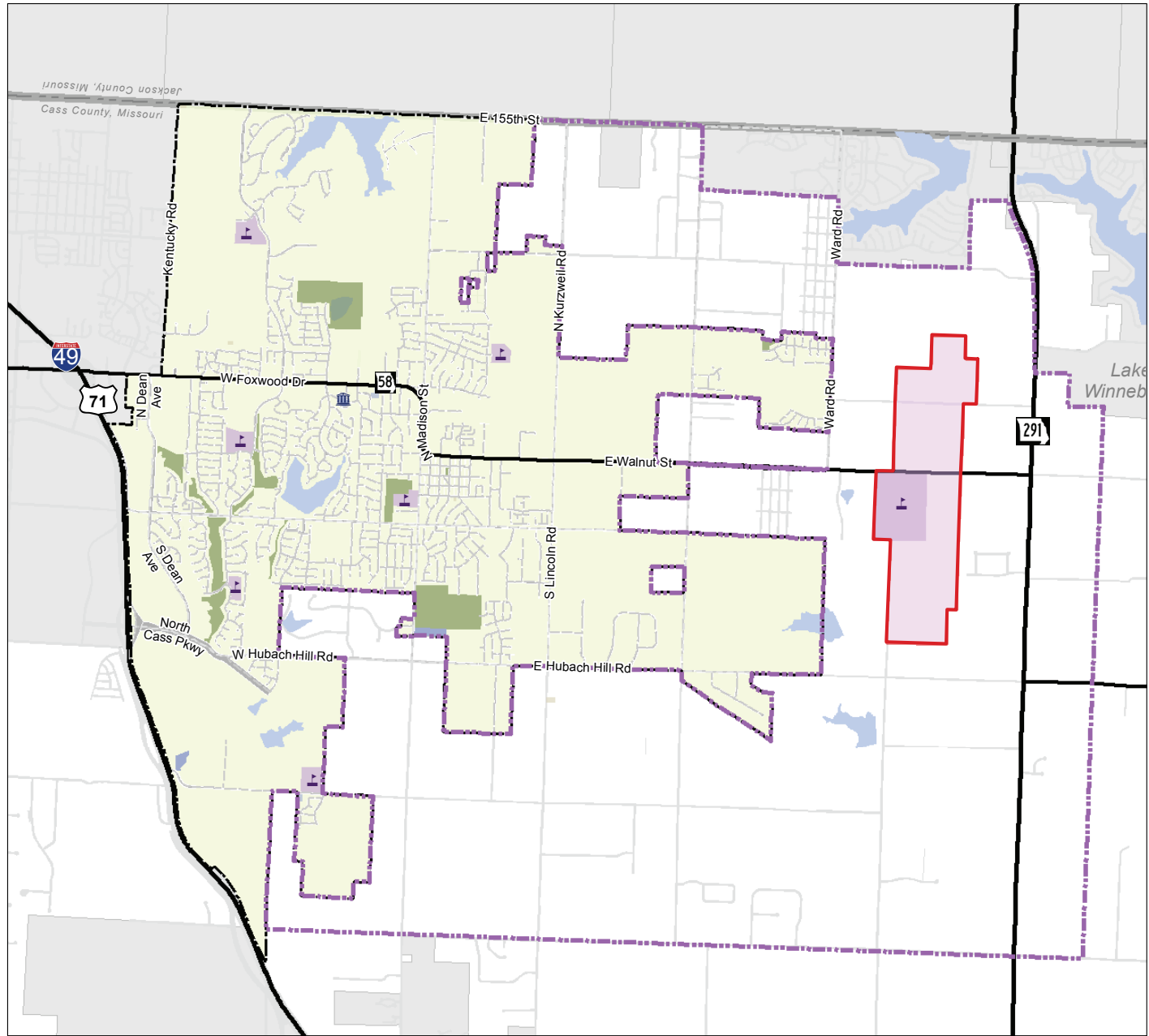
Legend

Sewer Allocation Districts

-  Raymore-Peculiar School District Interceptor Sewer District
-  Annexation Intention Area
-  Incorporated Raymore
-  Other Incorporations

1

Raymore- Peculiar School District Interceptor Sewer District requires properties within the district desiring to connect to the interceptor line to pay a sewer connection fee (in addition to the standard city connection fee) to utilize the interceptor sewer line. This fee is paid prior to the connection of the sewer line. (Ordinance 29009)



Sewer Allocation Districts Map

Tax Districts Map

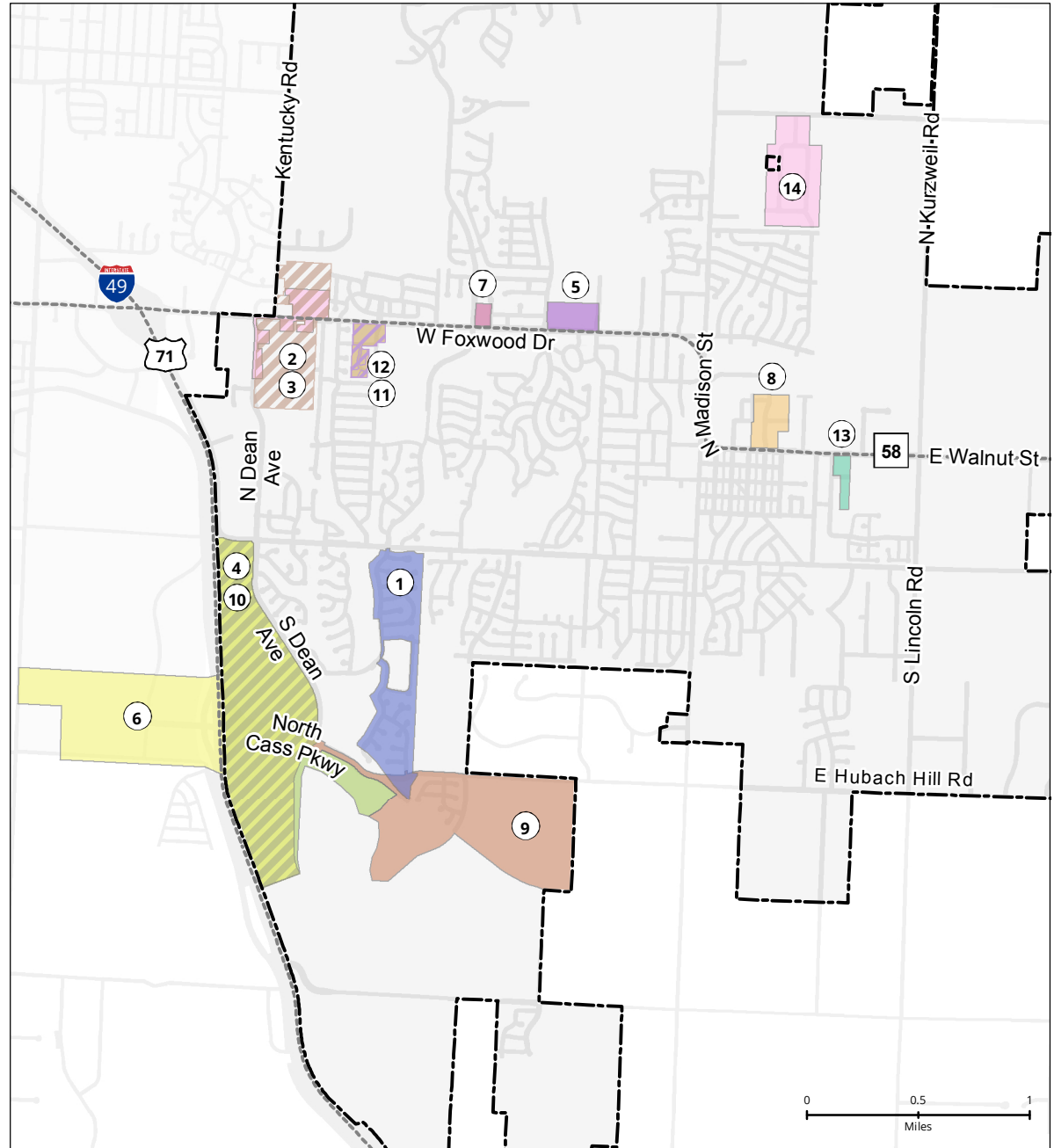


The Tax District Map identifies the location of special tax districts within the City of Raymore and surrounding area. These districts represent properties that are subject to special assessments, tax levies, or tax redistributions that help finance public facilities or improvements. Districts that may be included on this map are:

- Tax Increment Finance Districts
- Community Improvement Districts
- Neighborhood Improvement Districts
- Transportation Development Districts

Legend

- 1** STONEGATE C.I.D.
Bill 1434 Ordinance 21049, Approved on 08/13/01
- 2** RAYMORE GALLERIA C.I.D.
Bill 2785 Ordinance 2012-055, Approved on 07/23/12
- 3** 58 HIGHWAY WEST REDEVELOPMENT T.I.F. AREA
Bill 1818 Ordinance 25012, Approved 01/24/05
- 4** GOOD RANCH REDEVELOPMENT T.I.F. AREA
Bill 1985 Ordinance 26047, Approved on 05/08/06
- 5** 58 HIGHWAY REGIONAL MARKET CENTER C.I.D.
Bill 2026 Ordinance 26089, Approved on 08/28/06
- 6** THE BELTON /RAYMORE INTERCHANGE T.D.D.
Approved by Cass County Circuit Court on 10/30/06
- 7** FOXRIDGE C.I.D.
Bill 2078 Ordinance 27000, Approved 01/08/07
- 8** JETER FARM C.I.D.
Bill 2226 Ordinance 28002, Approved 01/28/08
- 9** HUBACH HILL RD & N CASS PKWY C.I.D.
Bill 2278 Ordinance 28055, Approved 06/23/08
- 10** HUBACH HILL RD & N CASS PKWY T.D.D.
Approved by Cass County Circuit Court on 08/25/08
- 11** FOXWOOD VILLAGE SHOPS C.I.D.
Bill 2336 Ordinance 28112, Approved on 11/24/08
- 12** FOXWOOD VILLAGE SHOPS T.I.F.
Bill 2361 Ordinance 29007, Approved on 01/26/09
- 13** EAST GATEWAY T.D.D.
Approved by Cass County Circuit Court on 08/14/09
- 14** WILLOW HILLS N.I.D.
Approved by Cass County Circuit Court on 07/23/07



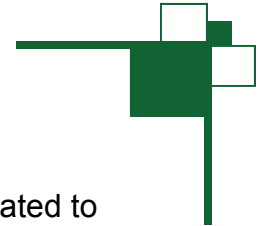
City of Raymore, Missouri

Tax Districts Map

Adoption Date : March 19, 2013



Open Space and Linkage Plan Map





The Open Space and Linkage Plan Map identifies where future parks and recreation facilities should be located to meet the level of service goals in the Parks and Recreation Strategic Implementation Plan. The Parks and Recreation Board should take into consideration the future park locations identified on the map when making recommendations regarding the fulfillment of the parkland dedication requirements.



Regional parks are defined as properties up to 200 acres in size that will serve the entire Raymore community. Neighborhood parks are defined as properties between one and ten acres that will primarily serve the surrounding residential areas.

The Open Space and Linkage Map also identifies an interconnected system of greenways throughout the City. Greenways should provide connections for pedestrians and cyclists between recreation areas, public facilities, and neighborhoods. The identified greenways often follow planned transportation routes or stream corridors. Greenways should also provide connections between Raymore and adjacent communities and tie into the regional green infrastructure system.





Legend

-  Regional Park
-  Neighborhood Park


Greenway

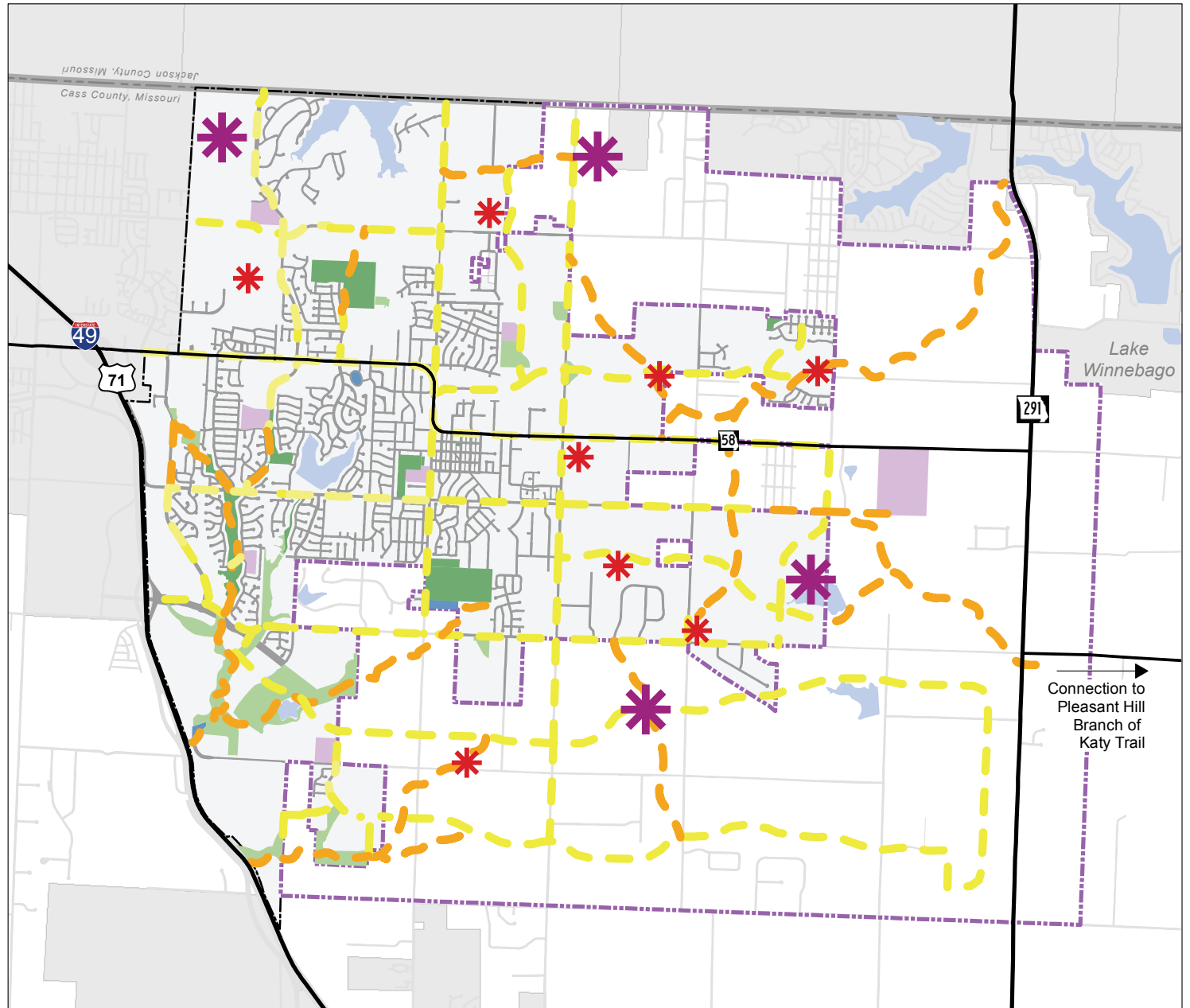
-  Off Street
-  Along Street

Public Lands

-  Dedicated Park
-  Planned Park
-  Public
-  School

Boundaries

-  Annexation Area



City of Raymore, Missouri

Open Space & Linkage Plan

Adoption Date : October 5, 2010

