



# RAYMORE PLANNING AND ZONING COMMISSION AGENDA

**Tuesday, February 5, 2019 - 7:00 p.m.**

City Hall Council Chambers  
100 Municipal Circle  
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
  - a. Approval of Minutes from January 15, 2019 meeting
  - b. Case #19001 - Cunningham at Creekmoor Third Final Plat
6. Unfinished Business - None
7. New Business
  - a. Case #18028 - Dean Commercial Plat - South of 58 Highway, west of Fox Ridge Drive  
*(public hearing)*
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

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

# 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 Community Development 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. 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.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. 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. Applicant 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, JANUARY 15, 2019**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, ERIC BOWIE (arrived at 7:06 p.m.), MARIO URQUILLA, JIM PETERMANN, MELODIE ARMSTRONG, AND CHARLES CRAIN. ABSENT WERE MATTHEW WIGGINS AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**

a. **Approval of minutes of December 18, 2018 meeting**

**Motion by Commissioner Urquilla, Seconded by Commissioner Armstrong to accept the consent agenda as presented.**

**Vote on Motion:**

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

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

6. **Unfinished Business - None**
7. **New Business -**

**A. Case #18028 - Dean Commercial Plat - South of 58 Highway, west of Fox Ridge Drive (public hearing)**

Steve Warger, project engineer, appeared representing the property owner. He indicated the traffic study is not yet completed and it is required as part of the application.

Associate Planner David Gress indicated staff is waiting on submittal of the traffic study and requests the case and public hearing be continued to the February 5, 2019 meeting of the Commission.

*Chairman Faulkner opened the public hearing at 7:06 p.m.*

Steve Warger, project engineer, stated the traffic engineer has indicated the report is almost finished.

Commissioner Bowie arrived at 7:06 p.m.

*Chairman Faulkner indicated there is a request to continue the public hearing to the February 5, 2019 meeting of the Commission.*

**Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to continue Case #18028 to the February 5, 2019 Commission meeting and to keep the public hearing open.**

**Vote on Motion:**

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

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

**8. City Council Report**

Mr. Zerr provided an overview of the January 14, 2019 meeting of the City Council.

**9. Staff Report**

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission.

Mr. Gress invited discussion amongst the Commission to select one Commissioner to attend the 2019 American Planning Association national conference in San Francisco.

Mr. Gress provided an update on the status of 155th Street project and Hawk Ridge Park projects.

**10. Public Comment**

Sarah Gaston, 530 N. Foxridge Drive, requested consideration by the City of urban chickens on smaller residential lots. She has been working to raise awareness on the topic. Ms. Gaston provided information to the Commission regarding the keeping of chickens. She reviewed several myths related to the keeping of chickens.

Chairman Faulkner asked if staff completed a previous study on the topic.

Commissioner Crain stated an intern produced a report on the topic 3 or 4 years ago.

Mr. Gress stated staff has recently completed research on the topic for a council member. He indicated future discussion can occur as part of the annual review of the UDC or the Commission could direct staff now to complete research on the topic.

Commissioner Urquilla commented that there was a recent amendment that allowed chickens on property that is zoned R-1 of at least 3 acres in size.

Chairman Faulkner stated the Commission took a cautious step forward with the last amendment.

Commissioner Crain stated he has dealt with chickens in his neighborhood for a long time. He commented that the recent amendment took a small step forward and felt the commission should consider the topic again.

Chairman Faulkner commented that citizens appear somewhat polarized on the issue.

Commissioner Urquilla thought some of the concern was focused on maintenance of the chicken coops and the impacts on the neighborhood. He remembered that the Commission took a small step forward while keeping the option open to revisit the topic at a later date.

Commissioner Armstrong commented that another concern dealt with predators. She stated a positive of continuing discussion on the topic was to increase awareness of the positive aspects of keeping chickens. She felt Raymore is on the slow end of adopting provisions regarding the keeping of chickens.

Commissioner Urquilla stated he was comfortable with discussing the topic again.

City Attorney Jonathan Zerr commented that at a recent work session held by the City Council there was discussion on adding a question on the upcoming ETC survey regarding the topic.

Mr. Gress commented that the Commission can request research on a topic or a code change at any time.

Commissioner Bowie asked if staff could include as part of its research any complaints or concerns that have been made.

Commissioner Armstrong asked if staff could provide information on complaints on animal predators.

Commissioner Urquilla requested staff to complete research on the keeping of chickens and provide a report back that includes results from the ETC survey.

Sarah Gaston commented that the ETC survey is limited as only 600 responses will be gathered and there will not be a completely separate question on chickens on the survey.

Commissioner Armstrong asked if the City had any additional concerns about the keeping of chickens and could those concerns be included in their research.

## **11. Commission Member Comment**

Commissioner Urquilla stated he would be interested in attending the APA conference.

Commissioner Fizer stated the APA conference is a great conference and is interested if no one else can go.

Commissioner Armstrong stated she will plan to go to the conference, but may just do it on her own.

## **12. Adjournment**

**Motion by Commissioner Bowie, Seconded by Commissioner Urquilla, to adjourn the January 15, 2019 Planning and Zoning Commission meeting.**

### **Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Absent

Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Absent

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

The January 15, 2019 meeting adjourned at 7:48 p.m.

Respectfully submitted,

Jim Cadoret

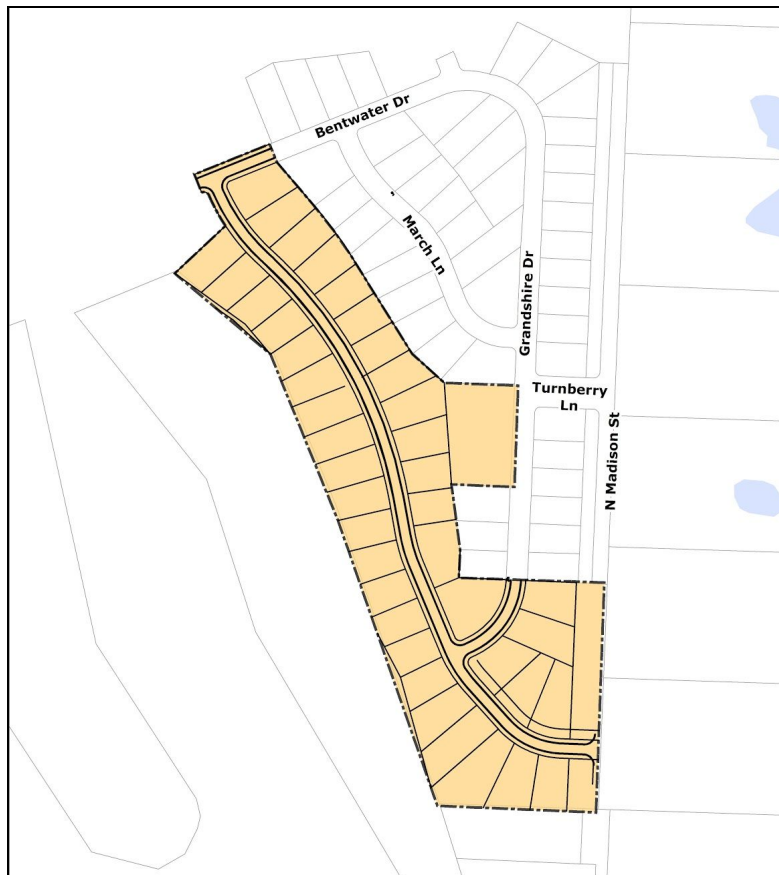


**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** February 5, 2019  
**Re:** Case #19001: Cunningham at Creekmoor 3rd Final Plat - Lots 47 thru 86 and Tracts C, D, E, F, G & H

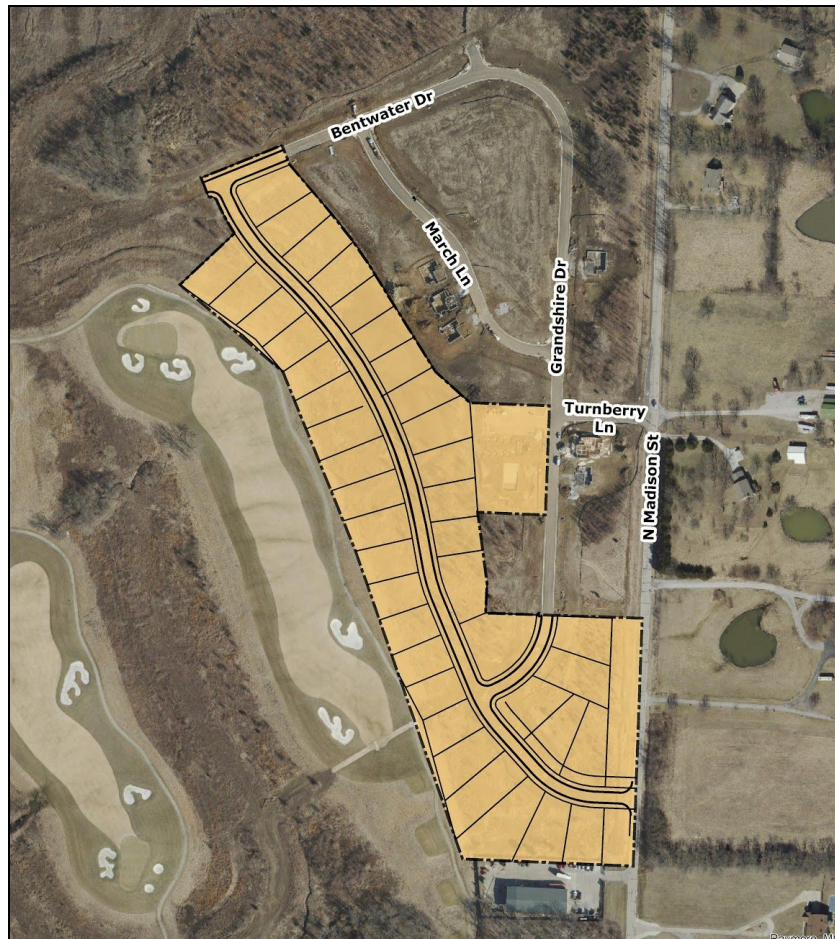
**GENERAL INFORMATION**

**Applicant/  
Property Owner:** Cooper Land Development, Inc.  
903 N. 47<sup>th</sup> Street  
Rogers, AR 72756

**Property Location:** Creekmoor Drive and Hillswick Lane



**2016 Aerial Photograph:**



**Existing Zoning:** "PUD" Planned Unit Development

**Existing Surrounding Zoning:** **North:** "PUD" Planned Unit Development  
**South:** "PUD" Planned Unit Development  
**East:** "RE" Rural Estate  
**West:** "PUD" Planned Unit Development

**Existing Surrounding Uses:** **North:** Single Family Residential  
**South:** Golf Course maintenance facility  
**East:** Single Family Residential  
**West:** Golf Course

**Total Tract Size:** 16.67 acres

**Total Number of Lots:** 40 Lots; 6 Tracts

**Density – units per Acre:** 3.36



**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 Bentwater Drive, Grandshire Drive, and Portsmouth Lane as local roads

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

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

## **PROPOSAL**

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for *Cunningham at Creekmoor 3rd Final Plat - Lots 47 thru 86 and Tracts C, D, E, F, G & H*

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

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

1. The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. The Cunningham at Creekmoor 2nd Plat, located to the north, was approved by the City Council on July 10, 2017.
3. The site plan for the community pool, located in Tract C, was approved by the Planning Commission on October 3, 2017

## **ENGINEERING DIVISION COMMENTS**

In its attached memorandum the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

## **STAFF COMMENTS**

1. The current bulk and dimensional standards for the "PUD" Planned Unit Development Residential District zoning classification for the property is provided below:

Requirements	
<b>Minimum Lot Area</b>	
per lot	8,400 sq ft
per dwelling unit	8,400 sq ft
<b>Minimum Lot Width (ft.)</b>	70 feet; 30 cul-de-sac lot
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	25
rear	25
side; exterior	20
side; interior	7.5
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	30

2. The site plan for the community pool, located in Tract C, was approved by the Planning Commission on October 3, 2017
3. A grading permit has been issued, allowing site work to commence on the subdivision phase. These permits can be issued prior to final plat approval if a valid preliminary plat exists and the Public Works Director has approved the plans.

## STAFF PROPOSED FINDINGS OF FACT

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

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

The proposed final plat, including street names and road alignments are substantially the same as the approved preliminary plat.

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

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

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

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

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	February 5, 2019	February 11, 2019	February 25, 2019

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19001 Cunningham at Creekmoor 3rd Final Plat to the City Council with a recommendation of approval subject to the following conditions:

1. The applicant shall submit a revised plat and construction drawings with coordinating Lot numbers.
2. The final plat shall correctly identify which lots are to be served by the Low Pressure Sewer System/Grinder Pump.

**To:** Planning and Zoning Commission

**From:** Department of Public Works

**Date:** January 28, 2019

**RE:** Cunningham 3rd (Final Plat)

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The Public Works and Engineering Department has reviewed the application for Cunningham 3rd, and offers the following comments:

**Project Location:** The development phase is located in Creekmoor along Madison St and 155th street. It is in the northeast portion of the development.

**Impacts on Transportation System(s):** Access to the phase will be served by a connection to Madison Street. The current roadway network is sufficient for the development phase.

**Adequate Public Facilities:**

**Sanitary Sewer System** - The project will be served by an existing gravity sewer that has manholes on each street in the phase. The plat will also include a force main where gravity flow cannot be achieved.

**Water System** - The project is served by extending existing water mains. There is sufficient flow for the phase of the development.

**Storm Water System/Water Quality** - Stormwater will be collected onsite in the lake. The plans call for all water quality standards to be met.

**Summary:** The Public Works department has determined that the plans and specifications comply with the standards adopted by the City of Raymore with the above recommendations and that the existing facilities are of adequate size and capacity to support the proposed development.

# CUNNINGHAM AT CREEKMOOR- 3RD PLAT

## LOTS 47 THROUGH 86, AND TRACTS C, D, E, F, G AND H

A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI, SECTION 4, TOWNSHIP 46 N, RANGE 32 W

### NOTES CONSTITUTING A PART OF THIS PLAT TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

#### PLAT DEDICATION:

COOPER LAND DEVELOPMENT, INC. ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

"CUNNINGHAM AT CREEKMOOR - 3RD PLAT - LOTS 47 THROUGH 86 AND TRACTS C, D, E, F, G AND H"

#### COVENANTS AND RESTRICTIONS:

AT 1:44 O'CLOCK P.M. ON SEPTEMBER 8, 2004, THE DEVELOPER, JOINED BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI ("DCR") WITH PROTECTIVE COVENANTS ATTACHED THERETO AS EXHIBIT 1 AND FORMING A PART OF SAID DCR ("PROTECTIVE COVENANTS"), WHICH DCR WAS DATED AUGUST 24, 2004 AND THERE RECORDED IN BOOK 2493 AT PAGE 70 ET SEQ.; AND WHICH PROTECTIVE COVENANTS WERE AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI ("PROTECTIVE COVENANTS AMENDMENT") RECORDED ON OCTOBER 3, 2006 IN DEED BOOK 02883, PAGE 0157 AT FILE NUMBER 369902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI; AND WHICH DCR WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, CITY OF RAYMORE, CASS COUNTY, MISSOURI, DATED AUGUST 19, 2016 AND FILED FOR RECORD ON AUGUST 24, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, AND IS THERE RECORDED IN DEED BOOK 4038, PAGE 141 ("FIRST AMENDMENT TO DCR") (THE DCR, PROTECTIVE COVENANTS, PROTECTIVE COVENANTS AMENDMENT AND FIRST AMENDMENT TO DCR ARE HERINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"). THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, THE DECLARATION AND THE SUPPLEMENTAL DECLARATION IN THEIR ENTIRETIES ARE BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATIONS AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT IN AS TO THE PROVISIONS HEREIN CONTAINED.

#### STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

#### EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC., AND TO COOPER LAND DEVELOPMENT, INC. TO LOCATE, CONSTRUCT, OPERATE, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF POLES, WIRES, ANCHORS, PIPES, CONDUITS, TRANSFORMERS, PEDESTALS, AND/OR STRUCTURES FOR WATER, GAS, ELECTRICITY, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "UIE" AND/OR TRACTS JJ, KK, AND LL. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "DIE", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

#### BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID, UNLESS SHOWN OTHERWISE ON THE PLAT. ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE XII OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

#### COMMON PROPERTY:

THE COMMON PROPERTIES REFLECTED UPON THIS PLAT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC. MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DECLARATION AFORESAID.

#### RESERVED PROPERTIES:

RESERVED PROPERTIES REFLECTED UPON THIS PLAT ARE NOT A PART OF THIS PLAT OR A PART OF THE AFORESAID DECLARATION AND ARE SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

#### SIDEWALKS:

THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:

- (a) 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
- (b) IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

#### USE RESTRICTION:

ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

#### NOTICE OF NON-APPLICABILITY:

DEVELOPER EXECUTED ON AUGUST 24, 2004, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 CREEKMOOR PLANNED UNIT DEVELOPMENT, WHICH SUPPLEMENTAL DECLARATION WAS FILED FOR RECORD AT 2:12 P.M. ON SEPTEMBER 8, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI; IS THERE RECORDED IN DEED BOOK 2493, PAGE 72, ET SEQ., AND THEREBY CREATED THE WESTBROOK VILLAS AT CREEKMOOR AREA; SAID SUPPLEMENTAL DECLARATION IS HERINAFTER REFERRED TO AS THE ("WESTBROOK VILLAS SUPPLEMENTAL DECLARATION"). SAID WESTBROOK VILLAS SUPPLEMENTAL DECLARATION WAS FILED CONTEMPORANEOUSLY WITH THE FILING OF A PLAT OF WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 ON SEPTEMBER 8, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI IN BOOK 18 AT PAGE 89. IT IS EXPRESSLY NOTED THAT NEITHER THE TERMS NOR CONDITIONS OF THE WESTBROOK VILLAS SUPPLEMENTAL DECLARATION NOR THE WESTBROOK VILLAS AT CREEKMOOR LOTS 1 THRU 24 APPLY TO THE WESTBROOK AT CREEKMOOR - THIRTEENTH PLAT - LOTS 336 THROUGH 340, LOTS 363, 364, 369, AND 370, AND TRACTS JJ, KK AND LL OR TO THE SUPPLEMENTAL DECLARATION FOR WESTBROOK AT CREEKMOOR - THIRTEENTH PLAT - LOTS 336 THROUGH 340, LOTS 363, 364, 369, AND 370, AND TRACTS JJ, KK AND LL.

#### LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:

THE CREEKMOOR PLANNED UNIT DEVELOPMENT ("DEVELOPMENT") WILL BE SERVED BY A CENTRAL SEWER SYSTEM. THE CENTRAL SEWAGE DISPOSAL SYSTEM IN THE DEVELOPMENT WILL EMPLOY BOTH A GRAVITY FLOW METHOD AND A LOW PRESSURE GRINDER PUMP METHOD OF SEWAGE COLLECTION AND TRANSMISSION.

THE SERVING OF ANY LOT IN THE DEVELOPMENT BY THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM REQUIRES INSTALLATION BY THE ASSOCIATION OF A PUMP TANK, GRINDER PUMP, AND ASSOCIATED PLUMBING AND ELECTRICAL HARDWARE (COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM") ON THE APPLICABLE LOT AT THE TIME OF INITIAL RESIDENCE CONSTRUCTION.

IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNER'S OR BUILDER'S EXPENSE: (AA) PROVIDE A SOURCE OF ELECTRICITY FROM THE RESIDENCE WIRING TO OUTSIDE THE MAIN WALL OF THE RESIDENCE WHERE THE PUMP INSTALLER MAY CONNECT ELECTRICITY TO THE GRINDER PUMP WIRING; AND (BB) EXTEND THE PLUMBING OF THE RESIDENCE OUTSIDE THE MAIN WALL OF THE RESIDENCE FOR CONNECTION TO THE PUMP TANK PROVIDED BY THE ASSOCIATION, THE COSTS OF SUCH INITIAL INSTALLATIONS INCURRED BY THE ASSOCIATION SHALL BE BORNE BY ALL CREEKMOOR OWNERS THROUGH GENERAL ASSESSMENTS LEVIED BY THE ASSOCIATION UNLESS AND UNTIL THE BOARD OF DIRECTORS OF THE ASSOCIATION ("BOARD") SHALL, BY RESOLUTION, OTHERWISE ELECT ANOTHER METHOD OR METHODS TO FUND SUCH COSTS.

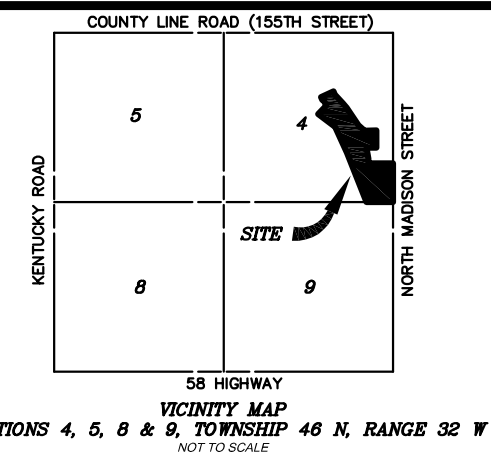
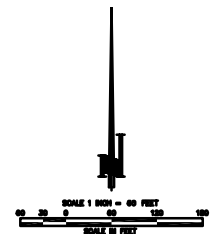
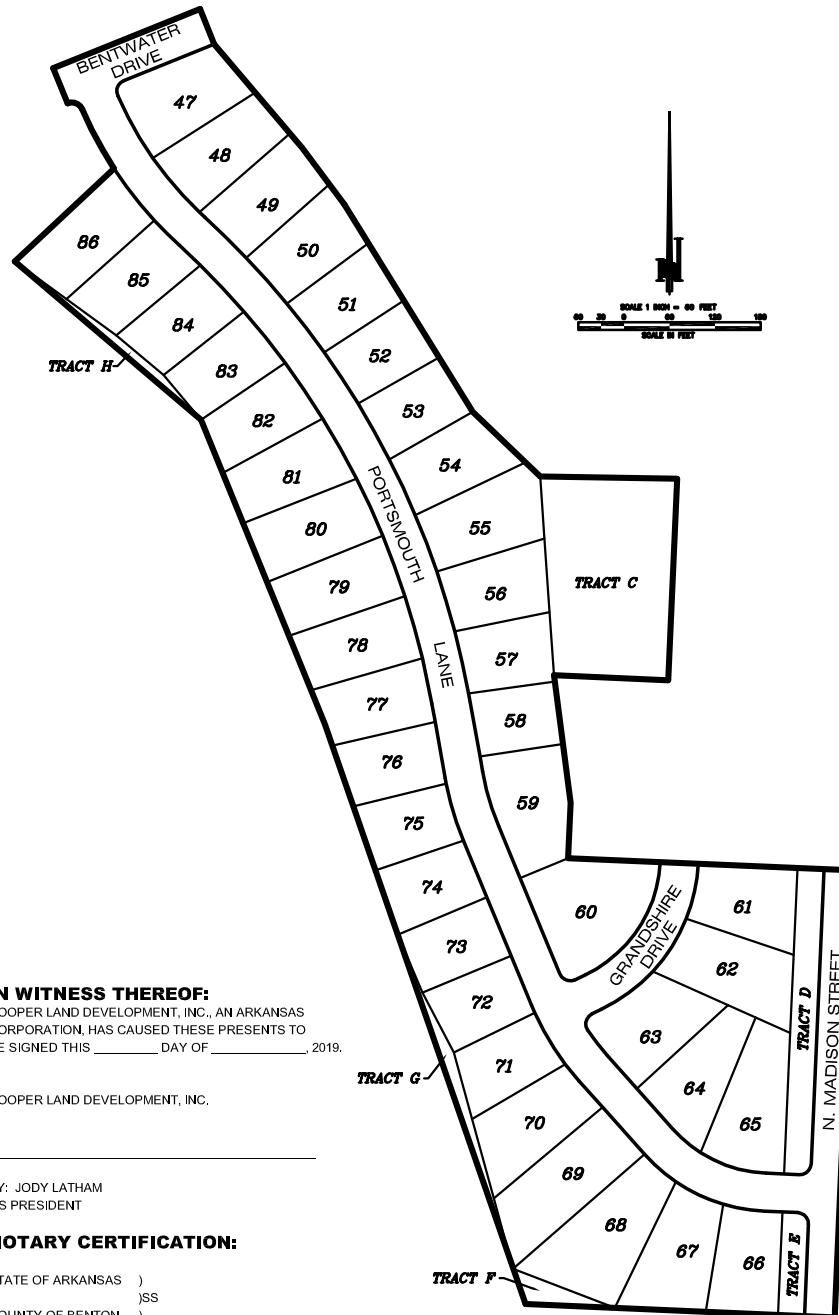
THE OWNER UPON WHOSE LOT THE GRINDER SYSTEM IS INSTALLED WILL OWN THE GRINDER SYSTEM, ONCE INSTALLED, AND AS INSTALLED SUCH GRINDER SYSTEMS SHALL NOT CONSTITUTE COMMON PROPERTY.

THE ASSOCIATION SHALL THEREAFTER BE RESPONSIBLE, ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER, FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE INSTALLED AND SHALL THEREAFTER MAINTAIN, REPAIR AND, IF NECESSARY, REPLACE, UTILIZING IN DOING SO ANY INSTALLATION OR EQUIPMENT WARRANTIES WHICH MAY EXIST, THE GRINDER SYSTEM, ALL OF WHICH SHALL OCCUR AT THE EXPENSE OF THE APPLICABLE OWNER. THE ASSOCIATION SHALL PAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, ALL COSTS OF THE GRINDER SYSTEMS MAINTENANCE, REPAIR AND, IF NECESSARY, REPLACEMENT, AND MAY ASSESS ALL SUCH COSTS TO THE OWNER AS A SPECIFIC ASSESSMENT OR, IN THE BOARD'S DISCRETION AND AS THE BOARD DEEMS APPROPRIATE, OTHERWISE COLLECT SUCH COSTS FROM THE APPLICABLE OWNER BY ANY OTHER METHOD THE BOARD MAY DETERMINE.

PROMPT AND FULL REIMBURSEMENT OF THE ASSOCIATION, PURSUANT TO SUCH ASSESSMENT OR OTHER METHOD OF COLLECTION, OF ALL COSTS OF GRINDER SYSTEM MAINTENANCE, REPAIR AND REPLACEMENT UPON A LOT SHALL BE THE APPLICABLE OWNER'S INDIVIDUAL RESPONSIBILITY AND SOLE EXPENSE. SUCH OWNER'S FAILURE TO REIMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS UPON THE APPLICABLE LOT OR LOTS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION AND/OR TO PURSUE ANY OTHER LEGAL AND EQUITABLE REMEDY AVAILABLE UNDER APPLICABLE LAW.

THE ASSOCIATION AND ITS DESIGNATED AGENTS OR EMPLOYEES SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OR OTHER PARCEL OF LAND TO PERFORM THOSE ACTS NECESSARY FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF THE ON-LOT GRINDER SYSTEMS.

**NOTE:** NONE OF THE LOTS ON THIS PLAT IS TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM.



PROPERTY DESCRIPTION, CUNNINGHAM AT CREEKMOOR - 3RD PLAT - LOTS 47 THROUGH 86, AND TRACTS C, D, E, F, G AND H:

ALL THAT PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF CUNNINGHAM AT CREEKMOOR - SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; SAID POINT BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 2°29'41" WEST, ALONG SAID EAST LINE, A DISTANCE OF 580.81 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 2°29'43" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 8.61 FEET TO THE NORTHEAST CORNER OF THE PLAT OF MAINTENANCE FACILITY AT CREEKMOOR LOT 1, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 87°30'18" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 407.91 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 19°03'33" WEST, A DISTANCE OF 808.42 FEET; THENCE NORTH 22°09'41" WEST, A DISTANCE OF 432.58 FEET; THENCE NORTH 49°38'41" WEST, A DISTANCE OF 322.15 FEET; THENCE NORTH 48°52'38" EAST, A DISTANCE OF 179.27 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 33°04'38" WEST, A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 9°40'48", FOR AN ARC LENGTH OF 88.70 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°32'53", FOR AN ARC LENGTH OF 23.18 FEET; THENCE NORTH 21°56'44" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 68°03'16" EAST, A DISTANCE OF 208.40 FEET TO A POINT ON THE WESTERLY LINE OF SAID PLAT OF CUNNINGHAM AT CREEKMOOR - SECOND PLAT; THENCE SOUTH 21°56'44" EAST, THIS AND SUBSEQUENT COURSES FOLLOWING SAID WESTERLY PLAT LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 40°16'08" EAST, A DISTANCE OF 179.30 FEET; THENCE SOUTH 36°45'39" EAST, A DISTANCE OF 92.92 FEET; THENCE SOUTH 31°43'29" EAST, A DISTANCE OF 321.16 FEET; THENCE SOUTH 46°16'08" EAST, A DISTANCE OF 123.27 FEET; THENCE SOUTH 89°05'34" EAST, A DISTANCE OF 180.13 FEET; THENCE SOUTH 2°29'41" WEST, A DISTANCE OF 265.66 FEET; THENCE NORTH 87°30'19" WEST, A DISTANCE OF 150.89 FEET; THENCE SOUTH 7°27'40" EAST, A DISTANCE OF 169.72 FEET; THENCE SOUTH 2°35'25" WEST, A DISTANCE OF 72.70 FEET TO THE SOUTH LINE OF LAST SAID PLAT; THENCE SOUTH 87°30'19" EAST, ALONG SAID SOUTH PLAT LINE, A DISTANCE OF 377.32 FEET TO THE POINT OF BEGINNING CONTAINING 726,242 SQUARE FEET OR 16.672 ACRES, MORE OR LESS.

#### NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER.  
  
SEMI-PERMANENT MONUMENTS:  
1/2" IRON BAR WITH PLASTIC CAP STAMPED "ASC MLS 76D KLS 3" SET AT ALL REAR LOT CORNERS AND OTHER POINTS MARKED "\*" ON THIS PLAT.  
PERMANENT MONUMENTS:  
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "\*" ON THIS PLAT.  
CURB NOTCHES:  
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.
2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE "MISSOURI COORDINATE SYSTEM OF 1983", WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9998985.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 29037C0028F, REVISED JANUARY 2, 2013 AND NO. 29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMR-F ON AUGUST 23, 2017, CASE NO. 17-07-1638A.
4. THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.
5. THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.

#### CASS COUNTY, MISSOURI:

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DEPUTY COUNTY RECORDER OF DEEDS

#### CITY OF RAYMORE, MISSOURI:

#### CITY COUNCIL:

THIS PLAT OF "CUNNINGHAM AT CREEKMOOR - 3RD PLAT - LOTS 47 THROUGH 86 AND TRACTS C, D, E, F, G AND H" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NUMBER \_\_\_\_\_ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST: KRISTOFER P. TURNBOW, MAYOR      CITY CLERK      CITY ENGINEER

#### CITY PLANNING COMMISSION:

THIS PLAT OF "CUNNINGHAM AT CREEKMOOR - 3RD PLAT - LOTS 47 THROUGH 86 AND TRACTS C, D, E, F, G AND H" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SECRETARY

#### IN WITNESS THEREOF:

COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

COOPER LAND DEVELOPMENT, INC.

BY: JODY LATHAM  
ITS PRESIDENT

#### NOTARY CERTIFICATION:

STATE OF ARKANSAS    )  
  )SS  
COUNTY OF BENTON    )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JODY LATHAM, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT SHE IS THE PRESIDENT OF COOPER LAND DEVELOPMENT, INC. AND THAT SHE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

#### IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC

<b>TOTAL AREA</b>	
LOTTED AREA	11.870 ACRES
COMMON PROPERTY STREETS	1.649 ACRES
TOTAL	3.154 ACRES
	16.672 ACRES
<b>LENGTH OF RECORDED STREETS</b>	
50' RIGHT OF WAY WIDTH	2362.2 LINEAL FEET

**DEVELOPER:**  
COOPER LAND DEVELOPMENT, INC.  
903 NORTH 47TH STREET, SUITE 101  
ROGERS, ARKANSAS 72756

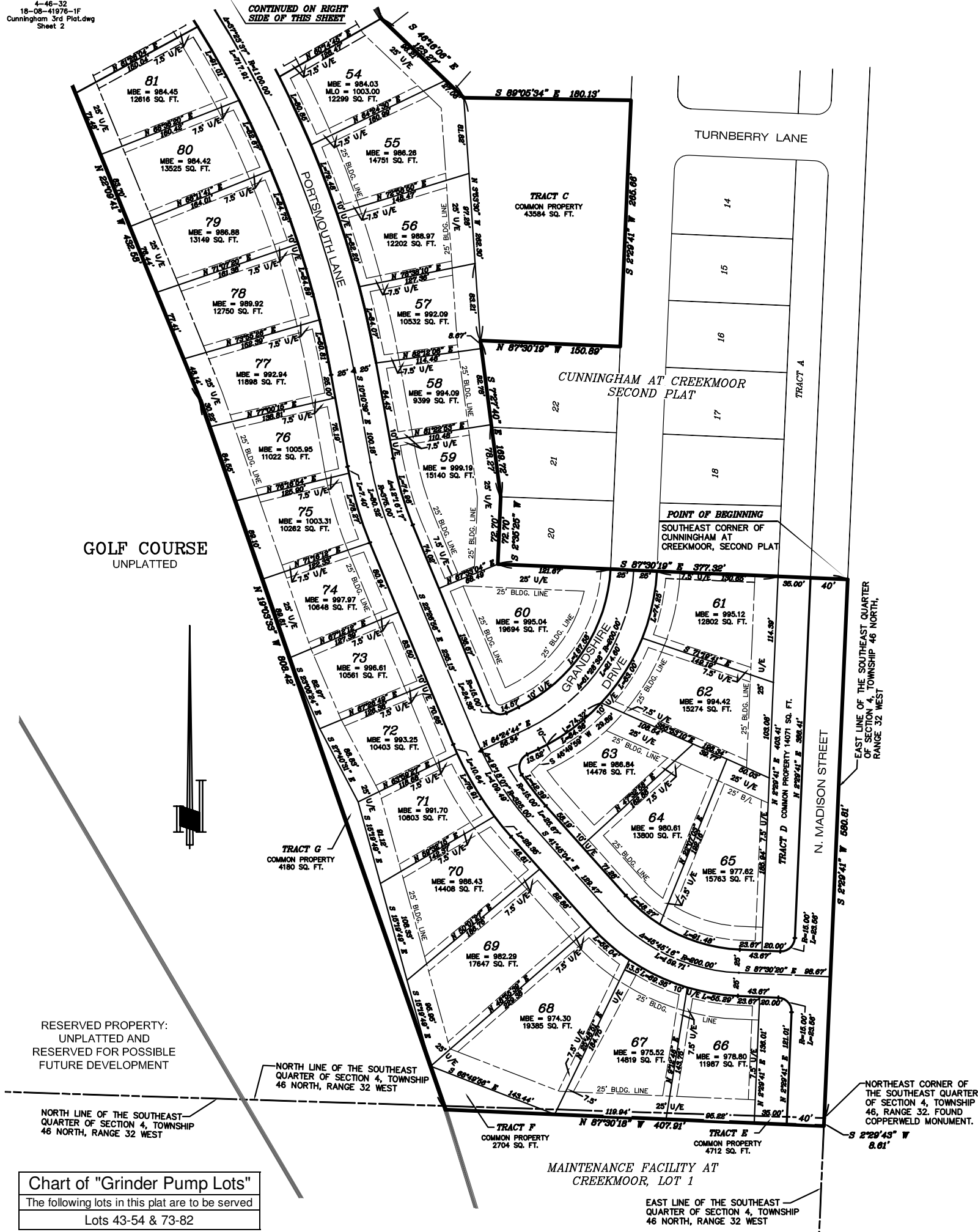
**ENGINEER:**  
RENAISSANCE INFRASTRUCTURE CONSULTING  
5015 NW CANAL STREET  
RIVERSIDE, MO 64150

#### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



CONTINUED ON RIGHT  
SIDE OF THIS SHEET



GOLF COURSE  
UNPLATTED

RESERVED PROPERTY:  
UNPLATTED AND  
RESERVED FOR POSSIBLE  
FUTURE DEVELOPMENT

NORTH LINE OF THE SOUTHEAST  
QUARTER OF SECTION 4, TOWNSHIP  
46 NORTH, RANGE 32 WEST

Chart of "Grinder Pump Lots"  
The following lots in this plat are to be served  
Lots 43-54 & 73-82

NORTH LINE OF THE SOUTHEAST  
QUARTER OF SECTION 4, TOWNSHIP  
46 NORTH, RANGE 32 WEST

MAINTENANCE FACILITY AT  
CREEKMOOR, LOT 1

EAST LINE OF THE SOUTHEAST  
QUARTER OF SECTION 4, TOWNSHIP  
46 NORTH, RANGE 32 WEST

NORTHEAST CORNER OF  
THE SOUTHEAST  
QUARTER OF SECTION 4,  
TOWNSHIP 46,  
RANGE 32, FOUND  
COPPERWELD MONUMENT.

# CUNNINGHAM AT CREEKMOOR- 3RD PLAT

LOTS 47 THROUGH 86, AND TRACTS C, D, E, F, G AND H  
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI  
SECTION 4, TOWNSHIP 46 N, RANGE 32 W

FINAL PLAT

NOTES:  
1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER.

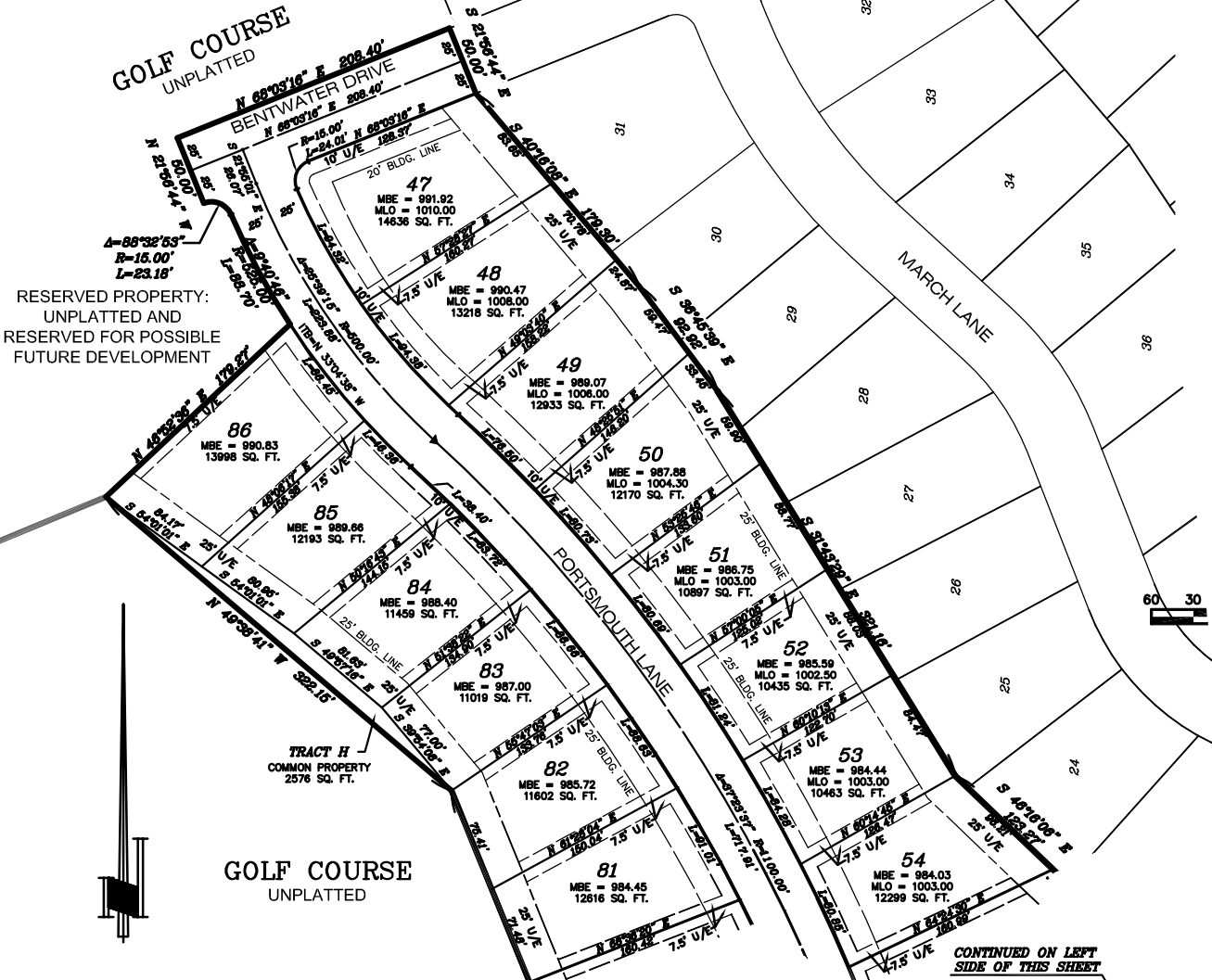
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PERMANENT MONUMENTS:  
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "ASC MLS 76D KLS 3" SET AT CORNERS MARKED "\*" ON THIS PLAT.  
CURB NOTCHES:  
CURBS ARE NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.

2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE "MISSOURI COORDINATE SYSTEM OF 1983", WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT JA-75 (1989 ADJUSTMENT) USING A GRID FACTOR OF 0.9998985.

3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 29037C0028F, REVISED JANUARY 2, 2013 AND NO. 29037C0029F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE LOMR-F ON AUGUST 23, 2017, CASE NO. 17-07-1638A.

4. THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.

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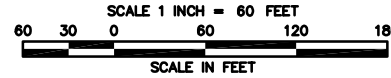
RESERVED PROPERTY:  
UNPLATTED AND  
RESERVED FOR POSSIBLE  
FUTURE DEVELOPMENT

GOLF COURSE  
UNPLATTED

CONTINUED ON LEFT  
SIDE OF THIS SHEET

### LEGEND

- SETBACK LINE
- UTILITY & DRAINAGE EASEMENT
- SUBDIVISION BOUNDARY
- COMBINATION BLDG SETBACK LINE & UTILITY/DRAINAGE EASEMENT LINE



**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SHEET 2 OF 2

**ANDERSON**  
SURVEY COMPANY  
203 N. W. EXECUTIVE WAY  
LEE'S SUMMIT, MISSOURI 64063  
(816) 246-5050

MISSOURI STATE CERTIFICATE OF AUTHORITY: 000076

PHILIP J. HENEHAN PLS 2079



**To:** Planning and Zoning Commission  
**From:** City of Raymore, Development Services Department  
**Date:** January 29, 2019  
**Re:** Case #18028 - Dean Commercial Preliminary Plat

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Planning Commission Members,

Upon further review of Case #18028 - Dean Commercial Preliminary Plat, it has been determined by City staff that it would be in the best interests of the project to table the review of the case by the Planning Commission until further notice by staff.

Upon review of the recently submitted Traffic Study and Stormwater Study, there are a number of items that still need to be addressed. Given the substantial size of the overall property, and the amount of information and time required for the review and approval of a Preliminary Plat application, it was determined that these items would not be able to be fully addressed in time to be placed on the agenda for full review by the Commission on February 5, 2019

Rather than continuing the case, staff recommends tabling the review and discussion of this Case until further notice. Once all off the concerns have been fully addressed, staff would restart the public hearing process and bring to case forward for full review by the Commission.

Staff appreciates your understanding, and looks forward to sharing the proposed project with the Commission.

Best,

David Gress  
Associate Planner