

GROWTH MANAGEMENT PLAN AMENDMENT



Purpose

The Future Land Use Plan Map, contained within the City's Comprehensive Plan, the Raymore Blueprint 2045, illustrates the recommended land use pattern for the City using generalized land use categories. The Comprehensive Plan Amendment process allows an applicant to request an amendment to the Plan's Future Land Use Plan Map in anticipation of filing a rezoning application that is not in compliance with the designation shown on the map. The amendment process allows the Planning and Zoning Commission to consider the merits of changing a land use designation without having to weigh the suitability of the more specific regulations found in a zoning ordinance.

The Plan Amendment process is an optional step a developer or other party may take prior to making an application for rezoning. Consistency between the Future Land Use Map and Zoning Map is not required, but all zoning requests must be found to be consistent with the goals and policies of the Raymore Blueprint 2045.

Process

Requests for plan amendments must be made by submitting an application to the Development Services Department. Applications must be submitted 30 days prior to consideration by the Planning and Zoning Commission. Applicants must submit requests for consideration at a meeting prior to the date of the rezoning request. The application must include a completed application form, legal description of the property, and a statement from the applicant indicating why the plan amendment is in the public interest and why the proposed land use designation is more appropriate than the current designation.

Consideration of the Blueprint amendment requires a public hearing. At least 15 days prior to the date of the public hearing, the City will take the following steps to advertise the public hearing:

- Notice of the public hearing must be published in the Journal newspaper;
- Notice of the public hearing must be mailed with a certificate of mailing to all property owners located within 185 feet of the subject property; and
- A sign must be posted along each road frontage.

Decision

In its deliberation of the amendment request, the Planning and Zoning Commission is encouraged to consider the following:

- Whether the amendment is made necessary because of changed or changing conditions in the city or neighborhood.
- Whether the proposed amendment is consistent with the goals and objectives of the Raymore Blueprint 2045 plan and other plans, codes, and ordinances of the City of Raymore.

GROWTH MANAGEMENT PLAN AMENDMENT (2)

- Whether the amendment is made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.

Amendments to the Raymore Blueprint 2045 plan must be made by resolution of the Planning & Zoning Commission. Final determination on the Plan Amendment request is made by the Planning and Zoning Commission. There is no appeal process.



100 Municipal Circle
Raymore, MO 64083

Phone: 816-331-1803
Fax: 816-331-8067

RAYMORE BLUEPRINT PLAN AMENDMENT

PROJECT NAME: _____

FOR OFFICE USE ONLY:

Case Number: _____ P&Z Date: _____

APPLICANT/OWNER INFORMATION

Applicant Name: _____ **Company:** _____

Street Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Telephone: _____ **Fax:** _____ **E-Mail:** _____

Property Owner Name (if different than applicant): _____

Street Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Telephone: _____ **Fax:** _____ **E-Mail:** _____

*All correspondence on this application should be sent to (check one): ☐ Applicant ☐ Property Owner

AMENDMENT REQUEST

The applicant is hereby requesting to amend the Raymore Blueprint 2045 Future Land Use Plan Map designation for property generally described as

_____ from _____ to _____ .

PROJECT DETAILS

Property Area in Acres and/or Square Feet: _____

Present Use of the Property: _____

Proposed Use of the Property: _____

APPLICANT'S DECLARATION

My application consists of the following items and information necessary for a complete application:

- | | |
|---|---|
| ☐ Completed Application Form | ☐ Attached legal description |
| ☐ Ownership affidavit, copy of deed OR completed owner(s) consent form | ☐ A statement indicating why the Comp Plan amendment is in the public interest and why the proposed land use designation is more appropriate than the current designation. |

The following declarations are hereby made:

- The undersigned is the owner or authorized agent of the owner or the officers of a corporation or partnership.
- The applicant has discussed this application with a staff planner in the Development Services Department.

Planner: _____ **Date:** _____

- The information presented and contained within this application is true and correct to the best of the undersigner(s) knowledge.

SIGNATURE OF OWNER(S) OR APPLICANT(S)

Printed Name: _____

Signature: _____ **Date:** _____

Subscribed and sworn to me on this _____ Stamp:
the _____ day of _____ 20____
in the County of _____,
State of _____.

Notary Public: _____ My Commission Expires: _____

Printed Name: _____

Signature: _____ **Date:** _____

Subscribed and sworn to me on this _____ Stamp:
the _____ day of _____ 20____
in the County of _____,
State of _____.

Notary Public: _____ My Commission Expires: _____