

City of Raymore Unified Development Code

Section 470.100 Minor Subdivisions

A. Applicability

A subdivision may qualify as a “minor subdivision” if:

1. the proposed plat of subdivision or resubdivision will create no more than five lots, tracts or parcels or land; or
2. no public street or easement of access is sought to be dedicated, or is projected, through (as opposed to adjacent to) the lot, tract or parcel proposed to be subdivided or re-subdivided; and
3. the proposed plat of subdivision is in compliance with all requirements of the Unified Development Code.

B. Applications

1. An application for a minor subdivision may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director.
2. No preliminary plat is required for a minor subdivision.

C. Contents of the Minor Subdivision Plat

The contents of the minor subdivision plat must include all the data, information and certifications required on final plats as specified in Section 470.130.

D. Procedure

1. Planning and Zoning Commission Recommendation

All proposed minor subdivision plats first will be submitted to the Planning and Zoning Commission for review and recommendation. If a proposed minor subdivision complies with the applicable requirements of the Unified Development Code, then the Planning and Zoning Commission may recommend approval, approval with conditions or disapproval.

2. City Council Action

Following review and recommendation by the Planning and Zoning Commission, the final plat will be transmitted to the City Council for final action. The City Council will either approve, approve with conditions or disapprove the minor subdivision plat. If the final plat is disapproved, the subdivider will be notified of the reasons for such disapproval.

E. Findings of Fact

The Planning and Zoning Commission will recommend approval, and the City Council will approve the minor subdivision plat if it finds the minor subdivision plat:

1. complies with the Unified Development Code, RSMo Chapter 445, and all other applicable standards;
2. there are sufficient public safety, transportation, and utility facilities and services exist to serve the subject property, while maintaining sufficient levels of service to existing development.; and
3. will not have a significant adverse impact on the environment.

F. Recording; Effect of Approval

Upon approval of the minor subdivision plat by the City Council, the subdivider will be responsible for recording the plat with the Cass County Recorder of Deeds and returning the required copies of the plat to the Community Development Director in accordance with Section 470.130F.