

Public Meeting Notice City of Raymore, Missouri

Good Neighbor Meeting: The Venue of The Good Ranch

Date: **Wednesday, August 7, 2019**

Time: **6:00 p.m.**

Location: **City Hall, 100 Municipal Circle, Raymore, MO**

Jake Loveless, representing Griffin Riley Property Group, filed an application to develop the next phase of The Good Ranch Master Planned Community. Initially approved in 1994, the Good Ranch community was planned for a mixture of residential, commercial and light industrial uses spread over 1,700 acres. Several phases have been completed, including Wood Creek, Stonegate, The Meadows and Meadowood. The current phase under construction along Hubach Hill Road is Prairie View, a single-family neighborhood with 64 home sites. The Venue will be the newest phase of The Good Ranch, to be located on the east side of Dean Avenue, between North Cass Parkway and Fox Ridge Drive.

The 1994 master plan identified attached single family residential as the appropriate land use for the property. The zoning of the land has remained Agricultural to allow the land to be farmed until it was ready for development.

The applicant is requesting a zoning classification of "PUD" Planned Unit Development for the property. The submitted preliminary plan identifies 204 units spread over 25 acres. The existing stream corridor to the east is being preserved and left as-is. Amenities included in the development are a clubhouse, pool, playground, pickleball courts, a dog park, and guest parking areas. The existing farm pond along Fox Ridge Drive will remain and be enhanced as a landscape feature.

Because you own property near the area proposed to be developed, or are an identified interested party, you are being notified of the upcoming Good Neighbor meeting. This is a good opportunity to obtain information about the project, and to ask questions of the applicant.

The Good Neighbor informational meeting will be held on Wednesday, August 7, 2019, and will begin at 6:00pm in the Council Chambers of City Hall, 100 Municipal Circle. City staff will make a brief introduction of the proposed project, followed by a presentation by the applicant. City staff and representatives from the project will be available for questions and to gather public comments.

The Planning and Zoning Commission will hold a public hearing on the application on Tuesday, August 20, 2019 beginning at 7:00pm in the Council Chambers of City Hall, 100 Municipal Circle, Raymore, Missouri.

Should the Planning and Zoning Commission make a recommendation on the proposed project, the City Council will hold a public hearing on the application on Monday, August 26, 2019 beginning at 7:00pm in the Council Chambers of City Hall, 100 Municipal Circle, Raymore, Missouri.

Included with this notice is the preliminary development plan for the project. Staff is currently reviewing the plan to determine compliance with existing City Codes. Your comments and suggestions will be considered as part of the review by staff. Prior to the Planning and Zoning Commission meeting staff will issue a report and recommendation on the project that will be available for review.

If you are unable to attend the meeting, but would like to share questions, comments or concerns about the proposed project, please contact the Development Services Department by phone at (816) 892-3015, or at dgress@raymore.com to submit written comments. More detailed information about the project is available at www.raymore.com/currentprojects.











Meadowood of
the Good Ranch

Wood Creek of
the Good Ranch

S FOX RIDGE DR

S DEAN AVE

Good Ranch
Tract I
(Future Commercial)

Good Parkway
Linear Park

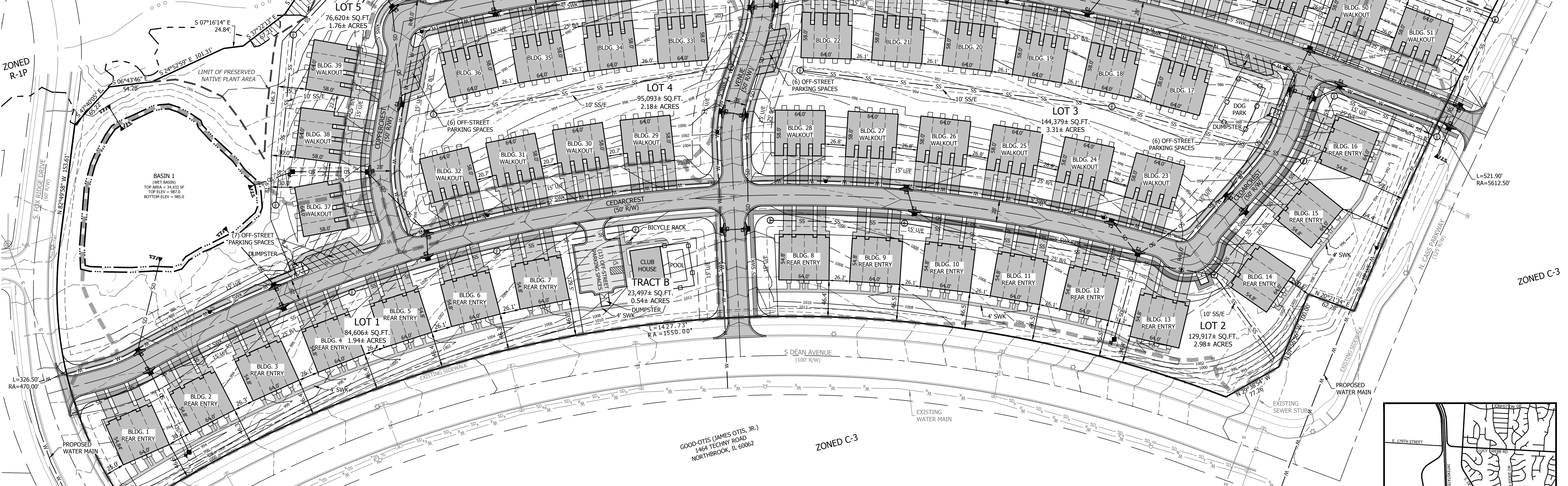
Stonegate of
the Good Ranch

NORTH CASS PKWY

North Cass Plaza
(Future Commercial)



PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS		
DRAINAGE AREAS		
BASIN 1	223,346 SF	5.13 AC
BASIN 2	146,711 SF	3.37 AC
BASIN 3	508,101 SF	11.66 AC
UNDETAINED	240,505 SF	5.52 AC
SITE TOTAL	1,118,663 SF	25.68 AC
OFF-SITE	21,534 SF	0.49 AC
ALLOWABLE RELEASE RATES (EXTREME FLOOD CONTROL)		
10% (10-YR) EVENT:	2 CFS/AC	
1% (100-YR) EVENT:	3 CFS/AC	
RUNOFF/RETENTION SUMMARY		
10% (10-YR) EVENT:	RUNOFF	OUTFLOW/TOTAL
BASIN 1	24.51 CFS	3.91 CFS
BASIN 2	17.82 CFS	15.57 CFS
BASIN 3	47.34 CFS	9.82 CFS
UNDETAINED	29.24 CFS	29.24 CFS
SITE TOTAL	46.17 CFS	58.54 CFS
VERSUS ALLOWABLE:	-7.05 CFS	
1% (100-YR) EVENT:		
BASIN 1	39.58 CFS	7.39 CFS
BASIN 2	28.72 CFS	22.56 CFS
BASIN 3	76.77 CFS	13.58 CFS
UNDETAINED	49.25 CFS	49.25 CFS
SITE TOTAL	77.17 CFS	92.78 CFS
VERSUS ALLOWABLE:	-3.13 CFS	



LAND USE TABLE

CURRENT ZONING	PROPOSED ZONING	AGRICULTURAL DISTRICT (A)
PROPOSED ZONING	R-3A PLANNED UNIT DEVELOPMENT (PUD)	R-3A PLANNED UNIT DEVELOPMENT (PUD)
GROSS PROPERTY AREA	25.68± ACRES/1,118,663± SQ.FT.	25.68± ACRES/1,118,663± SQ.FT.
NEW RIGHT-OF-WAY	4.38± ACRES/190,507± SQ.FT.	4.38± ACRES/190,507± SQ.FT.
NET PROPERTY AREA	21.30± ACRES/688,684± SQ.FT.	21.30± ACRES/688,684± SQ.FT.
NUMBER OF RESIDENTIAL LOTS	6 (14.40± ACRES/627,970± SQ.FT.)	6 (14.40± ACRES/627,970± SQ.FT.)
NUMBER OF OPEN SPACE TRACTS	2 (6.89± ACRES/300,186± SQ.FT.)	2 (6.89± ACRES/300,186± SQ.FT.)
MAXIMUM BUILDING HEIGHTS	40 FEET	40 FEET
MINIMUM BUILDING SETBACKS	25 FEET (FRONT)	25 FEET (FRONT)
MINIMUM BUILDING SEPARATION	20 FEET	20 FEET

LOT AREA

LOT 1: 1.94± ACRES/84,606± SQ.FT.
 LOT 2: 2.98± ACRES/129,917± SQ.FT.
 LOT 3: 3.31± ACRES/144,379± SQ.FT.
 LOT 4: 2.18± ACRES/95,093± SQ.FT.
 LOT 5: 1.76± ACRES/76,620± SQ.FT.
 LOT 6: 2.23± ACRES/97,355± SQ.FT.
 TRACT A: 6.35± ACRES/276,689± SQ.FT.
 TRACT B: 0.54± ACRES/23,497± SQ.FT.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE AE OF THE FLOOD INSURANCE RATE MAP NUMBER 29037C0036F, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 02, 2013 AND IS IN AN AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

VERTICAL DATUM:

VERTICAL CONTROL WAS ESTABLISHED USING THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM - MONUMENT H 256, WITH AN ELEVATION OF 1075.45 FEET.

TBM #1: SQUARE CUT ON SE CORNER OF CURB INLET LOCATED ON NORTH LINE OF PROPERTY, SOUTH SIDE OF S. FOX RIDGE DRIVE ACROSS FROM BUFFALO GRASS DRIVE, ELEVATION=982.97 FEET.

DENSITY SHALL NOT EXCEED 9.6 DWELLING UNITS PER ACRE OR A TOTAL OF 204 DWELLING UNITS FOR THE ENTIRE PLAN.

BUILDING COVERAGE SHALL NOT EXCEED 26% OF THE NET AREA OF THE PLANNED UNIT DEVELOPMENT BY INDIVIDUAL PARCEL OR TOTAL DEVELOPMENT.

A MINIMUM OF 27 PERCENT OF THE DEVELOPMENT PLAN SHALL BE PROVIDED IN COMMON OPEN SPACE.

THIS DEVELOPMENT CONTAINS 47 OFF-STREET PARKING SPACES.

THERE ARE ADEQUATE PUBLIC FACILITIES AND SERVICES TO SERVE THIS DEVELOPMENT.

MAINTENANCE OF TRACTS:

- OPEN SPACE TRACTS "A" & "B" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "B" SHALL BE USED FOR DETENTION AND OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

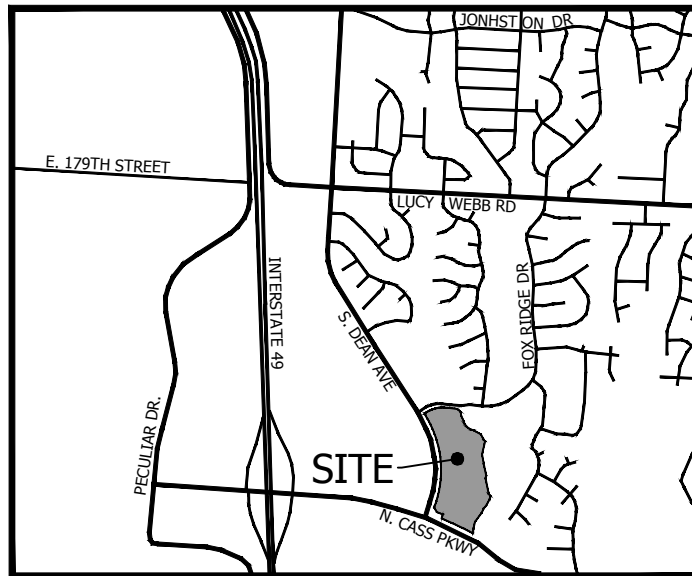
Professional Engineer
 No. 11818 E-13
 Engineering MO 4 / KS 241
 Land Surveying MO 123 / KS 34

JEREMY M. POWELL
 P.L.S. CREDS. ENV SP
 L.S. 20070002084

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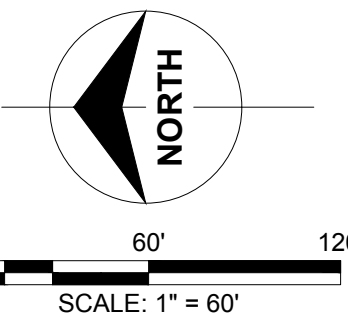
PREPARED FOR:
 GRIFFIN RILEY
 PROPERTY GROUP
 21 SE 29TH TERRACE
 LEE'S SUMMIT, MO 64082
 (816) 366-7900

PRELIMINARY DEVELOPMENT PLAN
 THE VENUE OF THE GOOD RANCH
 A PLANNED UNIT DEVELOPMENT DISTRICT
 RAYMORE, CASS COUNTY, MO



LEGEND:

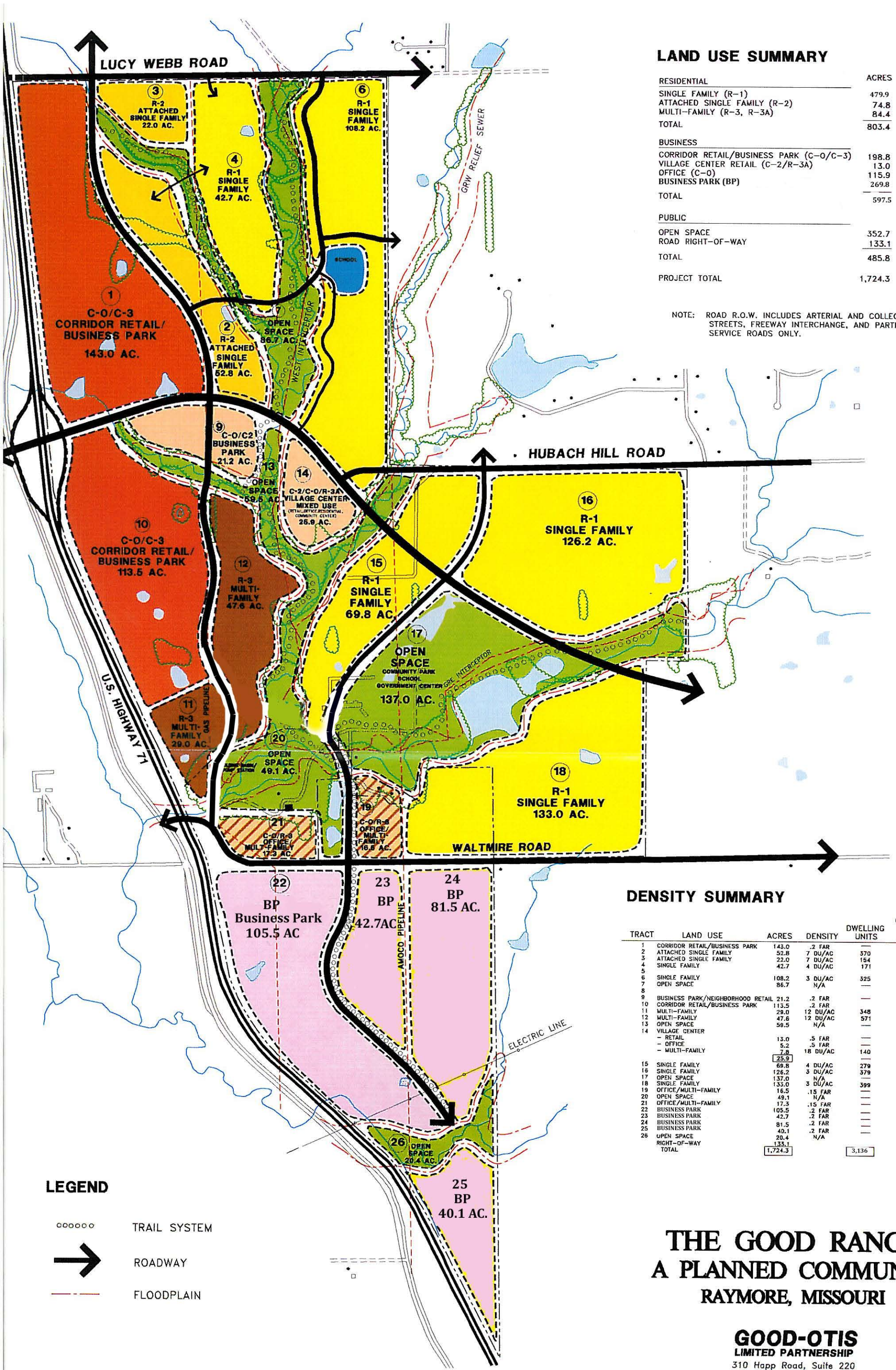
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- SS/S/E SANITARY SEWER EASEMENT
- D/E DRAINAGE EASEMENT
- SD PROPOSED SANITARY SEWER
- SP PROPOSED STORM SEWER
- W PROPOSED WATER MAIN
- SM SANITARY SEWER MANHOLE
- CI CURB INLET
- JB JUNCTION BOX
- F.E.S. FLARED END SECTION
- PH FIRE HYDRANT
- EP EXISTING UTILITY POLES
- EP EXISTING OVERHEAD POWER LINE
- SS EXISTING SANITARY SEWER



REVISIONS
 NO. DATE DESCRIPTION
 1
 2
 3
 4
 5
 6

PROJECT #: 3390-18-1464
 ISSUE DATE: 07/26/2019
 ISSUED FOR:
 FOR REVIEW

PLANNED UNIT DEVELOPMENT



LAND USE SUMMARY

	ACRES	PERCENT
RESIDENTIAL		
SINGLE FAMILY (R-1)	479.9	28.0
ATTACHED SINGLE FAMILY (R-2)	74.8	4.3
MULTI-FAMILY (R-3, R-3A)	84.4	4.9
TOTAL	803.4	37.2
BUSINESS		
CORRIDOR RETAIL/BUSINESS PARK (C-0/C-3)	198.8	11.5
VILLAGE CENTER RETAIL (C-2/R-3A)	13.0	0.8
OFFICE (C-0)	115.9	6.7
BUSINESS PARK (BP)	269.8	15.6
TOTAL	597.5	34.6
PUBLIC		
OPEN SPACE	352.7	20.5
ROAD RIGHT-OF-WAY	133.1	7.7
TOTAL	485.8	28.2
PROJECT TOTAL	1,724.3	100.0

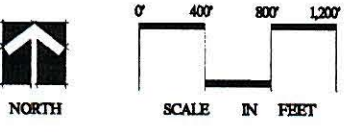
NOTE: ROAD R.O.W. INCLUDES ARTERIAL AND COLLECTOR STREETS, FREEWAY INTERCHANGE, AND PARTIAL SERVICE ROADS ONLY.

DENSITY SUMMARY

TRACT	LAND USE	ACRES	DENSITY	DWELLING UNITS	COMMERCIAL SQUARE FEET
1	CORRIDOR RETAIL/BUSINESS PARK	143.0	.2 FAR	—	1,245,816
2	ATTACHED SINGLE FAMILY	52.8	7 DU/AC	370	—
3	ATTACHED SINGLE FAMILY	22.0	7 DU/AC	154	—
4	SINGLE FAMILY	42.7	4 DU/AC	171	—
5	—	—	—	—	—
6	SINGLE FAMILY	108.2	3 DU/AC	325	—
7	OPEN SPACE	86.7	N/A	—	—
8	—	—	—	—	—
9	BUSINESS PARK/NEIGHBORHOOD RETAIL	21.2	.2 FAR	—	184,694
10	CORRIDOR RETAIL/BUSINESS PARK	113.5	.2 FAR	—	988,812
11	MULTI-FAMILY	29.0	12 DU/AC	348	—
12	MULTI-FAMILY	47.6	12 DU/AC	571	—
13	OPEN SPACE	59.5	N/A	—	—
14	VILLAGE CENTER	—	—	—	—
—	RETAIL	13.0	.5 FAR	—	282,051
—	OFFICE	5.2	.5 FAR	—	112,820
—	MULTI-FAMILY	7.8	18 DU/AC	140	—
		25.9			
15	SINGLE FAMILY	69.8	4 DU/AC	279	—
16	SINGLE FAMILY	126.2	3 DU/AC	379	—
17	OPEN SPACE	137.0	N/A	—	—
18	SINGLE FAMILY	133.0	3 DU/AC	399	—
19	OFFICE/MULTI-FAMILY	16.5	.15 FAR	—	107,811
20	OPEN SPACE	49.1	N/A	—	—
21	OFFICE/MULTI-FAMILY	17.3	.15 FAR	—	113,038
22	BUSINESS PARK	105.5	.2 FAR	—	919,116
23	BUSINESS PARK	42.7	.2 FAR	—	372,002
24	BUSINESS PARK	81.5	.2 FAR	—	710,028
25	BUSINESS PARK	40.1	.2 FAR	—	349,351
26	OPEN SPACE	20.4	N/A	—	—
	RIGHT-OF-WAY	20.4	—	—	—
		133.1			
	TOTAL	1,724.3		3,136	5,385,539

LEGEND

- ○ ○ ○ ○ TRAIL SYSTEM
- ➔ ROADWAY
- - - FLOODPLAIN



JANUARY 25, 1995

OTIS.DWG

**THE GOOD RANCH
A PLANNED COMMUNITY
RAYMORE, MISSOURI**

**GOOD-OTIS
LIMITED PARTNERSHIP**
310 Happ Road, Suite 220
Northfield, Illinois 60093

TESKA ASSOCIATES INC.
Community Planning · Landscape Architecture
Evanston, Illinois