

Development Services Project Review Criteria

The Development Services Department is responsible for the review of all new development proposals within the City of Raymore. Upon receiving applications for new commercial developments, residential subdivisions, or proposed land-use changes within our community, City staff evaluates the proposal against a detailed set of criteria designed to protect the public health, safety and welfare and ensure that projects proposed within the City of Raymore do not place an undue burden on the City's existing infrastructure, including roadways, water mains, storm and sanitary sewer systems, and other important City services, or adversely impact existing residents within our community.

Project Name: [The Venue of the Good Ranch](#)

Project Background: The Venue of the Good Ranch is 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 Venue will be the newest phase of The Good Ranch community, 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 subject property. The zoning of the land has remained Agricultural to allow the land to be farmed until it was ready for development.

The proposed project includes the rezoning of roughly 25 acres of Agricultural land to a PUD Planned Unit Development, as well as preliminary development approval for the subdivision. The proposed rezoning and preliminary approval would bring the property into compliance with the approved Good Ranch Master Planned Community Land Use Plan, and allow the property to be developed as planned.

Criteria For Project Review

Traffic - *The City's Public Works Department is responsible for the management and responsible growth of the City's extensive network of roadways, trails and sidewalks. Evaluating the impacts of new development on the City's existing*

transportation network is critical in maintaining a safe and efficient transportation system.

The Venue of the Good Ranch subdivision will be served primarily by the North Cass Parkway and I-49 interchange, as well as Dean Avenue. A comprehensive traffic study is being pursued for the Lucy Webb Road/Dean Avenue/North Cass Parkway area. Therefore, a traffic study was not required for this specific project.

Dean Avenue and North Cass Parkway, both arterial roadways, were designed and constructed to accommodate traffic generated by the land uses that were approved as part of the Good Ranch Master Planned Community Land Use Plan. No improvements will be required to be made to Dean Avenue, Fox Ridge Drive or North Cass Parkway based upon the proposed development.

Stormwater - *City Code requires all new development to not only detain stormwater runoff generated by the development, but to also treat and improve the quality of the stormwater prior to it entering the City's extensive stormwater system. The use of Best Management Practices are required to treat the stormwater prior to leaving the development.*

This phase of the Good Ranch proposes a series of wet and dry detention basins that will collect and filter stormwater runoff from the subdivision before releasing into the nearby stream. An existing farm pond near the intersection of Dean Avenue and S. Fox Ridge Drive will be rehabilitated as a stormwater feature, and will be utilized as a wet detention basin.

Landscaping, Buffering and Screening - *City Code outlines provisions for landscaping and screening to mitigate potential visual impacts on adjacent sensitive land uses, including adjacent residential neighborhoods, schools, or other commercial developments.*

The existing stream corridor that exists to the east of the proposed Venue development, separating the development from the Stonegate subdivision, will be preserved and left as is. This corridor acts as a natural buffer between adjacent neighborhoods.

The Venue subdivision is subject to the Landscaping requirements within the Unified Development Code. Street trees will be planted along Dean Avenue and North Cass Parkway, east of Dean Avenue. Additionally, one tree will be required in the front yard of each proposed home.

Connections to Surrounding Neighborhoods - *Providing connectivity between existing and future subdivisions is critical in maintaining a safe and secure transportation network. The City's Transportation Master Plan outlines the functional classification of all public streets within the City, and guides the planning and construction of future roadways, or extensions of existing roadways within the City.*

The Venue of the Good Ranch is the next phase of the Good Ranch Master Planned Community, which was approved in 1994. This property was identified as an appropriate transition between the future commercial development on the west side of Dean Avenue, and the lower density residential uses that existing within the Good Ranch Community.

The Venue subdivision proposes a street connection to S. Fox Ridge Drive, Dean Avenue, and North Cass Parkway. No direct access to the existing subdivisions within the Good Ranch Community will be provided.

Relationship to Other Adopted City Plans -

Growth Management Plan - *Adopted in 2013, the City's Growth Management Plan outlines goals and strategies that serve as a guide and overall vision for future development within the City. The Growth Management Plan outlines several goals intended for the orderly growth and expansion of the City, it's residents, and the neighborhoods and homes in which those residents live.*

Strategic Plan - *Adopted by the City Council in 2017, the Strategic Plan outlines specific goals and strategic priorities that help guide decision making in our community over the next several years.*

The Good Ranch Master Planned Community - Approved by the City in 1994, the Good Ranch Master Plan contemplated a variety of residential, commercial and light industrial uses spread over 1,700 acres. Over the last 25 years, the plan has been implemented through the construction of various subdivisions including Wood Creek, Stonegate, The Meadows and Meadowood of the Good Ranch. The approved master plan identified attached single family as an appropriate land use for this property. The rezoning of the property to PUD, Planned Unit Development, is consistent with the approved Good Ranch master plan.

Coordination with Outside Jurisdictions -

- **Raymore-Peculiar School District** - The Raymore-Peculiar School District is a separate entity from the City of Raymore. Planning for future growth, particularly with regard to residential development, is critical to understanding the existing capacity of school facilities, and planning to accommodate future student growth. While the City's adopted land use plans provide some guidance to the District, proposed zoning and land use changes present the potential for unanticipated growth. The City works very closely with the School District to ensure that proposed residential projects do not adversely impact the existing and future capacity of the School District and their facilities.

All development proposals that included zoning or land-use changes are shared with the School District. Feedback from the District regarding proposals is taken into consideration during the review process.

- **South-Metropolitan Fire Protection District** - The South Metropolitan Fire Protection District is also a separate entity from the City of Raymore. City staff works closely with the District to ensure that all development proposals within the City are designed to ensure that the District is able to effectively provide emergency services to their constituents.

The South Metropolitan Fire Protection District also requires the review and issuance of a separate building permit, in addition to that of the City.

Project Components and Timeline - To receive information regarding proposed projects, including meeting information, staff reports, and staff recommendations, please visit: <http://bit.ly/2ZORHKB>

Good Neighbor Informational Meeting - The first step in the review process, after staff's receipt of a development application, is to notify the surrounding properties of the request, and schedule a Good Neighbor Informational Meeting. Staff notifies, as outlined by City Code, all properties within 185' of the subject property. Staff will frequently go beyond that requirement to include groups of properties along subdivision blocks, HOAs, or other identified properties.

<p>The Good Neighbor Informational Meeting for the proposed Venue of the Good Ranch subdivision is scheduled for Wednesday, August 7th at 6:00pm in the Council Chambers of City Hall, 100 Municipal Circle.</p>

Staff Review and Recommendation - Following the Good Neighbor meeting, taking into consideration feedback from residents, staff works to prepare a staff report and recommendation on the proposed project. The Staff report outlines the

details of the project, and includes staff's position of the project. In addition to the staff report, staff prepares a variety of documents that are taken into consideration during the review process.

- **Memorandum of Understanding (MOU)** - An MOU is an agreement between the City and a project applicant, which outlines the expectations of a project from both the City's perspective, and the applicant's perspective. An MOU can include agreements on the type of development that is permitted as part of a development application, amenities that shall be provided within the development, design and architecture requirements. MOU's can also restrict the overall density of developments, and provide guidance on how and when project will be phased or developed. MOU's are tied to the properties in which they are approved for, and provide assurance to the City, and it's residents, that what is reviewed and approved by the Planning Commission City Council is what is actually built in the community.
- **Development Agreement:** A development agreement is an agreement between the City and a property owner that provides guidance for the development of a particular property. Development agreements are typically outlined for each individual phase within a development, and provide assurance to the applicant development regulations that apply to the project will not change during the term of the agreement. The city may require conditions to mitigate project impacts, as well as clarification about project phasing, timing and installation subdivision amenities, and/or public improvements.

Planning Commission Meeting and Public Hearing - The Planning and Zoning Commission is charged with the responsibility of reviewing all development and rezoning applications for their compliance with the adopted Growth Management Plan, and Unified Development Code. The Planning and Zoning Commission is solely a recommending body to the City Council. The Commission provides recommendations to the City Council on the following items relative to proposed projects:

- Preliminary Plats
- Final Plats
- Rezoning Applications
- Conditional Use Permits

The items in which the Commission takes into consideration when reviewing development applications is outlined in Chapter 465 of the [Unified Development Code](#).

The Planning and Zoning Commission, when required by City Code, will hold public hearings on development proposals. During the public hearing process, residents are given the opportunity to provide feedback, and voice their concerns or support for a particular project. Feedback from the public is taken into consideration as part of the Planning Commission's recommendation to the City Council.

The Planning and Zoning Commission will hold a public hearing regarding the proposed Venue of the Good Ranch subdivision is scheduled for **Tuesday, August 20th, at 7:00pm** in the Council Chambers of City Hall, 100 Municipal Circle.

City Council Meeting and Public Hearing - The Raymore City Council is the policy-making body of the City of Raymore. This decision-making body receives recommendations from the Planning and Zoning Commission and other boards and commissions regarding development proposals within the community, and adopts legislation that has the force of law within the City limits, within the bounds of Missouri statutes. The majority of items that come before the City Council require two separate readings, typically held on separate meeting dates. Public hearings, when required by City Code, are held on the first reading of an agenda item. During the public hearing, residents are given the opportunity to provide feedback, and voice their concerns or support for a particular project.

The City Council will hold a public hearing regarding the proposed Venue of the Good Ranch subdivision by City Council is scheduled for **Monday, August 26th, at 7:00pm** in the Council Chambers of City Hall, 100 Municipal Circle.

The second reading of the proposed Venue of the Good Ranch subdivision by City Council is scheduled for **Monday, September 9th, at 7:00pm** in the Council Chambers of City Hall, 100 Municipal Circle.

To receive information regarding proposed projects, including meeting information, staff reports, and staff recommendations, please visit: <http://bit.ly/2ZORHKB>