



**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** August 20, 2019  
**Re:** **Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan**

**GENERAL INFORMATION**

**Applicant/  
Property Owner:** Jake Loveless, Griffin Riley Property Group  
21 SE 29th Terrace  
Lee’s Summit, MO 64082

**Requested Action:** Reclassification of zoning from “A” Agricultural District to “PUD” Planned Unit Development, and preliminary development approval

**Property Location:** Northeast corner of Dean Avenue and North Cass Parkway



**Site Photographs:**



View looking north along Dean Avenue from the southeast corner of the proposed site.



View looking east along North Cass Parkway from the southeast corner of the proposed site.



The existing farm pond that will be rehabilitated into a stormwater/amenity feature.



View looking north along Dean Avenue, located roughly at the proposed subdivision entrance.



View looking south east toward Hubach Hill Rd. and the Stonegate subdivision from the proposed subdivision entrance at Dean Avenue.



View looking south at the proposed site at the intersection of Fox Ridge Drive and Buffalo Grass Drive (Meadowood 3rd). The existing pond is located directly south of this intersection. A subdivision entrance is proposed to the west of the pond.



View looking west along Fox Ridge Drive from Buffalo Grass Drive (Meadowood 3rd). A subdivision entrance is proposed mid-block between Buffalo Grass Drive and Dean Avenue.



View looking east along Fox Ridge Drive towards the Wood Creek and Stonegate Subdivisions.

**Existing Zoning:** "A" Agricultural District

**Proposed Zoning:** "PUD" Planned Unit Development District

**Existing Surrounding Uses:**

<b>North:</b>	Single Family Residential
<b>South:</b>	Undeveloped (future commercial)
<b>East:</b>	Public Use (Linear Park) Single Family Residential
<b>West:</b>	Undeveloped (future commercial)

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Low Density development.

**Major Street Plan:** The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies Dean Avenue and North Cass Parkway as Minor Arterial Roadways. Fox Ridge Drive is classified as a Minor Collector. Proposed roads in the development are classified as Local Roads.

**Legal Description:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE S 03°26'02" W, ALONG THE WEST LINE OF SAID SECTION 20; 1745.66 FEET; THENCE S 86°33'58" E, 202.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 32°38'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MEADOWOOD OF THE GOOD RANCH 3RD PLAT", A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 57°37'37" E, 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWOOD, IN A NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 32°21'40" W, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 57°21'51" E, 18.78 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 326.50 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 82°49'58" E, 153.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 3177 AT PAGE 356, FOR THE FOLLOWING 23 COURSES, S 47°40'05" E, 65.22 FEET; THENCE SOUTH 06°43'46" E, 54.28 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE S 07°16'14" E, 24.84 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE SOUTH 07°16'14" E, 24.8 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 78°25'39" E, 40.71 FEET; THENCE S 60°11'28" E, 129.07 FEET; THENCE S 27°47'33" E, 95.37 FEET; THENCE S 43°24'40" E, 26.51 FEET; THENCE 13°35'20" W, 194.86 FEET; THENCE S 09°22'57" E, 142.33 FEET; THENCE S 12°09'04" E, 185.66 FEET; THENCE S 16°58'52" W, 36.55 FEET; THENCE S 11°09'22" E, 239.14 FEET; THENCE S 38°56'55" E, 46.21 FEET; THENCE S 15°33'04" W, 39.01 FEET; THENCE S 28°22'33" W, 122.42 FEET; THENCE S 43°17'22" W, 52.61 FEET; THENCE S 22°59'58" W, 69.66 FEET; THENCE 37°04'30" W, 165.15 FEET; THENCE S 12°56'13" W, 121.00

FEET; THENCE 01°11'04", 55.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF N 62°07'52" W, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+97.62, 62.68 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, N 20°21'34" E, 62.28 FEET, TO STATION 524+95.29, 124.91 FEET LEFT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 28 56'29" W, 78.08 FEET, TO STATION 523+39.13, 175.00 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 20°24'26" E, 14.38 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1550.00 FEET, AND AN ARC LENGTH OF 1427.74 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,118,662 SQUARE FEET, OR 25.7 ACRES, MORE OR LESS.

**Advertisement:** August 2, 2019 edition of **The Journal**

**Public Hearing:** August 20, 2019 Planning Commission meeting

**Items of Record:** **Exhibit 1. Mailed Notices to Adjoining Property Owners**  
**Exhibit 2. Notice of Publication**  
**Exhibit 3. Unified Development Code**  
**Exhibit 4. Application**  
**Exhibit 5. Growth Management Plan**  
**Exhibit 6. Good Ranch Land Use Plan**  
**Exhibit 7. Staff Report**  
**Exhibit 8. Proposed Development Plan**  
**Exhibit 9. Comments from Adjacent Property Owners**  
**Exhibit 10. Good Neighbor Informational Meeting Summary**  
**Exhibit 11: Draft Memorandum of Understanding**

**Additional exhibits as presented during hearing**

## **REQUEST**

Applicant is requesting to reclassify the zoning designation of 25.68 acres of land from the current "A" Agricultural District to a "PUD" Planned Unit Development District to develop the next phase of the Good Ranch. A request for PUD zoning includes a requirement to submit a preliminary development plan.

## **REZONING REQUIREMENTS**

**Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.**

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

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

- 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.
- Other residential phases, including Wood Creek, Stonegate, The Meadows and Meadowood of the Good Ranch have been approved and completed over the last several years.
- The most recent phase, Prairie View of the Good Ranch, was approved by the City on November 27, 2017. This phase is currently under construction.
- The approved Land Use Plan for the Good Ranch, approved in 1994, identified this area (Tract 2) as appropriate for attached single family development, which is consistent with the request.
- On June 14, 2006, the City Council approved a request to rezone a portion of Tract 2 from the previous "A" Agricultural District to "R-1P" Single Family Planned Residential District to allow for the development of the Meadowood subdivision.

## **GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS**

A Good Neighbor Informational meeting was held on August 7, 2019. 90+ residents attending the meeting, in addition to City staff, the applicant, and the project engineer. A summary of the meeting has been attached to the staff report, and is identified as Exhibit 10

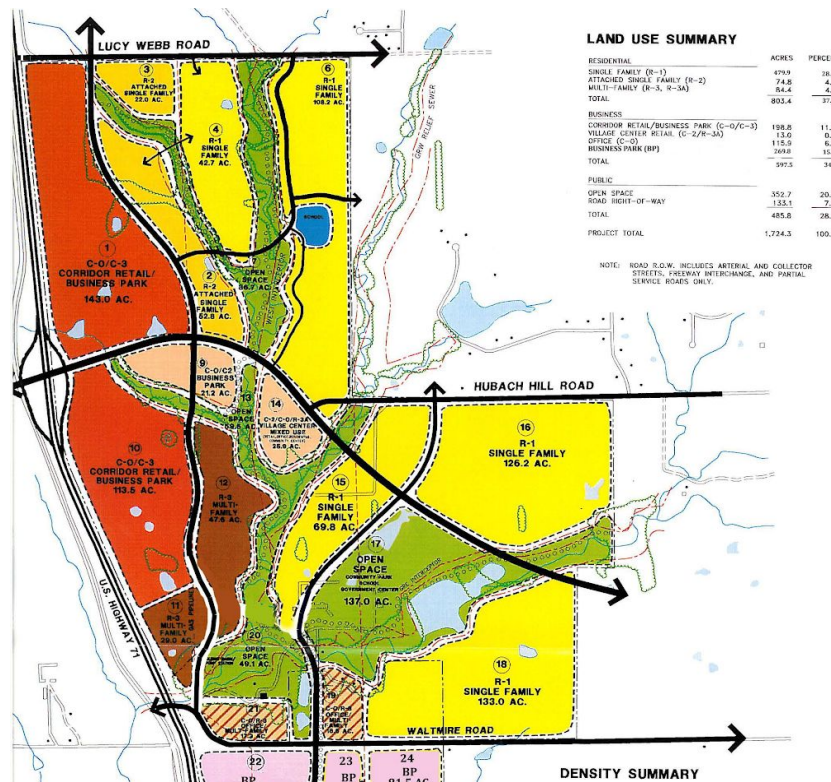
## **ENGINEERING DIVISION COMMENTS**

The Engineering Division of the Public Works Department has reviewed the application and indicated that it does comply with the design standards of the City of Raymore and recommends approval of the application. Please see the attached memorandum for specific comments.



# STAFF COMMENTS

1. The Good Ranch Land Use Plan, initially approved in 1994, identified the subject property (Tract 2) as appropriate for attached single family dwellings. The Good Ranch Land Use Plan, and associated Memorandum of Understanding (MOU), provide guidance and assurance that the Developer (Good-Otis LLC) agrees to development the land in accordance with the approved Land Use Plan and that the City agrees to rezone property in accordance with the approved Land Use Plan.
2. Attached single family dwellings, commonly referred to as townhomes, are permitted by right under the "R-3" Medium Density Residential District, and the "R-3A" Multiple Family Residential District. A Planned Unit Development (PUD) can be approved to accommodate the development of attached single family townhomes.
3. The Land Use Plan for the Good Ranch community was amended to allow the construction of the Meadows and Meadowood subdivisions. This area was originally planned for attached single-family dwellings. The amendment allowed for the construction of detached single-family dwelling units.
  - o The amendment to the Land Use plan only applied to the Meadows and Meadowood subdivisions, with Tract 2 left with the "attached single-family" designation.



4. The creation of a Planned Unit Development (PUD) District allows for greater flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and enhanced design. The following components of the proposed development are being included as part of the PUD request:

- Variety in Building Elevations** - The applicant has provided (2) distinct building types, each with a distinct building facade. The variety in building types will help mitigate the appearance of monotony within the development. The development proposes two variations of a standard front-garage entry unit, with a 1-car and 2-car options, as well as a rear-loaded garage option. The units with rear-loaded garages will have vehicular access off of proposed Cedarcrest Drive, with front-door pedestrian access along Dean Avenue.
- Private Amenities and Open Space**- The proposed subdivision includes a number of private open space and amenities spread throughout, including a playground, pickleball courts, dog park, pool, clubhouse, on-street guest parking areas, and centralized solid waste collection areas. The PUD provides the proper mechanisms for the maintenance and control of common open space and amenities.
- Development Standards** - To accommodate the building types and amenities proposed within the subdivision, the applicant has requested the following development standards for the property.

	PUD (Proposed)	R-3	R-3A
<b>Minimum Lot Area Per Lot</b>	---	11,250 sq.ft.	12,000 sq.ft.
Lot 1	1.94ac.	---	---
Lot 2	2.98ac.	---	---
Lot 3	3.31ac.	---	---
Lot 4	2.18ac.	---	---
Lot 5	1.76ac.	---	---
Lot 6	2.23ac.	---	---
per dwelling unit	---	3,750 sq.ft.	2,000 sq.ft.
Lot 1	3,022 sq.ft.	---	---
Lot 2	3,609 sq.ft.	---	---
Lot 3	3,008 sq.ft.	---	---
Lot 4	2,972 sq.ft.	---	---
Lot 5	3,193 sq.ft.	---	---
Lot 6	2,704 sq.ft.	---	---
<b>Minimum Lot Width (feet)</b>	90	90	90
<b>Minimum Lot Depth (feet)</b>	100	120	120
<b>Yards, Minimum (feet)</b>			
front	25	30	30
rear	30	30	30
side	9	10	10
<b>Maximum Building Height (feet)</b>	40	50	50
<b>Maximum Building Coverage (%)</b>	40	30	40
<b>Minimum Building Separation (feet)</b>	15	20	20

5. The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
<b>RESIDENTIAL USES</b>	
Single Family Dwelling, Attached	2 per dwelling unit

Based on the 204 proposed units, a total of 408 spaces are required. Through the provision of off-street driveway/garage parking, and the provision of additional on-street dedicated guest parking spaces, a total of 455 parking spaces have been provided on the proposed plan.

6. A Memorandum of Understanding (MOU) has been prepared for the proposed rezoning and preliminary development plan that outline the expectations from the applicant and City regarding the project. A development agreement will be prepared when final plat applications are submitted.
7. Of the existing housing stock within the City of Raymore, the number of housing units by type can be summarized as follows:
- **Single Family Dwellings** - 83.84%
  - **Two Family Dwellings** - 5.04%
  - **Four Family Dwellings** - 8.88%
  - **5+ Family Dwellings** - 2.23%
8. According to US Census and American Community Survey (ACS) data, the breakdown of occupied residential dwelling units by ownership type (owner vs. renter), including attached and detached single family dwellings, as well as all multi-family dwellings, within the City of Raymore can be summarized as follows:

	<b>Raymore, MO</b>	Kansas City Metro Area	United States
Owner Occupied Units	<b>81%</b>	67%	65%
Renter Occupied Units	<b>19%</b>	33%	35%

9. The Good Ranch Community Master Plan, Land Use Plan, as well as the proposed preliminary development plan, employ a number of positive planning principles, including interconnectivity between neighborhoods and similar land uses through the use of greenways and linear parks, and the separation of sensitive land uses (schools, single family neighborhoods) from higher intensity uses (commercial, higher density residential, light industrial, etc...) through the use of natural buffers and land use transitions.
- The Good Ranch Land Use Plan utilizes a land use transition from future commercial and light-industrial development on the east side of

I-49, west of Dean Avenue, to medium-high density residential development on the east side of Dean Avenue. The proposed attached single family residential areas provide a logical land use transition between future commercial and light industrial uses and existing single family subdivisions.

- The existing and future linear park system provides a substantial natural separation between the future commercial, light-industrial, and higher density residential development and the single family subdivisions that exist on the east side of the creek and linear park area.

10. The use of land-use transitions between different land uses, including the transition between single family detached homes, attached single family homes, higher density multi-family dwellings, and commercial and industrial uses is a common practice seen throughout our community. The attached Land Use Transition Map shows the natural transition of land uses that has been utilized in other developments in our community including:

- **Timber Trails**  
(Medium Density Attached Single Family > Single Family)
- **Remington Subdivision**  
(Commercial > Attached Single Family > Single Family)
- **Town Center**  
(Commercial > Attached Single Family > Single Family)

11. The rezoning request and preliminary development plan were shared with the Raymore-Peculiar School District. No concerns were received.

12. The rezoning request and preliminary development plan were shared with the South Metropolitan Fire Protection District. No concerns were received.

13. Notices of the Good Neighbor Meeting and Planning and Zoning Commission public hearing were mailed to forty-three (43) adjacent property owners, as well as HOA groups. Staff has included comments that were received as "Exhibit 9" of the staff report.

14. A primary concern raised by residents who attended the Good Neighbor meeting was the perceived impact the proposed development would have on the values of their detached single family homes. Staff completed research on the question and found the following:

- Immediately adjacent to the Sky-View development are two newer subdivisions, Hidden Meadows and Monroe Park, both of which were built after the Sky-View units were constructed. Values of the single family homes closest to Sky-View units (properties are immediately adjacent to the units) have steadily been increasing over the past 6 years.

- Immediately adjacent to the Manor Homes apartment community are detached single-family homes in the Eagle Glen subdivision and Silver Lake subdivision. Values of the single family homes closest to the apartment community (properties are immediately adjacent to the apartments) are steadily been increasing over the past 6 years. New single-family homes, with apartment buildings as close as 80-feet away, have been constructed and sold over the past few years in Eagle Glen subdivision. The value of these homes have steadily been increasing over the past 6 years.
  - New homes were built in Creekmoor Subdivision within 90 feet of existing duplex units. The value of these homes have steadily been increasing over the past 6 years.
15. The City Economic Development Director has reported to City Council on several occasions that the developers and businesses he meets with about the commercial land available at the North Cass Parkway interchange area share two principal concerns with him:
- a. Traffic volumes on North Cass Parkway and Dean Avenue are significantly below the threshold needed to attract commercial development to the area; and
  - b. Residential development of higher density, specifically market rate apartments and townhomes, near the commercial area, are needed.

## STAFF PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in dealing with a PUD request. Under 470.050 (F) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

### **1. the preliminary development plan’s consistency with the Growth Management Plan and all other adopted plans and policies of the City;**

There are inconsistencies between the preliminary development plan, the Growth Management Plan (GMP), and the Good Ranch Land Use Plan, specifically the land use component. The GMP identifies this area as appropriate for low density development, while the Good Ranch Land Use Plan identifies Tract 2 as appropriate for attached single-family (medium density). Because of the MOU that currently exists with Good-Otis LLC, the Good Ranch Land Use Plan map governs future land use of the property.

When the Meadows and Meadowood subdivisions were planned, the GMP was modified to reflect the change from medium density to low density in those areas. Inadvertently, the change from medium density to low density covered the entirety of Tract 2, which is still identified as medium density on the Good Ranch Land Use plan.

The Good Ranch Land Use Plan is the guiding document for this neighborhood, thus the request is consistent with the approved plan.

Additionally, the City's adopted Strategic Plan, adopted in 2017, and Growth Management Plan include goals and strategies that are supported by the proposed development, including:

- **Strategic Plan Goal 3.2.4** - Provide quality, diverse housing options that meet the needs of current and future residents.
- **GMP Physical Development Goal 4.2** - Support development applications that provide for choices in housing style and cost.

**2. the preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose;**

The proposed preliminary development plan is consistent with the standards for a Planned Unit Development. The purpose of the proposed PUD and preliminary development plan is to provide flexibility in the design, location, orientation and phasing of the proposed development in order to meet the needs of the developer, applicant, and future tenants of the buildings.

The proposed PUD provides the proper mechanisms for unified ownership of all proposed buildings within the development, as well as the provision and maintenance of all common areas and amenities that are being proposed.

**3. the nature and extent of common open space in the PUD;**

Common open space is being provided as part of the development. Dedicated playground and park space, pickleball courts, a pool, clubhouse and dog park are being proposed as amenities for residents. Roughly 7 acres of the proposed development have been identified as common open space.

**4. the reliability of the proposals for maintenance and conservation of common open space;**

The PUD designation will require the developer/property owner to create a property owner's association that will assume the maintenance of all common areas, detention basins, amenities and guest parking areas. Additionally, a stormwater maintenance agreement will be required for the stormwater detention areas, which will involve requirements for perpetual maintenance.

**5. The adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan;**

The proposed preliminary development plan does provide common open space. The plan proposes roughly 7 acres of open space, roughly 27% of the entire land

area of the development, which includes a number of active and passive recreational amenities.

**6. whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment;**

The preliminary development plan does make adequate provisions for public services, adequate control over vehicular traffic and parking, and furthers the amenities of light and air, recreation and visual enjoyment. The proposed units maintain significant separation between other adjacent buildings, using the existing stream corridor to mitigate any visual impact to surrounding neighborhoods.

The proposed plan includes area for guest parking to reduce the congestion of parked cars along the street, as well as centralized solid waste collection areas that will minimize the amount of trash and recycling containers along the street, and limit the amount of truck traffic within the proposed neighborhood.

**7. whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area;**

The proposed development plan will not have an adverse effect on the adjacent properties. Future commercial development is planned to the west of the subject property, along Dean Avenue. The proposed development provides a logical land use transition between the commercial development to the west, and the existing neighborhoods within the Good Ranch Community to the east.

Additionally, the existing stream corridor will be preserved and left as a natural barrier to mitigate any visual impact that may result from the proposed development.

**8. whether potential adverse impacts have been mitigated to the maximum practical extent;**

The potential adverse impacts on surrounding properties have been mitigated to the maximum practical extent. Buildings on the proposed site are completely separated from other single family homes adjacent to the site at a distance anywhere from 270 feet, to more than 800 feet, by a heavily wooded stream corridor. This natural buffer will significantly mitigate any adverse visual impact that may result from the proposed development.

Additionally, congestion generated by on-street guest parking that is typically associated with attached single family development has been mitigated to the most practical extent through the provision of 47 dedicated on-street parking spaces that are located throughout the proposed subdivision. These spaces would be maintained by the developer for the use of residents and their guests.

**9. whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the use of (non-PUD) conventional Unified Development Code;**

The proposed preliminary development plan does represent a unique development proposal that could not have been accomplished through the use of conventional zoning districts and development standards.

Attached single family dwellings (townhomes) are permitted in the R-3 and R-3A zoning districts. However, such zoning districts do not allow the flexibility needed for the provision of common open space and amenities. Additionally, the proposed development standards that the PUD zoning designation provides allows the flexibility for the applicant to provide multiple building types and elevations.

**10. the sufficiency of the terms and conditions proposed to protect the interests of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

The applicant is requesting preliminary approval for the entire development, with plans to construct the subdivision in concurrent phases. The terms and conditions outlined within the MOU have been deemed to be sufficient to protect the interests of the public and the residents of the PUD

**REVIEW OF INFORMATION AND SCHEDULE**

Action	Planning Commission	City Council 1 <sup>st</sup>	City Council 2 <sup>nd</sup>
Public Hearing	August 20, 2019	August 26, 2019	September 9, 2019

**STAFF RECOMMENDATION**

The Good Ranch Community Master Plan was originally approved in 1994, and contemplated a variety of land uses spread over the entire 1,700 acres. The overall Land Use plan for the community identified this tract of land as appropriate for the future development of attached single family homes. While portions of this area have been modified to allow for the development of single family homes (Meadows and Meadowood), staff believes this property is still well suited for attached single family development.

**Zoning:** The Unified Development Code outlines provisions for the development of single family attached dwelling within the R-3 and R-3A zoning district, subject to certain development standards. While the proposed Planned Unit Development (PUD) also allows for the development of attached single family dwellings, it also provides the City, and the general public, more assurance and security relative to the quality of development proposed on the site through the incorporation of a



Memorandum of Understanding (MOU), an agreement that is not required within the R-3 and R-3A zoning districts. The MOU ensures that the property will be developed in accordance with the approved preliminary plan.

**Land Use:** Given the variety of land uses approved on the west side of Dean Avenue, north and south of North Cass Parkway as part of the Good Ranch Master Plan, the proposed development provides a logical and well-planned land use transition that buffers the existing single family subdivisions from future commercial and light industrial growth. Additionally, the preservation of the existing stream corridor and placement of stormwater facilities provides an additional buffer between land uses.

**Transportation:** Both Dean Avenue and North Cass Parkway were built as arterial roadways that were designed to accommodate both existing traffic, as well as traffic generated by future development within the Good Ranch and surrounding areas. Fox Ridge Drive was built as a collector roadway and provides connectivity of the proposed development to the Stonegate Elementary School, and another access point to Dean Avenue. Based on existing traffic volumes, there is ample available capacity for these roadways to absorb additional traffic that will be generated by the proposed development.

**Strategic Plan:** The City Strategic Plan, adopted in 2017, includes the goal to provide quality, diverse housing options that meet the needs of current and future residents. The City currently has housing options that include:

- Detached single-family homes in a golf-course community
- Detached single-family homes on ¼ acre lots with, or without, an HOA
- Large Lot single-family homes
- Detached single-family homes on small, narrow lots
- Maintenance provided single-family developments
- Age-restricted single-family developments
- Duplex units (no amenities)
- Townhome units (no amenities)
- Apartment complex units

What the City currently does not have is a townhome development with amenities. The proposed development will meet the housing option need and demand for townhome units with amenities.

City Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact, and forward Case #19019: The Venue of the Good Ranch PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval.

**To:** Planning and Zoning Commission

**From:** Department of Public Works

**Date:** August 5, 2019

**RE:** Venue of the Good Ranch (Preliminary Plan)

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The Public Works and Engineering Department has reviewed the application for Venue of the Good Ranch, and offers the following comments:

**Project Location:** The development is located in the northeast corner of Dean and North Cass Parkway.

**Impacts on Transportation System(s):** Access to the project will be off of Dean, North Cass and Foxridge Drive. These streets have sufficient capacity to handle the traffic that will be created from the proposed project as well as any and all development of the adjacent properties. Streets within the proposed development will be restricted as no parking when the project is completed because of the lack of adequate spacing between driveways. Off street parking is being provided for additional parking.

**Adequate Public Facilities:**

**Sanitary Sewer System** - The project will be served by an existing gravity sewer on Dean.

**Water System** - The project is served by Water District 10.

**Storm Water System/Water Quality** - Other residential subdivisions within the Good Ranch, including Stonegate, Meadows, Meadowood, and Wood Creek were approved without any stormwater detention facilities. These subdivisions utilize the greenspace surrounding the creeks within the Good Ranch, which is identified by FEMA as floodplain area, to handle stormwater runoff. This is allowed by City Code.

Stormwater for the proposed Venue of the Good Ranch will be handled through dry detention facilities and a small pond. These facilities will be able

to handle all the runoff from the development. Water quality measures/BMPs will be required to treat water runoff before entering the system.

**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.

**JEREMY M. POWELL**  
 P.L.S. C.F.E.S. ENV SP  
 LS 200700084  
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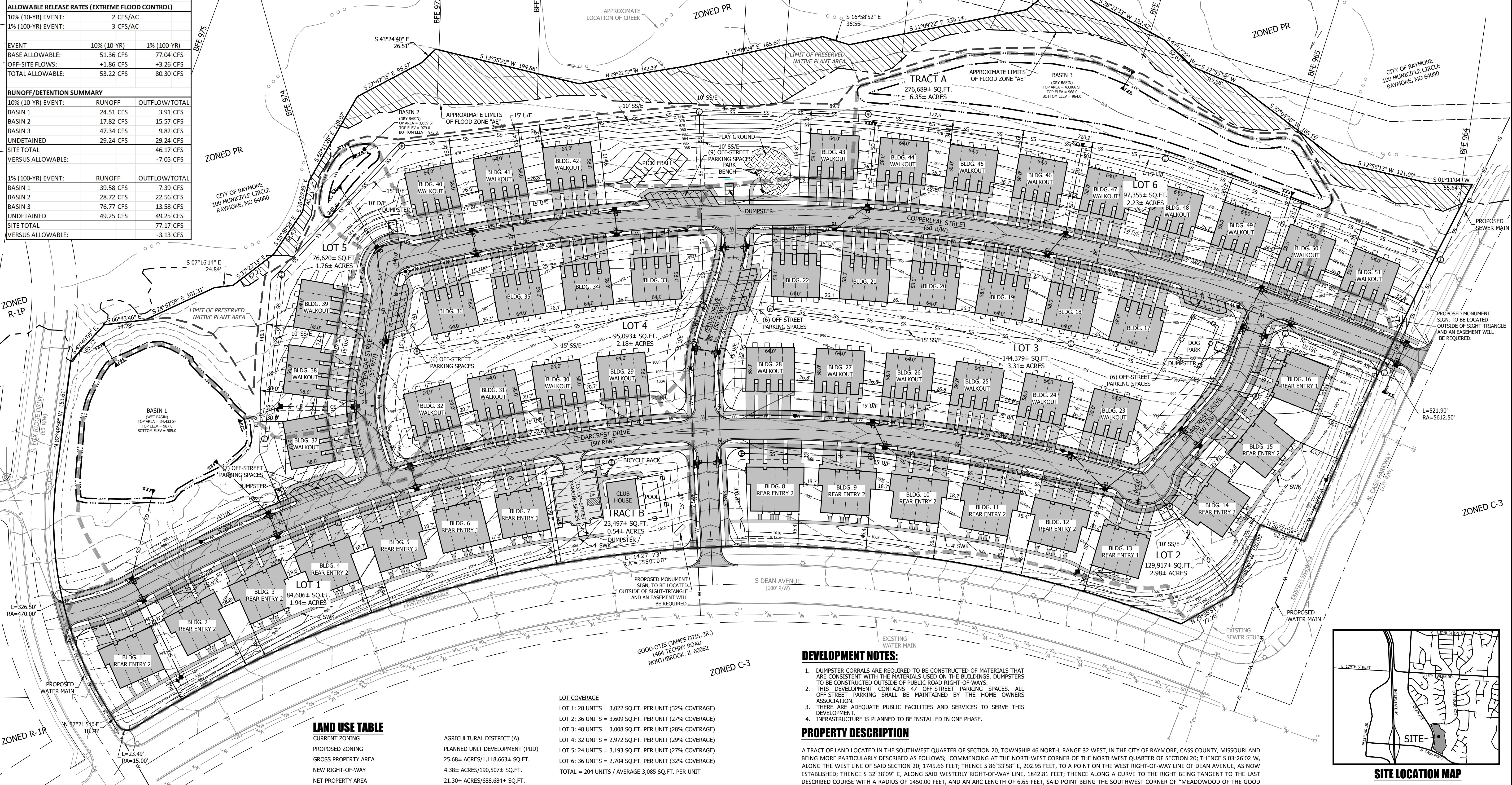
**PREPARED FOR:**  
**GRIFFIN RILEY**  
 PROPERTY GROUP  
 21 SE 29TH TERRACE  
 LEE'S SUMMIT, MO 64082  
 (816) 366-7900

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

REVISIONS	NO.	DATE	DESCRIPTION	CITY COMMENTS
	1	08/05/2019	CITY COMMENTS	
	2			
	3			
	4			
	5			
	6			

**PROJECT #:** 3390-18-1464  
**ISSUE DATE:** 08/05/2019  
**ISSUED FOR:**  
**FOR REVIEW**  
**PLANNED UNIT DEVELOPMENT**

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS		
<b>DRAINAGE AREAS</b>		
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
<b>SITE TOTAL</b>	<b>1,118,663 SF</b>	<b>25.68 AC</b>
<b>OFF-SITE</b>		
	21,534 SF	0.49 AC
<b>ALLOWABLE RELEASE RATES (EXTREME FLOOD CONTROL)</b>		
10% (10-YR) EVENT:	2 CFS/AC	
1% (100-YR) EVENT:	3 CFS/AC	
<b>RUNOFF/DETENTION SUMMARY</b>		
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
<b>SITE TOTAL</b>	<b>46.17 CFS</b>	<b>46.17 CFS</b>
<b>VERSUS ALLOWABLE:</b>		<b>-7.05 CFS</b>
<b>1% (100-YR) EVENT:</b>		
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
<b>SITE TOTAL</b>	<b>77.17 CFS</b>	<b>77.17 CFS</b>
<b>VERSUS ALLOWABLE:</b>		<b>-3.13 CFS</b>



**LAND USE TABLE**

CURRENT ZONING	AGRICULTURAL DISTRICT (A)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD)
GROSS PROPERTY AREA	25.68± ACRES/1,118,663± SQ.FT.
NEW RIGHT-OF-WAY	4.38± ACRES/190,507± SQ.FT.
NET PROPERTY AREA	21.30± ACRES/688,684± SQ.FT.
NUMBER OF RESIDENTIAL LOTS	6 (14.40± ACRES/627,970± SQ.FT.)
NUMBER OF OPEN SPACE TRACTS	2 (6.89± ACRES/300,186± SQ.FT.)
MAXIMUM BUILDING HEIGHTS	40 FEET
MINIMUM BUILDING SETBACKS	25 FEET (FRONT)
	30 FEET (REAR)
MINIMUM BUILDING SEPARATION	16 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.

**LOT COVERAGE**

LOT 1:	28 UNITS = 3,022 SQ.FT. PER UNIT (32% COVERAGE)
LOT 2:	36 UNITS = 3,609 SQ.FT. PER UNIT (27% COVERAGE)
LOT 3:	48 UNITS = 3,008 SQ.FT. PER UNIT (28% COVERAGE)
LOT 4:	32 UNITS = 2,972 SQ.FT. PER UNIT (29% COVERAGE)
LOT 5:	24 UNITS = 3,193 SQ.FT. PER UNIT (27% COVERAGE)
LOT 6:	36 UNITS = 2,704 SQ.FT. PER UNIT (32% COVERAGE)
<b>TOTAL = 204 UNITS / AVERAGE 3.085 SQ.FT. PER UNIT</b>	

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 30% 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.

**MAINTENANCE OF TRACTS:**

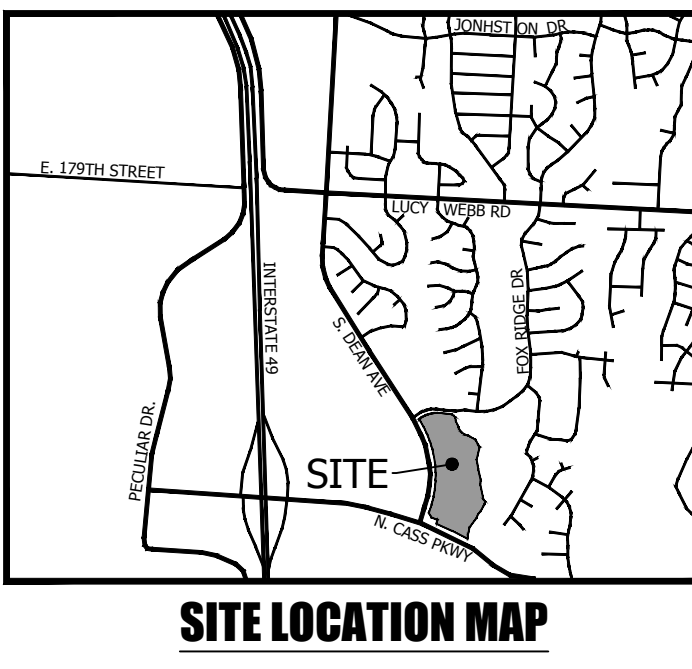
- OPEN SPACE TRACTS "A" & "B" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "A" SHALL BE USED FOR DETENTION AND OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**DEVELOPMENT NOTES:**

- DUMPSTER CORRALS ARE REQUIRED TO BE CONSTRUCTED OF MATERIALS THAT ARE CONSISTENT WITH THE MATERIALS USED ON THE BUILDINGS. DUMPSTERS TO BE CONSTRUCTED OUTSIDE OF PUBLIC ROAD RIGHT-OF-WAYS.
- THIS DEVELOPMENT CONTAINS 47 OFF-STREET PARKING SPACES. ALL OFF-STREET PARKING SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THERE ARE ADEQUATE PUBLIC FACILITIES AND SERVICES TO SERVE THIS DEVELOPMENT.
- INFRASTRUCTURE IS PLANNED TO BE INSTALLED IN ONE PHASE.

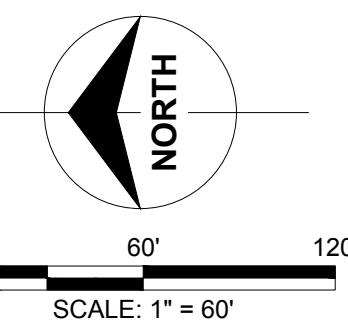
**PROPERTY DESCRIPTION**

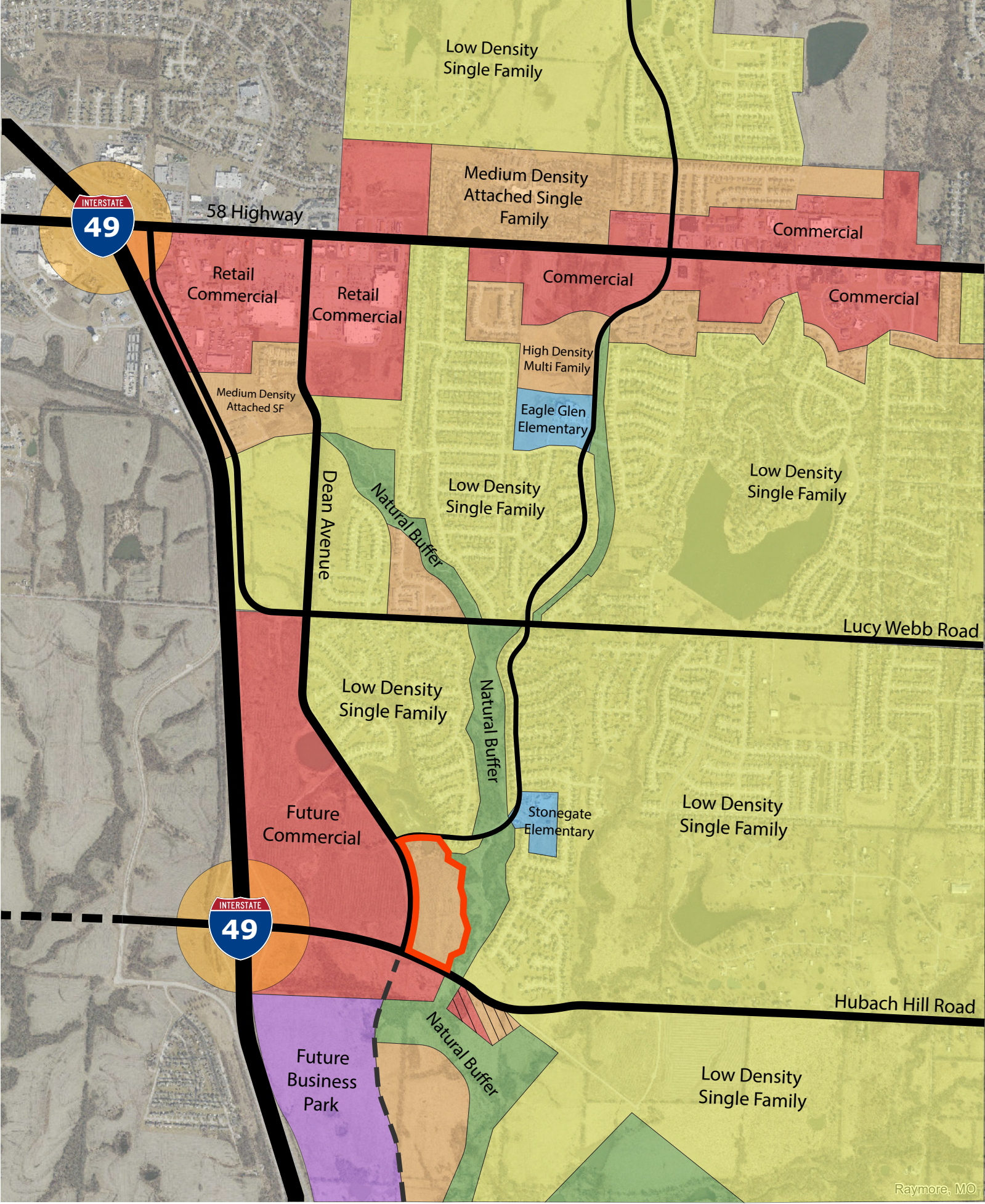
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**LEGEND:**

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





Raymore, MO





***Memorandum of Understanding  
for  
The Venue of the Good Ranch***

Legal Description Contained on Pages 2-3

**Between Griffin Riley Property Group, Grantor,**

**and**

**City of Raymore, Grantee  
100 Municipal Circle  
Raymore, MO 64083**

***September 9, 2019***

## MEMORANDUM OF UNDERSTANDING

### *The Venue of The Good Ranch*

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF THE VENUE OF THE GOOD RANCH PLANNED UNIT DEVELOPMENT SUBDIVISION is made and entered into this **9th** day of September, 2019, by and between Griffin Riley Property Group (“Sub-Divider”) also being referred to herein as “Grantors”; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“City”).

WHEREAS, Sub-Divider seeks to obtain approval from the City for a subdivision to be known as The Venue of the Good Ranch, proposed to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider agrees to assume all subdivision development obligations of the City as described in this agreement; and,

WHEREAS, the City desires to ensure that Sub-Divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

#### **GEOGRAPHIC LOCATION:**

The provisions of this MOU shall apply to the following described property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE S 03°26'02" W, ALONG THE WEST LINE OF SAID SECTION 20; 1745.66 FEET; THENCE S 86°33'58" E, 202.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 32°38'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF “MEADOWOOD OF THE GOOD RANCH 3RD PLAT”, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 57°37'37" E, 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWOOD, IN A NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT,

*The Venue of the Good Ranch  
Memorandum of Understanding*

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## **PRELIMINARY DEVELOPMENT PLAN**

1. Sub-Divider intends to develop the entire property as a Master Planned Attached Single Family Community in the manner shown on the PUD Preliminary Development Plan, attached and incorporated herein as Exhibit A.
2. **Zoning and Land Use**
  - a. The zoning for the entire Property shall be "PUD" Planned Unit



Development District.

b. Land Use

1. Attached Single Family Dwellings, as defined by Section 485.010 of the Unified Development Code shall be permitted on all lots, subject to compliance with any special conditions.

2. Accessory uses, including swimming pools, community clubhouses, playgrounds or other passive/active recreation items shall be permitted only within common or open space areas.

3. **Bulk and Dimensional Standards Table:**

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	1 acre
Minimum Lot Width	90 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet
Minimum Rear Yard	19 feet
Minimum Side Yard	10 feet
Maximum Building Height	40 feet
Minimum Building Separation	15 feet

The following bulk and dimensional standards are calculated for the entire development, not on a lot-by-lot basis.

Minimum Landscaped Area	30%
Maximum Building Coverage	40%

#### **4. Common Open Space and Amenities**

- a. Common open space and subdivision amenities shall be provided in accordance with the approved Preliminary Development Plan.
- b. The following amenities are provided on the Preliminary Development Plan:
  - i. Pool, Clubhouse
  - ii. Dog Park
  - iii. Pickleball Courts
  - iv. Playground
  - v. Guest/overflow parking areas
  - vi. Screened trash enclosures
- c. A minimum of 20% of the overall development shall be provided in the form of common open space.

#### **5. Landscaping & Screening**

- a. A Type-A Screen shall be maintained near properties that are zoned R-1P along the north and northwest property lines either through the use of existing vegetation or the establishment of new vegetation. When the establishment of new vegetation is required to satisfy these requirements, the use of berms, evergreen-type shrubs and trees shall be required.
- b. Street trees shall be provided at a rate of one tree per fifty (50) linear feet along any street designated as a greenway on the Transportation Plan. Street trees shall be provided along the east side of Dean Avenue and the north side of North Cass Parkway.
- c. One tree per unit shall be provided in the front-yard of each dwelling unit.
- d. All required landscaping shall comply with Chapter 430 of the Unified Development Code. No details as to plant location, type or size is required as part of the Preliminary Development Plan.
- e. A landscape plan shall be submitted with the application for site plan approval.
- f. All required landscaping shall be installed prior to the issuance of any certificate of occupancy for the applicable building.

#### **6. Parking**

- a. Off-street Parking shall be provided for each building as follows:

Use	Minimum Parking Spaces Required
Single Family Dwelling, Attached	2 spaces per dwelling unit

- b. Amenity spaces for guests shall be provided in accordance with the approved Preliminary Development Plan, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s), unit(s) and/or use(s) in which they serve. Such spaces shall be maintained by the Sub-Divider.

**PHASING SCHEDULE**

- 1. The Preliminary Development Plan is being approved without a defined phasing plan.
- 2. The Sub-Divider may construct the development in phases.

**FINAL PLATS**

- 1. Sub-Divider may submit final plats and associated construction drawings to the City in phases.
- 2. Each final plat must comply with the bulk and dimensional standards included in this MOU.
- 3. Final plats shall be submitted in accordance with the Unified Development Code.
- 4. A final plat application shall be submitted within two years of the date of approval of the Preliminary Development Plan or the Preliminary Development Plan becomes null and void.

**TRANSPORTATION IMPROVEMENTS**

**1. Road Improvements**

- a. All proposed roads shall be constructed as local roads with a fifty foot (50') right-of-way.
- b. Guest parking areas shall be constructed and maintained by the Sub-Divider and shall be installed prior to the issuance of a

Certificate of Occupancy for the building(s) and/or unit(s) which they serve.

- c. Guest parking areas are permitted within the public right of way, and shall be designed to be physically separated from the public roadway.
- d. The internal roadways serving the development shall be built to City standards to be accepted by the City. Once the roadways are accepted, the City will assume maintenance responsibilities of the roadways. This maintenance responsibility does not include the guest parking areas.

## **2. Pedestrian Improvements**

- a. Existing ten foot (10') sidewalk along the west side of Dean Avenue and five foot (5') sidewalk along the north side of North Cass Parkway shall remain throughout the development of the subdivision. Any damage done to these sidewalk segments during construction of the development shall be repaired by the Sub-Divider.
- b. A five foot (5') sidewalk is required on all lots and common areas within the subdivision, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s), unit(s), or amenities the sidewalk is intended to serve.
- c. A four foot (4') sidewalk shall be provided along the front yards of buildings 1 thru 16, and shall be constructed prior to the issuance of a Certificate of Occupancy for the building(s) or unit(s) the sidewalk is intended to serve. Such sidewalk shall be maintained by the Sub-Divider.

## **SANITARY SEWER IMPROVEMENTS**

- 1. Sanitary sewer service shall be provided to each lot, building and unit by the Sub-Divider. The line shall extend to the exterior perimeter property line of the development to provide service to adjacent properties.
- 2. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Sub-Divider shall have the engineering plans approved by the MoDNR and the City of Raymore.

3. The sanitary sewer shall be of sufficient size and depth to serve the tributary area identified in the City's Comprehensive Sewer Plan.
4. The Sub-Divider agrees to pay any applicable sewer connection fees and rate charges.
5. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

#### **WATER MAIN IMPROVEMENTS**

1. The development is located within the territorial area of the Cass County Public Water Supply District #10 and shall be served by the district.
2. All improvements to the water service system shall comply with the requirements of the Water District and with the requirements of the South Metropolitan Fire Protection District.

#### **STORMWATER IMPROVEMENTS**

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Development Plan.
2. A final stormwater management plan is required to be submitted at the time building construction plans are submitted for all the land area contained within the final plat.
3. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building.
4. Storm Water Quality BMP's shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.
5. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

## **STREAM ASSESSMENT**

1. The Good Ranch Master Development Agreement, dated October 14, 2014, is applicable to the development.
2. An assessment of the geomorphic subarea watershed applicable to the development shall be completed by the Sub-Divider. The assessment shall be reviewed by the City and must be approved prior to the approval of the Preliminary Development Plan.
3. The assessment shall identify stream enhancements or other improvements necessary to minimize or eliminate current and anticipated geomorphic deficiencies identified by the assessment. Phasing of these enhancements or other improvements can coincide with phasing of building construction on the property.
4. Stream enhancements or other improvements identified by the City as necessary for a particular phase of the development shall be installed and completed by the Sub-Divider prior to the issuance of any Certificate of Occupancy.

## **OPEN SPACE AND AMENITIES**

1. Private open space and amenities shall be provided in accordance with the approved Preliminary Development Plan. All privately owned open space, common area, or amenity shall be constructed and maintained by the Sub-Divider.
2. The following amenities were provided on the Preliminary Development Plan:
  - a. Pool, Clubhouse
  - b. Dog Park
  - c. Pickleball Courts
  - d. Playground
  - e. Guest/overflow parking areas
  - f. Screened trash enclosures
3. Prior to the full build-out of the subdivision (51 buildings, 204 units) all amenities shown on the Preliminary Development Plan shall be constructed. Throughout the development process, amenities shall be constructed in accordance with the following phasing schedule:

- a. **Pool and Clubhouse** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 1 and/or Lot 4.
- b. **Dog Park** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 3.
- c. **Pickleball Courts** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 5.
- d. **Playground** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the last building constructed upon Lot 6.
- e. **Guest/Overflow Parking Areas** - Shall be constructed as part of the construction of the public roadway.
- f. **Screened Trash Enclosures** - Trash enclosures shall be constructed at the time buildings adjacent to the planned area for the trash enclosures are constructed.

#### **SOLID WASTE SERVICE AND COLLECTION AREAS**

1. Buildings and individual units within the subdivision shall not be served by the City of Raymore's solid waste collection program. It shall be the responsibility of the Sub-Divider to provide solid waste collection services to individual buildings and units within the subdivision.
2. Centrally located solid waste collection areas shall be provided in accordance with the approved Preliminary Development Plan, and shall be screened in accordance with Section 430.110 of the Unified Development Code.
3. Solid waste collection areas shall be constructed and fully operational prior to the issuance of a Certificate of Occupancy for the buildings and/or units in which they serve.

#### **RESIDENTIAL DWELLING STANDARDS**

1. The design and appearance of buildings shall conform to the proposed elevations, attached and incorporated herein as Exhibit B.
2. The following building and design standards shall apply to the development:

a. **Building Materials**

1. Variations in building materials shall be utilized that provide a modern-style of architecture for the development, including:
2. Variation in roof-lines and roof pitches, and/or roof heights
3. Use of both horizontally and vertically articulated building materials
4. Contrasting building materials, colors, and/or the use of accent features
5. Incorporation of awnings canopies, roof extensions, or other architectural features that enhance building entrances.

b. **Exterior Elevations and Facades**

1. Developer shall provide, at a minimum, two (2) distinctly separate building types which incorporate architectural elements that enhance the quality of the neighborhood, and minimize the appearance of monotony within the development:
2. Rear Entry Units - Units located on Lots 1 thru 2 shall be designed with rear-loaded garages, with front-door access located on the building facade opposite of the garage door.
3. Front Entry Units - Units located on Lots 3 thru 6 shall be designed with front-loaded garages, with front-door access located on the same facade as the garage door.

**SIGNAGE**

1. Subdivision entrance markers are permitted for the development in accordance with Chapter 435 of the Unified Development Code.

**FLOODPLAIN**

1. No portion of any platted lot shall encroach in the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.
2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:
  - a. work to install the necessary outlet structures for the stormwater detention facilities; or
  - b. work necessary for implementation of any stream



enhancements required as part of the stream assessment for the development.

### **SOUTH METROPOLITAN FIRE PROTECTION DISTRICT**

1. Building permits, separate from those required by the City of Raymore, are required to be secured from the South Metropolitan Fire Protection District.
2. All requirements of the Fire Code adopted by the South Metropolitan Fire Protection District, shall be complied with.

### **INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS**

1. Before the installation of any improvements or the issuance of building permits for a Platted Area, Sub-Divider shall have all engineering plans approved by the City of Raymore.
2. Prior to the issuance of building permits, Sub-Divider shall install all public improvements as shown on approved engineering plans of said platted areas.
3. The Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.
4. The Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Sub-Divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on Sub-Divider's property or from the City's inspection or lack of inspection of the plans, specifications and construction relating to the improvements to be placed on the Sub-Divider's property. Sub-Divider hereby agrees to pay to the City all damages, costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

## **FEES, BONDS AND INSURANCE**

1. The Sub-Divider agrees to pay to the City, a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are accepted by the City as part of infrastructure acceptance the City will assume maintenance responsibility for the lights.
3. The Sub-Divider agrees to pay to the City, a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

## **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.

5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by First Class United States mail to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

If to Griffin Riley Property Group at:

Griffin Riley Property Group  
Attn: Jake Loveless  
21 SE 29th Terrace  
Lee's Summit, MO 64082

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

Attest:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Sub-Divider – Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Sub-Divider – Signature

\_\_\_\_\_  
Printed Name

Subscribed and sworn to me on this  
the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_  
in the County of \_\_\_\_\_,  
State of \_\_\_\_\_.

Stamp:

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

# **Exhibit A**

## *Preliminary Development Plan*

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS		
<b>DRAINAGE AREAS</b>		
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
<b>ALLOWABLE RELEASE RATES (EXTREME FLOOD CONTROL)</b>		
10% (10-YR) EVENT:	2 CFS/AC	
1% (100-YR) EVENT:	3 CFS/AC	
<b>RUNOFF/DETENTION SUMMARY</b>		
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	46.17 CFS
VERSUS ALLOWABLE:		-7.05 CFS
<b>1% (100-YR) EVENT:</b>		
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	77.17 CFS
VERSUS ALLOWABLE:		-3.13 CFS

ALLOWABLE RELEASE RATES (EXTREME FLOOD CONTROL)		
10% (10-YR) EVENT:	2 CFS/AC	
1% (100-YR) EVENT:	3 CFS/AC	

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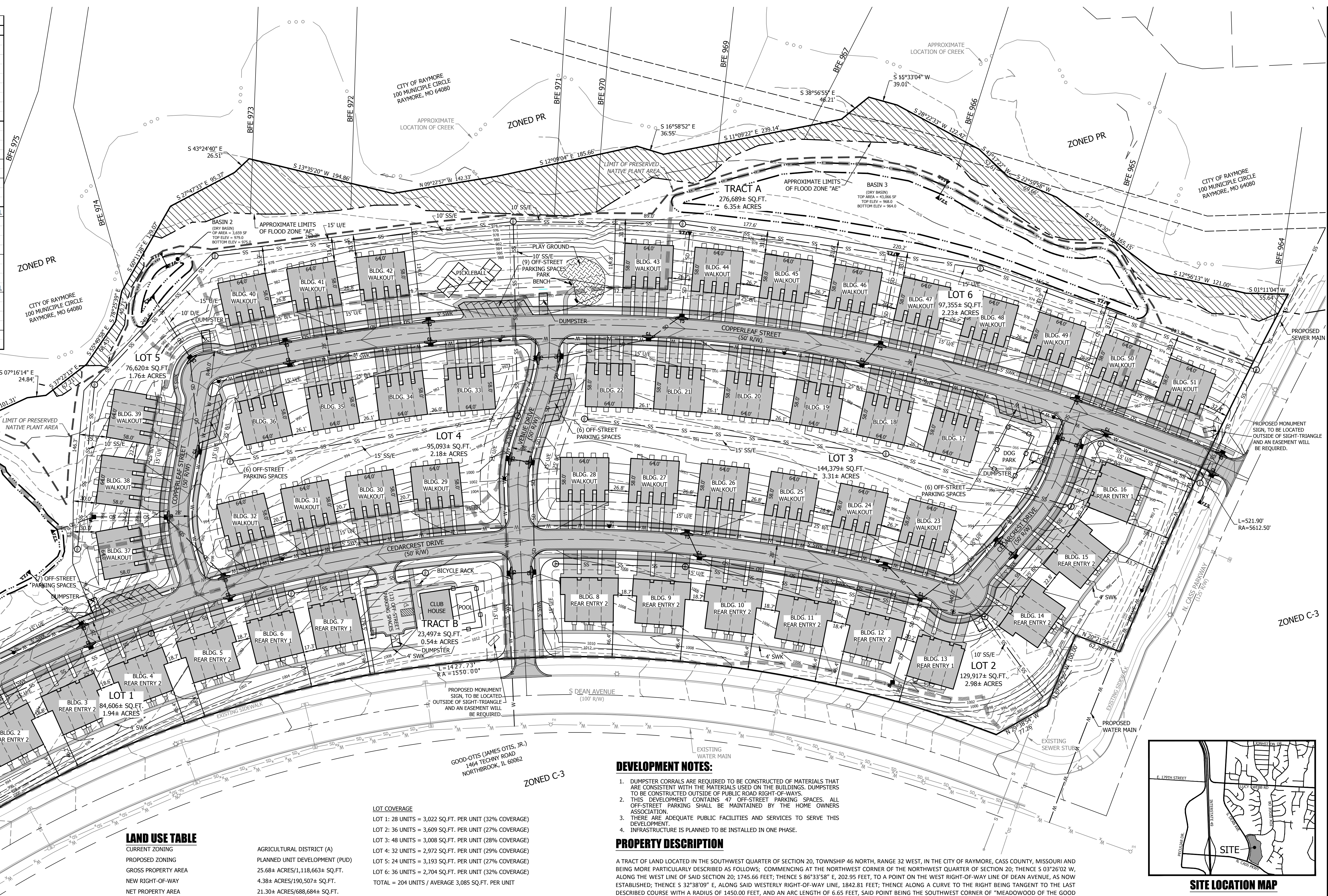
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**LAND USE TABLE**

CURRENT ZONING	PLANNED UNIT DEVELOPMENT (PUD)	AGRICULTURAL DISTRICT (A)
PROPOSED ZONING	25.68± ACRES/1,118,663± SQ.FT.	PLANNED UNIT DEVELOPMENT (PUD)
GROSS PROPERTY AREA	4.38± ACRES/190,507± SQ.FT.	LOT 1: 1.94± ACRES/84,606± SQ.FT.
NEW RIGHT-OF-WAY	21.30± ACRES/688,684± SQ.FT.	LOT 2: 2.98± ACRES/129,917± SQ.FT.
NET PROPERTY AREA	6 (14.40± ACRES/627,970± SQ.FT.)	LOT 3: 3.31± ACRES/144,379± SQ.FT.
NUMBER OF RESIDENTIAL LOTS	2 (6.89± ACRES/300,186± SQ.FT.)	LOT 4: 2.18± ACRES/95,093± SQ.FT.
NUMBER OF OPEN SPACE TRACTS	40 FEET	LOT 5: 1.76± ACRES/76,620 SQ.FT.
MAXIMUM BUILDING HEIGHTS	25 FEET (FRONT)	LOT 6: 2.23± ACRES/97,355± SQ.FT.
MINIMUM BUILDING SETBACKS	30 FEET (REAR)	TRACT A: 6.35± ACRES/276,689± SQ.FT.
MINIMUM BUILDING SEPARATION	16 FEET	TRACT B: 0.54± ACRES/23,497± SQ.FT.

**DEVELOPMENT NOTES:**

- DUMPSTER CORRALS ARE REQUIRED TO BE CONSTRUCTED OF MATERIALS THAT ARE CONSISTENT WITH THE MATERIALS USED ON THE BUILDINGS. DUMPSTERS TO BE CONSTRUCTED OUTSIDE OF PUBLIC ROAD RIGHT-OF-WAYS.
- THIS DEVELOPMENT CONTAINS 47 OFF-STREET PARKING SPACES. ALL OFF-STREET PARKING SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THERE ARE ADEQUATE PUBLIC FACILITIES AND SERVICES TO SERVE THIS DEVELOPMENT.
- INFRASTRUCTURE IS PLANNED TO BE INSTALLED IN ONE PHASE.

**PROPERTY DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE S 03°26'02" W, ALONG THE WEST LINE OF SAID SECTION 20; 1745.66 FEET; THENCE S 86°33'58" E, 202.95 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE S 32°38'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1842.81 FEET; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1450.00 FEET, AND AN ARC LENGTH OF 6.65 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF "MEADOWWOOD OF THE GOOD RANCH 3<sup>RD</sup> PLAT", A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE N 57°37'37" E, 100.00 FEET; TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEAN AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MEADOWWOOD, IN A NORTHEASTERLY DIRECTION, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 32°21'40" W, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.49 FEET, TURNING INTO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH FOX RIDGE DRIVE, AS NOW ESTABLISHED; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 57°21'51" E, 18.78 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 326.50 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 82°49'58" E, 153.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF A TRACT OF LAND GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND DESCRIBED IN BOOK 3177 AT PAGE 356, FOR THE FOLLOWING 23 COURSES, S 47°40'05" E, 65.22 FEET; THENCE SOUTH 06°43'46" E, 54.28 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE S 07°16'14" E, 24.84 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 24°52'59" E, 101.31 FEET; THENCE SOUTH 07°16'14" E, 24.84 FEET; THENCE S 37°22'13" E, 67.21 FEET; THENCE S 55°49'58" E, 68.43 FEET; THENCE S 78°25'39" E, 40.71 FEET; THENCE S 60°11'28" E, 129.07 FEET; THENCE S 27°43'33" E, 95.37 FEET; THENCE S 43°24'40" E, 26.51 FEET; THENCE S 13°35'20" W, 194.86 FEET; THENCE S 09°22'57" E, 142.33 FEET; THENCE S 12°09'04" E, 185.66 FEET; THENCE S 16°58'52" W, 36.55 FEET; THENCE S 11°09'22" E, 239.14 FEET; THENCE S 38°56'55" E, 46.21 FEET; THENCE S 15°33'04" W, 39.01 FEET; THENCE S 28°22'33" W, 122.42 FEET; THENCE S 43°17'22" W, 52.61 FEET; THENCE S 22°59'58" W, 69.66 FEET; THENCE S 7°04'30" W, 165.15 FEET; THENCE S 12°56'13" W, 121.00 FEET; THENCE 01°11'04", 55.64 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH CASS PARKWAY, AS NOW ESTABLISHED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF N 62°07'52" W, A RADIUS OF 5612.50 FEET, AND AN ARC LENGTH OF 521.09 FEET, TO A POINT OF INTERSECTION WITH THE MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT STATION 524+97.62, 62.68 FEET LEFT; THENCE ALONG SAID MISSOURI STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, N 20°21'34" E, 62.28 FEET, TO STATION 524+95.29, 124.91 FEET LEFT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N 28°56'29" W, 78.08 FEET, TO STATION 523+39.13, 175.00 FEET LEFT, TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE, AS NOW ESTABLISHED; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 02°24'21" E, 14.38 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 1550.00 FEET, AND AN ARC LENGTH OF 1427.74 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,118,662 SQUARE FEET, OR 25.7 ACRES, MORE OR LESS.

**LOT COVERAGE**

LOT 1: 28 UNITS = 3,022 SQ.FT. PER UNIT (32% COVERAGE)  
 LOT 2: 36 UNITS = 3,609 SQ.FT. PER UNIT (27% COVERAGE)  
 LOT 3: 48 UNITS = 3,008 SQ.FT. PER UNIT (28% COVERAGE)  
 LOT 4: 32 UNITS = 2,972 SQ.FT. PER UNIT (29% COVERAGE)  
 LOT 5: 24 UNITS = 3,193 SQ.FT. PER UNIT (27% COVERAGE)  
 LOT 6: 36 UNITS = 2,704 SQ.FT. PER UNIT (32% COVERAGE)  
 TOTAL = 204 UNITS / AVERAGE 3.085 SQ.FT. PER UNIT

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 30% OF THE NET AREA OF THE PLANNED UNIT DEVELOPMENT BY INDIVIDUAL PARCEL OR TOTAL DEVELOPMENT.

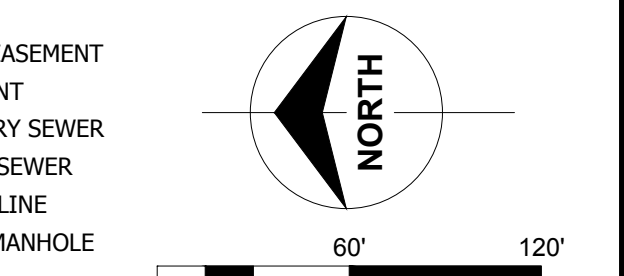
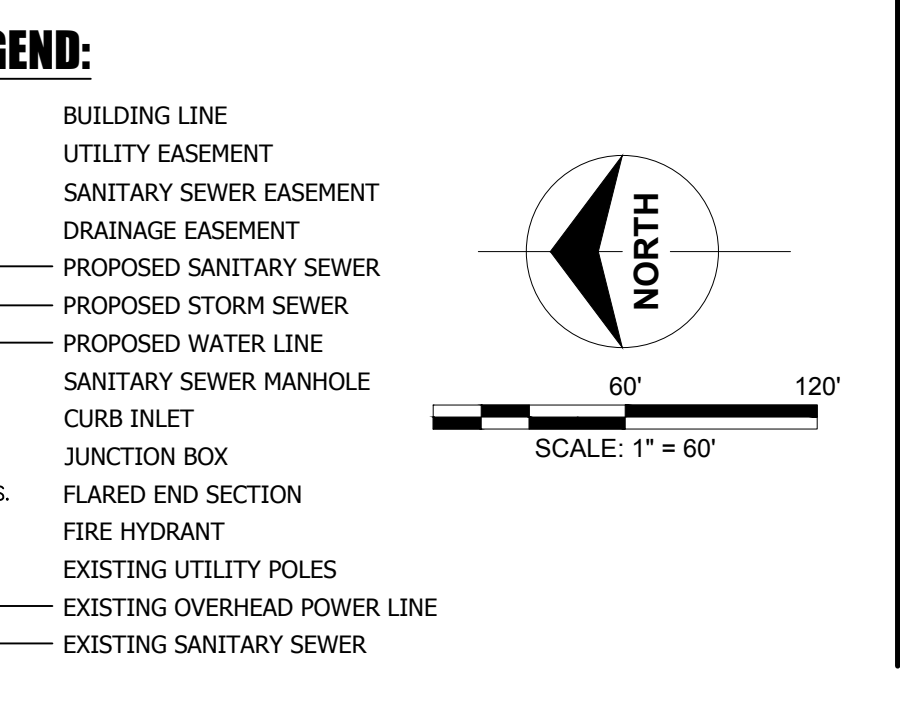
A MINIMUM OF 27 PERCENT OF THE DEVELOPMENT PLAN SHALL BE PROVIDED IN COMMON OPEN SPACE.

**MAINTENANCE OF TRACTS:**

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

**LEGEND:**

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



# **Exhibit B**

*Proposed Building Elevations*

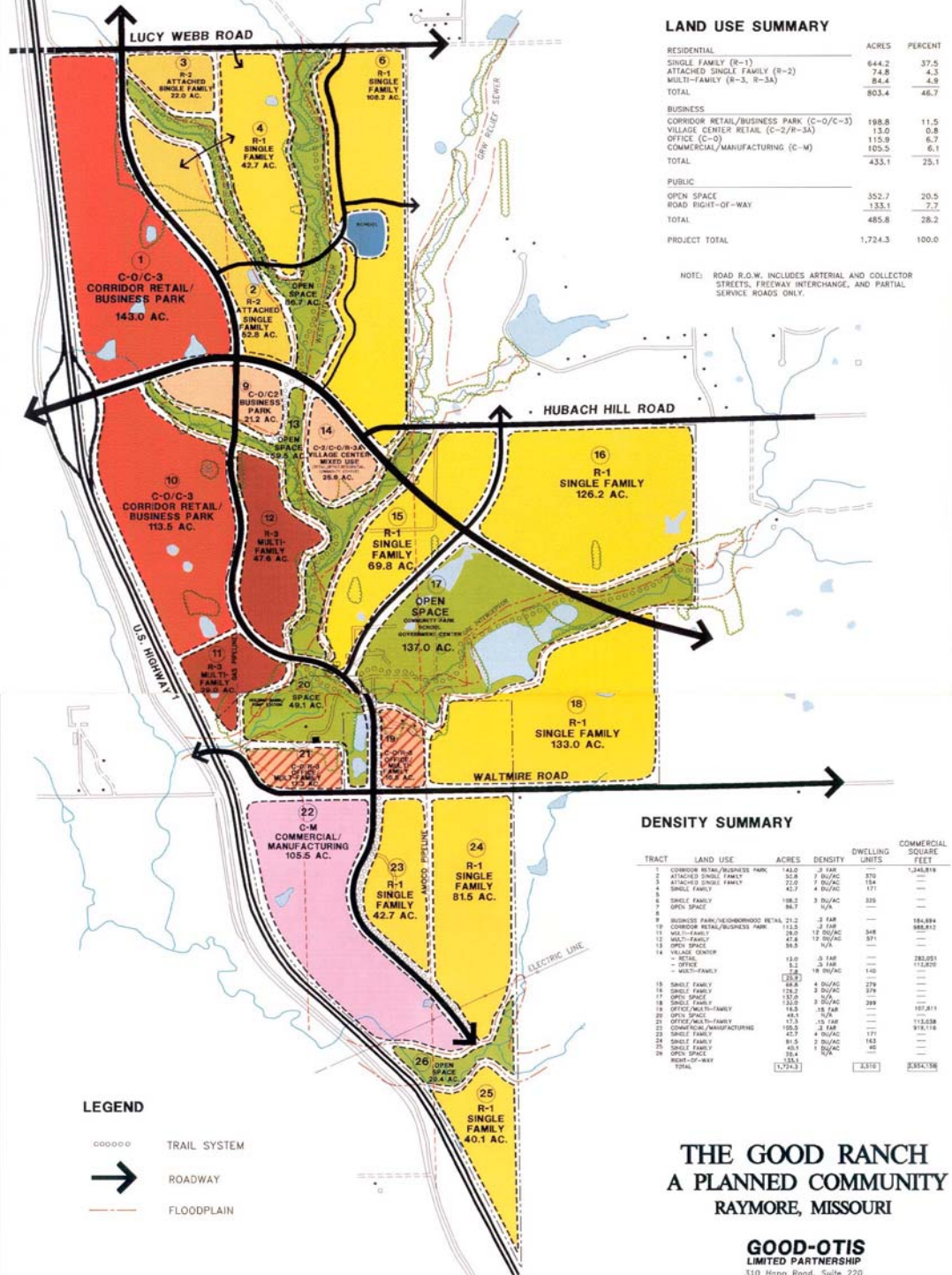












**LAND USE SUMMARY**

	ACRES	PERCENT
<b>RESIDENTIAL</b>		
SINGLE FAMILY (R-1)	644.2	37.5
ATTACHED SINGLE FAMILY (R-2)	74.8	4.3
MULTI-FAMILY (R-3, R-3A)	84.4	4.9
TOTAL	803.4	46.7
<b>BUSINESS</b>		
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-1)	115.9	6.7
COMMERCIAL/MANUFACTURING (C-M)	105.5	6.1
TOTAL	433.1	25.1
<b>PUBLIC</b>		
OPEN SPACE	352.7	20.5
ROAD RIGHT-OF-WAY	133.1	7.7
TOTAL	485.8	28.2
<b>PROJECT TOTAL</b>	<b>1,724.3</b>	<b>100.0</b>

NOTE: ROAD R.O.W. INCLUDES ARTERIAL AND COLLECTOR STREETS, FRIEWAY 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	3 FAR	—	1,348,818
2	ATTACHED SINGLE FAMILY	52.8	3 DU/AC	270	—
3	ATTACHED SINGLE FAMILY	22.0	2 DU/AC	134	—
4	SINGLE FAMILY	42.7	4 DU/AC	171	—
6	SINGLE FAMILY	108.2	3 DU/AC	325	—
7	OPEN SPACE	86.7	N/A	—	—
8	BUSINESS PARK/NEIGHBORHOOD RETAIL	21.2	2 FAR	—	184,894
9	CORRIDOR RETAIL/BUSINESS PARK	112.5	3 FAR	—	888,812
10	MULTI-FAMILY	28.0	12 DU/AC	348	—
11	MULTI-FAMILY	47.8	10 DU/AC	571	—
13	OPEN SPACE	30.8	N/A	—	—
14	VILLAGE CENTER	13.0	3 FAR	—	282,051
15	OFFICE	11.5	3 FAR	—	112,820
16	MULTI-FAMILY	2.2	3 FAR	140	—
17	OPEN SPACE	137.0	N/A	—	—
18	SINGLE FAMILY	126.2	4 DU/AC	279	—
19	SINGLE FAMILY	115.9	3 DU/AC	359	—
20	OPEN SPACE	49.1	N/A	—	—
21	OFFICE/MULTI-FAMILY	48.1	3 FAR	—	107,811
22	COMMERCIAL/MANUFACTURING	105.5	N/A	—	1,124,038
23	SINGLE FAMILY	42.7	4 DU/AC	171	—
24	SINGLE FAMILY	81.5	3 DU/AC	245	—
25	SINGLE FAMILY	40.1	4 DU/AC	160	—
26	OPEN SPACE	29.4	N/A	—	—
<b>RIGHT-OF-WAY TOTAL</b>		<b>1,724.3</b>		<b>2,310</b>	<b>2,554,136</b>

**LEGEND**

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



JANUARY 25, 1995

OTIS.DWG

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

**GOOD-OTIS  
LIMITED PARTNERSHIP**

310 Hopp Road, Suite 220  
Northfield, Illinois 60093

**TESKA ASSOCIATES INC.**  
Community Planning • Landscape Architecture  
Evanston, Illinois

EXHIBIT 9

Planning Commission Members,

The following e-mails were received by City staff regarding the proposed Venue of the Good Ranch PUD and Preliminary Development Plan.

Respectfully,

David Gress  
Associate Planner

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## Concerns with new multi-family development @ Dean & North Cass

1 message

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Chelsea Hunziker <chelseahunziker@gmail.com>

Mon, Aug 12, 2019 at 10:48 AM

To: jcadoret@raymore.com

Hi Jim,

I know the Planning & Zoning commission will be voting on a new proposal 8/20 and I would like to share my thoughts with all members. I don't see individual contact info on the city website - was hoping you could forward this or let me know how to reach out to them. Thx

I attended the meeting last Wed. regarding the proposed new development at North Cass & Dean. I am a 10 year Stonegate resident, have 4 young children, a husband who teaches here in Raymore and have major concerns about the proposal.

1. I have serious concerns about the impact to Stonegate Elementary. The school is not equipped to handle the volume of new students this property may entail and even if it were I believe the large influx of rental properties/more transitory families will negatively impact both parent involvement at the school and, longer-term, test scores and school ratings/rankings.
2. My home backs up to the walking trail behind these proposed new units and flooding is already a huge unaddressed issue. With large rains we often have 4-5 feet of rushing water dangerously close to our property lines. I fear removing the soil/crops and adding parking lots, etc. will add to the runoff and cause even bigger flooding issues.
3. I fear an increase in crime in our neighborhood. There are lots of stats out there backing up higher crime rates tied to rental/lower income properties... there were some compelling numbers thrown out at the meeting.
4. Last but certainly not least I am highly concerned with the value of my home and those around me. Having "apartments" (Note: I found it ironic this was the term used by the developer during the meeting - I think it's accurate but not matching the publicized term circulating of luxury single family attached units or something of the sort) right next to a nice-upscale neighborhood will do nothing but lower our values and negatively impact the neighborhood. These units will bring noise, traffic, dumpsters, etc. A number of homes have gone up for sale in the last week... no doubt in response to this news. I know, personally, of at least 5 families planning to move if this development is approved and I'm sure there are many others.

I work in market research for a living and do a ton of work with and about Millennial and Gen Z consumers. I think the developer's suggestion that young singles will move to Raymore and rent these units is highly doubtful. We don't have what younger professionals are looking for: night life, housing within walking distance of entertainment, trendy, non-chain restaurants & shops, etc. Mr. Good himself admitted that he tried to appeal to that demographic before and it didn't work. That's okay...Raymore isn't a place you live as a young single or married couple, it's where you go to raise a family and/or retire. To that point, I also don't believe these units are going to appeal to older Boomers who are downsizing - the look is too modern, they are multi-level vs. ranch and they don't give off a quiet, peaceful vibe. So...who is going to rent these units??? Lower income families who can't afford to buy...but the price is pretty high for that consumer target. I fear supply will outpace demand and they will end up having to lower the rent... and we will end up with not so luxury, lower income rental units ruining the surrounding neighborhoods.

I know Raymore is looking to grow and I think that's great, but I don't believe this is the kind of growth the city really wants, is it? This development is going to push out higher income, loyal families who are involved in city programs (have kids playing rec sports, attend the 4th of July celebration, Mud Run, Fishing Derby, etc.), care about the schools, and work hard to protect the value of their largest investment. We will end up leaving and be replaced by lower income families who stay for a few years and then leave.

We love our home; love Raymore but will be putting our house up for sale later this fall if the proposal goes though.. likely headed to Lees Summit, Overland Park.. not sure but somewhere we feel confident our home value will continue to grow. I ask you to please stop this proposal, stop the building of these units and not rezone this land for multi-family dwellings. I have not heard of 1 person who is "for" this proposal, except of course Mr. Good & family...while I appreciate that this land may be more expensive to build on and he may not make as much money for it; I think he'll be okay...and I also doubt if he would want this unit in his backyard if push came to shove.

Thanks for listening and I will see you on Aug. 20th!!  
Chelsea Hunziker

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## Good ranch development concern

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**Kelsey Finger** <kelsf06@gmail.com>  
To: dgress@raymore.com

Sun, Jul 28, 2019 at 8:24 PM

Hello,

I am writing to voice my concerns (which seem to be shared by all or the vast majority of other residents) about the proposal for the Good Ranch development change. Having townhomes so close to our single family homes promotes a transient population and higher crime rates. I fear it will also make the value of my home drop and, frankly, I don't want to have to look at these ugly structures. We moved here like many other people because of the thoughtful and prosperous development Raymore has been using to grow the community. I don't see any real benefit (other than the developers making more money) from changing from the original plan for single family homes.

Thank you for taking the time to consider my concerns and those of all the residents you will be hearing from at the upcoming meetings.

Kelsey Finger (concerned voter)

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**Liberman.meredith@gmail.com**

1 message

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**City of Raymore** <webmaster@raymore.com>  
Reply-To: MEREDITH L LIBERMAN <Liberman.meredith@gmail.com>  
To: "Cadoret, Jim" <jcadoret@raymore.com>

Thu, Aug 8, 2019 at 4:41 PM

Message submitted from the <City of Raymore, MO> website.

**Site Visitor Name:** MEREDITH L LIBERMAN  
**Site Visitor Email:** [Liberman.meredith@gmail.com](mailto:Liberman.meredith@gmail.com)

I am not sure if this should go to your inbox or to someone else. If it does not go to you, please forward to the applicable party.

I was unable to attend the meeting last night on the proposed rezoning for Dean between North Cass and Foxridge. However I wanted to voice my and my husband's dissent to these buildings.

While we understand that these were zoned many years ago (from the meeting we attendee on the industrial building rezoning on North Cass and 49), most of us weren't alive/old enough to give input then and are offering it now.

We chose to move to this area from Creekmoor almost 3 years ago. Part of the reason we chose this neighborhood as opposed to Eagle Glen was for the safety of raising a young family and not wanting them in close proximity to the apartment buildings in that area.

We moved back here from Houston where we were robbed three times in as many weeks and Raymore has allowed us to trust in the goodness of people again. But not enough to embrace the idea of raising our family so close to such a densely populated construction.

Our daughter has special needs and moving right now is out of the question but when (out hope is once our children are out of school) we move again we don't want to lose value on our home because of the new constructions made.

We weren't even notified that this meeting was happening and if I wasn't part of the FB community and the Nextdoor Neighbor website I wouldn't have known what was happening. As the first culdesac off of N Cass and Haystack and our next door neighbors essentially backing into the trail access to our home would be incredibly easy.

While we are sympathetic to the need to entice businesses to commercial properties I am uncomfortable with more than double family occupancies on this lot area, though I would be happiest with single families.

I want Raymore to grow but I want that growth to respect the desires of its constituents.



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## The venue at Cass Parkway and Dean

1 message

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**Kris Dillon** <kristine725@icloud.com>

Thu, Aug 8, 2019 at 9:48 AM

Good morning,

I wanted to contact you and voice my opinion on all the negative affects if you allow The Venue to be built with 204 four-plex units between the corners of Fox Ridge Drive, Dean, and Cass Parkway. Not only are the units proposed hideous, we do not need all that traffic, we do not need rental properties next to a nice neighborhood with \$200,000 and \$300,000 homes and we do NOT need the crime that comes with rentals like that. I have no doubt you see what goes on in the duplexes by Freedom Stop. They are in disrepair and an eyesore which will surely happen with these rentals also in a few years. The design does not it all fit in with our community.

I did attend the meeting last night and I do plan to attend the meeting on the 20th. I know that there are many more people that would've attended if the city had effectively communicated it to the entire city.

We do not want this in our community. I suggested that instead they continue with the 55 and over community. People from the newly developed 55 and over community at Fox Ridge and Dean were very upset that they have just purchased beautiful new retirement homes just to find out that piles of four-plexes are might be dumped on the opposite corner. I did my due diligence last year before moving into my home and called the city and they told me it was going to be 55 and over down the street.

If I had any indication that they were going to pile ugly four-plexes and rental properties in my backyard I never would have purchased that home.

My house actually is next to the pond and backs up to their terrible proposal. Again, I urge you strongly to vote no. Your residents of Raymore do not want this in our neighborhood. It will create more traffic problems that already exist and add to the overcrowding in our schools.

Thank you  
Robb and Kris Palmer  
1719 S Fox Ridge Dr

## Exhibit 10

Planning Commission Members,

A Good Neighbor Informational meeting for the proposed Venue of the Good Ranch PUD and Preliminary Development Plan was held on August 7, 2019. 90+ residents attending the meeting, in addition to City staff, the applicant, and the project engineer. A summary of the meeting has been attached to the staff report, and is identified as Exhibit 10.

Respectfully,

David Gress  
Associate Planner

## 8.7.19 Good Neighbor Meeting Comments

6:00 p.m. - 8:15 p.m. City Council Chambers

Staff present: David Gress and Jim Cadoret

Developer team members: Jake Loveless, Jeremy Powell (project engineer)

Approximately 90+residents present

**1. Does the City ever ask residents opinions when plans are being developed?**

Gress: Yes, Community Conversations and ETC survey

**2. Will these units be rentals?**

Loveless: Yes

**3. What will be the rent rate charged?**

Loveless: \$1,450 and up

**4. There are issues with existing townhomes, such as numerous trash cans left outside; multiple vehicles per tenant space and on street; and no trees in the yards. How will this development be different?**

Loveless: I will own all the units and there will be a management company to provide common maintenance of all areas. Individual trash/recycling containers will not be used. I will have numerous dumpsters in nice corralls for tenants to use. Each unit has a garage and driveway and there are overflow guest parking spaces throughout the development.

**5. Do you (Loveless) have any experience with townhome developments?**

Loveless: I am currently developing a 241 unit project in Lee's Summit off Missouri 150 Highway.

**6. Bringing in rentals will degrade our property values. Would you (Loveless) live in this development?**

Loveless: I would proudly live in any one of my units.

**7. How does the proposed development better our community and us residents?**

Loveless: To date only single family has been developed in this area. To spur commercial growth at the new interchange, we need more rooftops and densities greater than single family.

**Why not increase with single family homes?**

Loveless: I haven't looked at the property for single-family homes so can't say single-family would or wouldn't work.

**8. Concerns that this will create overcrowding in the schools.**

Gress: Staff has provided the school district with the proposed plans and have asked for comments/feedback. To date the district has not shared any comments or concerns.

**9. Comment: Rental properties will bring in transient kids, lower the test scores in our schools, and lower our property values.**

**10. Concerns on landscaping of the development and whether the landscaping will remain nice.**

Loveless: There will be common maintenance throughout the development. This helps to create the highest value which leads to higher rents. When final development plan is submitted I must submit a landscape plan to the City for review and approval.

**11. I am a realtor and wonder if anyone did any research on Grandview and the fact the decline of Grandview started when rental housing was built?**

Gress: The demographic of renters today are much different from that of 30 years ago. Many renters today are renters by choice.

**12. Comment: I am a 15 year resident and I have concerns on the potential for rising crime rates.**

**13. What guarantee does the City have with this developer on future of the project?**

Gress: This project is a PUD (Planned Unit Development) that limits changes that can be made to the approved plans.

**14. Comment: We don't need any more rental properties.**

**15. There is a retirement community to the north. Modern contemporary architecture does not fit in?**

Loveless: Recently the City approved new developments that incorporate modern, contemporary architecture. The Lofts at Fox Ridge apartments and the Oak Ridge Farms community behind Sonic.

**16. Comment: Traffic on 58 Highway is already too dense.**

**17. Where does the storm water runoff go? Currently runoff from field goes across Dean Avenue and has been so heavy the police have had to close off the roadway.**

Powell: There are 3 storm water detention areas planned for the development. The existing farm pond will be used and there will be two new ponds between the development and the stream to the east. All APWA requirements will be met. The stream is the outlet for the runoff. The issue of water crossing Dean Avenue is because there is no control basin for the water off the field.

**18. How many signatures do we need to veto the project?**

There is a formal protest petition that can be filed that would impact the required votes to approve the project. Staff can provide information on the process after the meeting to those interested.

**19. Councilmember Townsend was asked if he had any comments to provide.**

Townsend: The request has to be reviewed by the Planning and Zoning Commission. I do hear the concerns of the residents. I was often a renter. We all must be cautious from a legal fair-housing position. If the City plan or code allows the use, we must consider that.

**20. Comment: Renters use City services and pay less in taxes.**

**21. Comment: Why would we allow lower value use on this property, rather than stay with single-family homes.**

**22. What is the rental occupancy rate in Raymore?**

Loveless: 94.6% today. There is an 80% property owner/20% renters ratio in Raymore.

**23. Will this be limited to one family per unit?**

Loveless: Yes. Part of our rental contract is a background check on all tenants. We limit occupancy to one family per unit.

**24. Will there be any maintenance fees?**

No, maintenance fees are included in the rent charge.

**25. What can be done to ensure additional protection is provided by police and fire?**

Loveless: There are limited resources available to the City. This property will pay property taxes and residents will pay sales tax on purchases in the City. With additional taxes being paid services will expand.

**26. What is the typical demographic of renters versus typical demographic of a resident of Raymore?**

Loveless: We want to attract empty nesters and young adults who later may want to buy a home in the neighborhood. Residents must earn at least 3 times (in gross salary) than what the rent payment would be.

**27. Comment: I was here when Sky-Vue went in and that didn't turn out too well. Has been an eye-sore ever since it went in.**

**28. Can the units be sold off?**

Loveless: Not without City approval. As it is being planned and developed right now, there is no opportunity to separate units off.

**29. I am a new resident in Meadowood and I like the demographics of the area and this project will change that.**

Loveless: I hope this project is an enhancement to the area.

**30. Comment: I have concerns that the existing areas of development in Meadowood are not being taken care of. We should take care of existing problem areas before creating new areas.**

**31. Comment: Why is there not a choice for nearby residents to decide if the property is developed as single-family, owner occupied units or rental?**

**32. What assurances do we have on the construction of the site and appearance of the buildings?**

Loveless: We control the development of the entire site and will control all construction activities on the site. After construction, we will have common maintenance of the grounds and buildings.

**33. What is the estimate taxes that will be paid?**

Loveless: We are having discussions with the County Assessor now. Approximate range of \$1,300 to \$1,400 per unit.

**34. Comment: Had we known this project was being proposed we would not have bought our home. I don't like the proposal. I want the 55+ community continued.**

**35. The Growth Management Plan in 2013 was for single-family for this tract.**

Gress: The Good Ranch Master Plan for the site designates land use as attached single-family. The land where The Meadows and Meadowood are was also designated attached single-family, but was changed by agreement of Good-Otis and the City to single-family residential. The land use for the subject property was inadvertently changed to low density.

**36. Comment: I have monitored the police blotter and over the last month ¼ of the calls for petty thefts have come from the Sky-Vue area.**

**37. Why is this not a 55+ community?**

Loveless: I spoke with the City and with the developer and the interest for this tract of land was for density greater than detached single-family.

**38. Based on the comments you heard this evening, have your plans changed at all?**

Loveless: No.

**39. What can we as residents do to stop this project?**

Gress: You are welcome to contact your Councilmember and attend the scheduled public hearings. Planning and Zoning Commission public hearing is scheduled for August 20, 2019 at 7:00 p.m.

**40. Comment: My concern is that the project will devalue my property.**

**41. Comment:** My concern is that the Good Ranch promotional material in the office had single-family down to Hubach Hill Road.

**42. Gib Good provided an overview of the history of the development of The Good Ranch. He stated he had no one interested in doing single-family detached homes on this tract of land. He indicated he didn't mind the proposed density.**

**43. Comment:** Bringing in this development will change this bedroom community. My neighbors and policemen and firemen. I worked hard so I can afford to live here. I don't want that taken away.

**44. Capitalism versus the will of the people. For this rezoning process, is there a petition process?**

Gress: Yes, I can provide the petition forms tomorrow.

**45. Why wasn't I informed earlier about this request?**

Gress: For confidentiality reasons, we cannot release information about a project until a formal application has been submitted. Once the application was filed, notification steps began.

**46. How many single-family homes can 25 acres support?**

Loveless: 3 to 4 units per acre.

**47. When is the next meeting scheduled for this project?**

Gress: Tuesday, August 20, 2019 at 7:00 p.m. in the City Council Chambers.

**48. Would Griffin-Riley be interested in developing single-family homes on this tract of land?**

Loveless: No.

**49. There are 204 units proposed. Why can there not be fewer buildings and fewer units?**

Loveless: Typically a project like this is as a density of 8 units per acre. The proposed density for this project is just under 8 units per acre.

Gress: The separation between buildings on the proposed site is no less than the separation between single-family homes in a typical subdivision.



**50. Would you entertain a more traditional building design for the units?**

Loveless: My preference is a modern, contemporary design.

**51. Comment: This is not good zoning to place this proposal on this tract of land. This is not the place next to nice single family homes. I have a concern on stormwater runoff from the site.**

**52. Are there any more conceptual plans or drawings for the project than what were shown this evening?**

Loveless: All of my plans have been submitted to the City.

**53. Tell us something great and exciting about this project.**

Loveless: I want and hope to integrate my residents into the Raymore Community. My renting requirements force my renters have incomes of a similar comparable to those of occupants of single family homes.

**54. Comment: I have a concern on the notice requirement as many residents of Meadowood did not receive notice.**

**55. If tenants will not have individual trash cans to use, how many dumpster locations will there be?**

Loveless; There will be several dumpsters. A private contractor will be hired to empty the dumpsters, which may occur more often than once a week.

**56. Will this be a gated community? If it was gated it would be better for us.**

Loveless: No.

**57. When will construction begin?**

Loveless: in 6 to 12 months

**58. How is occupancy controlled in a unit to ensure only 1 family lives in a unit.**

My rental contract limits occupancy to 1 family per unit. Residents over 18 years of age in a unit must be identified on the lease. My maintenance team completes routine maintenance which helps to identify if any problems exist.

**59. The existence of the Manor Homes in Eagle Glen has not stopped the construction of single-family homes immediately adjacent to the apartments.**

Loveless: I have not seen a reduction in home values next to a well maintained apartment community.