

## Development Services Project Review Criteria

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

**Project Name:** Grant Park Villas

**Project Background:** The Grant Park Villas project is a proposed age-restricted residential apartment community that would provide quality and affordable housing options for residents aged 55 and older within our community. The development proposes one two-story building, containing 48 units, to be located on the east side of North Adams Street, between 58 Highway and W. Grant Drive.

The proposed building includes a mix of one and two-bedroom units in addition to the clubhouse, outside courtyard area with a gazebo, barbecue/picnic area, outdoor seating area, and other private amenities, and will be constructed of a combination of brick, masonry and cement board siding.

### Criteria For Project Review

**Traffic** - *The City's Public Works Department is responsible for the management and responsible growth of the City's extensive network of roadways, trails and sidewalks. Evaluating the impacts of new development on the City's existing transportation network is critical in maintaining a safe and efficient transportation system.*

The Grant Park Villas apartment community will be primarily served by the 58 Highway corridor. Traffic generated by the proposed development will access 58 Highway via Grant Drive and North Adams Street. The recent connection of North

Washington Street to Pine Street will provide a secondary access point to 58 Highway.

Under the current "C-2 General Commercial" designation, permitted uses as defined by the Unified Development Code, including various retail commercial uses, professional and medical offices, banks, and/or restaurants typically have higher trip generation rates, as defined by the *ITE Trip Generation Manual*, compared to the proposed "R-3B" Apartment Community Residential designation.

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

Stormwater run-off generated by future development on the site will be handled through the improvement of an existing stormwater detention pond on the northeast corner of the site. The existing pond will be expanded and reconstructed to handle additional run-off from the site. Stormwater BMPs will be required for the treatment of all stormwater runoff.

A stormwater assessment will be submitted and reviewed by the City prior to any development on the site to ensure that the design of the detention basin complies with City Code, and that all additional run-off can be properly captured.

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

Landscaping, and screening will be required as part of the development of the proposed Grant Park Villas community. Under the proposed "R-3B" zoning, a Type-A Screen (*opaque from the ground to a height of at least six feet, with intermittent visual obstructions of at least 12 feet*) is required along the northern property line, which will provide a visual separation between the proposed Grant Park Villas community, and the existing Pointe neighborhood.

In addition, landscaping is also required throughout the site along the perimeter and within the proposed parking areas.

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

The proposed Grant Park Villas community is adjacent to The Pointe townhome community, as well as the Ramblewood at Jeter Farm subdivision. While the proposed development is in close proximity to existing subdivisions, there are no direct connections that would allow direct "thru-access" to any of the existing subdivisions.

### **Relationship to Other Adopted City Plans -**

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

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

**Building a Community of All Ages Master Plan** - Approved by the City in 2017, Community for All Ages Master Plan outlines the City of Raymore's role in a [regional Community for All Ages Initiative](#), and includes several goals and strategies aimed at making Raymore a community that is welcoming of all residents, regardless of age or ability. The Plan addresses topics such as Housing and Neighborhood Connectivity, Parks and Outdoor Spaces, Transportation and Mobility, and overall Community Health and Wellbeing.

### **Coordination with Outside Jurisdictions -**

- **Raymore-Peculiar School District** - The Raymore-Peculiar School District is a separate entity from the City of Raymore. Planning for future growth, particularly with regard to residential development, is critical to understanding the existing capacity of school facilities, and planning to accommodate future student growth. While the City's adopted land use plans provide some guidance to the District, proposed zoning and land use changes

present the potential for unanticipated growth. The City works very closely with the School District to ensure that proposed residential projects do not adversely impact the existing and future capacity of the School District and their facilities.

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

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

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

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

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

The Good Neighbor Informational Meeting for the proposed Grant Villas community is scheduled for **Wednesday, September 25th at 6:00pm** in the Council Chambers of City Hall, 100 Municipal Circle.

**Staff Review and Recommendation** - Following the Good Neighbor meeting, taking into consideration feedback from residents, staff works to prepare a staff report and recommendation on the proposed project. The Staff report outlines the details of the project, and includes staff's position of the project. In addition to the staff report, staff prepares a variety of documents that are taken into consideration during the review process.

- **Development Agreement:** A development agreement is an agreement between the City and a property owner that provides guidance for the

development of a particular property. Development agreements are typically outlined for each individual phase within a development, and provide assurance to the applicant development regulations that apply to the project will not change during the term of the agreement. The city may require conditions to mitigate project impacts, as well as clarification about project phasing, timing and installation subdivision amenities, and/or public improvements.

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

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

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

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

The Planning and Zoning Commission will hold a public hearing regarding the proposed Venue of the Good Ranch subdivision is scheduled for **Tuesday, October 15th, at 7:00pm** in the Council Chambers of City Hall, 100 Municipal Circle.

**City Council Meeting and Public Hearing** - The Raymore City Council is the policy-making body of the City of Raymore. This decision-making body receives recommendations from the Planning and Zoning Commission and other boards and commissions regarding development proposals within the community, and adopts legislation that has the force of law within the City limits, within the bounds of Missouri statutes. The majority of items that come before the City Council require two separate readings, typically held on separate meeting dates. Public hearings, when required by City Code, are held on the first reading of an agenda item. During

the public hearing, residents are given the opportunity to provide feedback, and voice their concerns or support for a particular project.

The City Council will hold a public hearing regarding the proposed Venue of the Good Ranch subdivision by City Council is scheduled for **Monday, October 28th, at 7:00pm** in the Council Chambers of City Hall, 100 Municipal Circle.

The second reading of the proposed Venue of the Good Ranch subdivision by City Council is scheduled for **Monday, November 25th, at 7:00pm** in the Council Chambers of City Hall, 100 Municipal Circle.

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

## 9.25.19 Good Neighbor Meeting Comments

6:00 p.m. - 7:05 p.m. City Council Chambers

Staff present: David Gress and Jim Cadoret

Developer team members: Jamie McDonald and Michael Osbourn (project engineer)

5 residents present

### 1. Will the units be provided with bathtubs or shower units?

McDonald: There will be a mixture of units with showers or bathtubs. There will be 3 fully accessible units (zero entry showers). Units can be retrofitted depending upon tenant needs.

### 2. Explain how the project is subsidized?

McDonald: The units are not subsidized. Low Income Housing Tax Credits are being requested that allows the owner to reduce the rent amounts to an affordable level, based upon tenant income.

### 3. Are there any playgrounds or amenities for children that may live in the development?

McDonald: No playground, as there are a minimal number of children that live in our developments and we don't want to attract children from neighboring developments that may not have access to playground amenities in their own developments.

### 4. Is this really an age-restricted development if children are able to live there?

McDonald: One tenant in each unit must be at least 55 years old, so this is an age-restricted development. There are occasions when grandparents that live in one of the units become caretakers for their grandchildren. The average age of our residents in our communities is between 75 and 80.

### 5. Is there green space and natural areas provided in the development?

Osbourn: There is significant open space provided in the development. There are landscaping and screening requirements required by the City that will be met. There will be natural area left around the existing detention pond.

**6. Is there an option to eliminate the proposed access onto Grant Drive and perhaps move it to Adams Street?**

Osbourn: Yes, provided the fire district and City are ok with relocating the access. The fire district will want adequate access to the building.

**7. Is there adequate parking provided, and can the proposed parking areas be relocated away from the townhome units in The Pointe?**

Osbourn: 48 units are proposed and there are 77 parking spaces provided, so there is more than adequate parking available. It may be possible to relocate some of the parking from the north side of the building to the south side. It is likely there will be some parking remaining on the north side of the building.

**8. Concern expressed on the effect the lower rents on property values in The Pointe.**

McDoonald: Property assessments are not based off of rents that are charged. The building materials that will be utilized and the common and continual maintenance of the property will ensure the value of the apartment building will be stable.

McDonald: The requirements of the tax credit program and the investors ensures that the property will be maintained for the long term.

**9. How long will the construction take?**

McDonald: Decision on the tax credit application should be known by December. With requirements for site plan and building plan approval, construction may not begin until Spring of 2020. Once construction is commenced, should be completed within 12 months.

**10. Where will the construction entrance be located?**

Osbourn: The southern entrance to the site off Adams Street will be the construction entrance.

**11. Concern expressed on the impact of heavy construction equipment on the public streets.**

Osbourn: With the construction entrance on the south side of the site, no construction traffic should be utilizing Grant Drive or going north. Impact to The Pointe will be minimal.



**12. Concern expressed on bringing more rentals into the community.**

McDonald: The demand for affordable age-restricted housing is great. There is a 200+ waiting list at our Belton development.

**13. Will there be any fencing around the development?**

Osbourn: There is no fencing proposed for the site. There will be a landscape buffer along the northern side of the site, and landscaping throughout the site.

**14. What are the next steps?**

Gress: Rezoning application will be considered at a public hearing held by the Planning and Zoning Commission on October 15. Recommendation will then be made to the City Council, who will hold a public hearing on October 28.



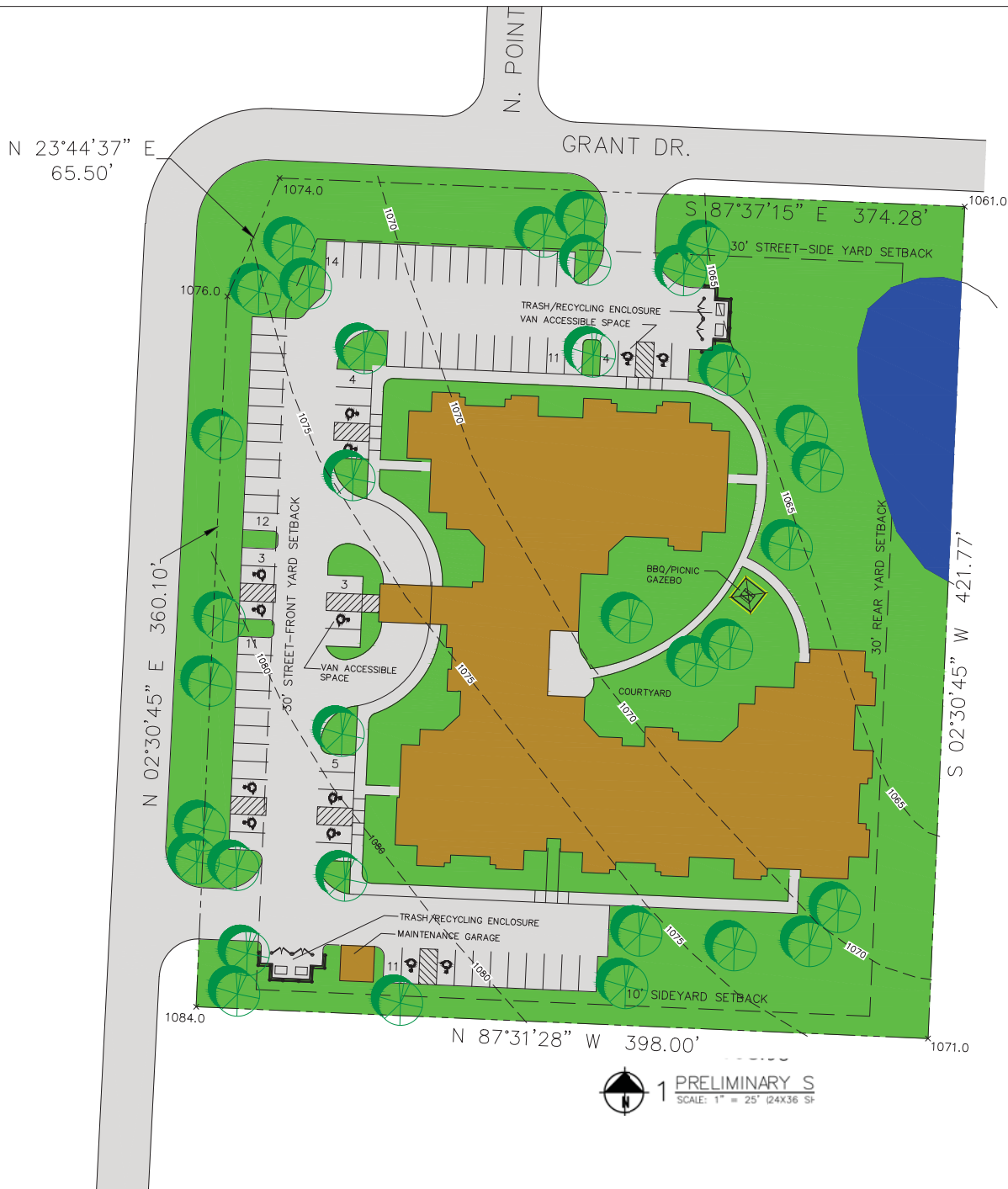
1 PRELIMINARY CONTEXTUAL SITE PLAN  
 SCALE: 1" = 40'-0" (24x36 SHEET)

**Zimmerman Properties**  
 A 48-Unit Senior Community in  
 Raymore, MO



Parker Associates  
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 Raymo, MO 64172  
 (816)-742-2485

**ZIMMERMAN  
 PROPERTIES  
 INVESTMENTS  
 LLC**  
 1329 E. Lark Street  
 Springfield, MO, 65804  
 417-883-1632



### SITE SUMMARY

SITE AREA	3.83	ACRES (14 UNITS PER ACRE)
DENSITY (48 UNITS)	14 UNITS PER ACRE	
EXISTING ZONING:	C-2 - GENERAL COMMERCIAL DISTRICT	
-APPLYING FOR:	R-3B - APARTMENT COMMUNITY RESIDENTIAL DISTRICT	
REQUIRED PARKING	3.5/UNIT	72 SPACES REQUIRED
SENIOR MULTIFAMILY (55 YRS AND OVER)		
OPEN HC VAN ACCESSIBLE SPACES PROVIDED	2 SPACES	
OPEN ACCESSIBLE SPACES PROVIDED	11 SPACES	
OPEN STANDARD SPACES PROVIDED	35 SPACES	
MINIMUM PARKING PROVIDED (1.625 SPACES/UNIT)	78 SPACES PROVIDED	

GENERAL NOTES:

- ALL SIDEWALLS SHOWN WILL COMPLY WITH ALL MINIMUM ACCESSIBILITY REQUIREMENTS.
- COMMUNITY ACTIVITY AREAS WITH PICNIC TABLES, BBQ EQUIPMENT, SEATING, ETC. WILL COMPLY WITH MINIMUM ACCESSIBILITY REQUIREMENTS.

### UNIT SUMMARY

UNIT TYPE	NET SF (1)	NET SF (2)	PATIO/ BALCONY	EXTERIOR STORAGE
A2 (1-BED 1-BATH)	772 SF	820 SF	59 SF	44 SF
B1 (2-BED 2-BATH)	968 SF	1017 SF	83 SF	13 SF
CLUB 1ST FLOOR	3,025 SF		1,093 SF	
CLUB 2ND FLOOR	2,811 SF		230 SF	
TOTAL CLUB	5,836 SF		1,323 SF	
CORRIDOR 1ST FLOOR N WING	1,817 SF		134 SF	
CORRIDOR 2ND FLOOR N WING	1,592 SF			
CORRIDOR 1ST FLOOR S WING	3,031 SF		197 SF	
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CORRIDOR TOTAL	9,251 SF		331 SF	

UNIT TYPE	TOTAL UNITS
A2	20
B1	28
TOTAL	48 TOTAL UNITS

UNIT TYPE	TOTAL NET SF(1)	TOTAL NET SF(2)	TOTAL GROSS SF
A2	15,440 SF	16,400 SF	18,660 SF
B1	27,104 SF	28,476 SF	31,164 SF
TOTAL UNIT	42,544 SF	44,876 SF	49,824 SF

NET SF (1) - UNCONDITIONED AREA DOES NOT INCLUDE PERIMETER WALL FRAMING (PAINT-TO-PAINT).  
NET SF (2) - UNCONDITIONED AREA INCLUDES PERIMETER WALL FRAMING.  
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- ### DESIGN ELEMENT AMENITIES
- GROUP 1 - CLUB HOUSE WITH EXERCISE AND MEETING ROOM
  - GROUP 2 - BBQ/PICNIC GAZEBO
  - GROUP 3 - NATURAL STORMWATER DETENTION WITH NATIVE PLANTS

PROJ. NO. C19\_0341 DSN: MRO  
DN: 0341 PDP DSN: NUN


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**KV KAW VALLEY ENGINEERING**

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**Zimmerman Properties**

A 48-Unit Senior Community in  
Raymore, MO



**Parker Associates**  
Tullos, LLC  
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Tulsa, OK 74110  
(918) 742-2448

**ZIMMERMAN PROPERTIES INVESTMENTS LLC**

1329 E. Lark Street  
Springfield, MO 65804  
417-887-1632

SHEET: S1 CONTEXTUAL SITE 09-09/2019

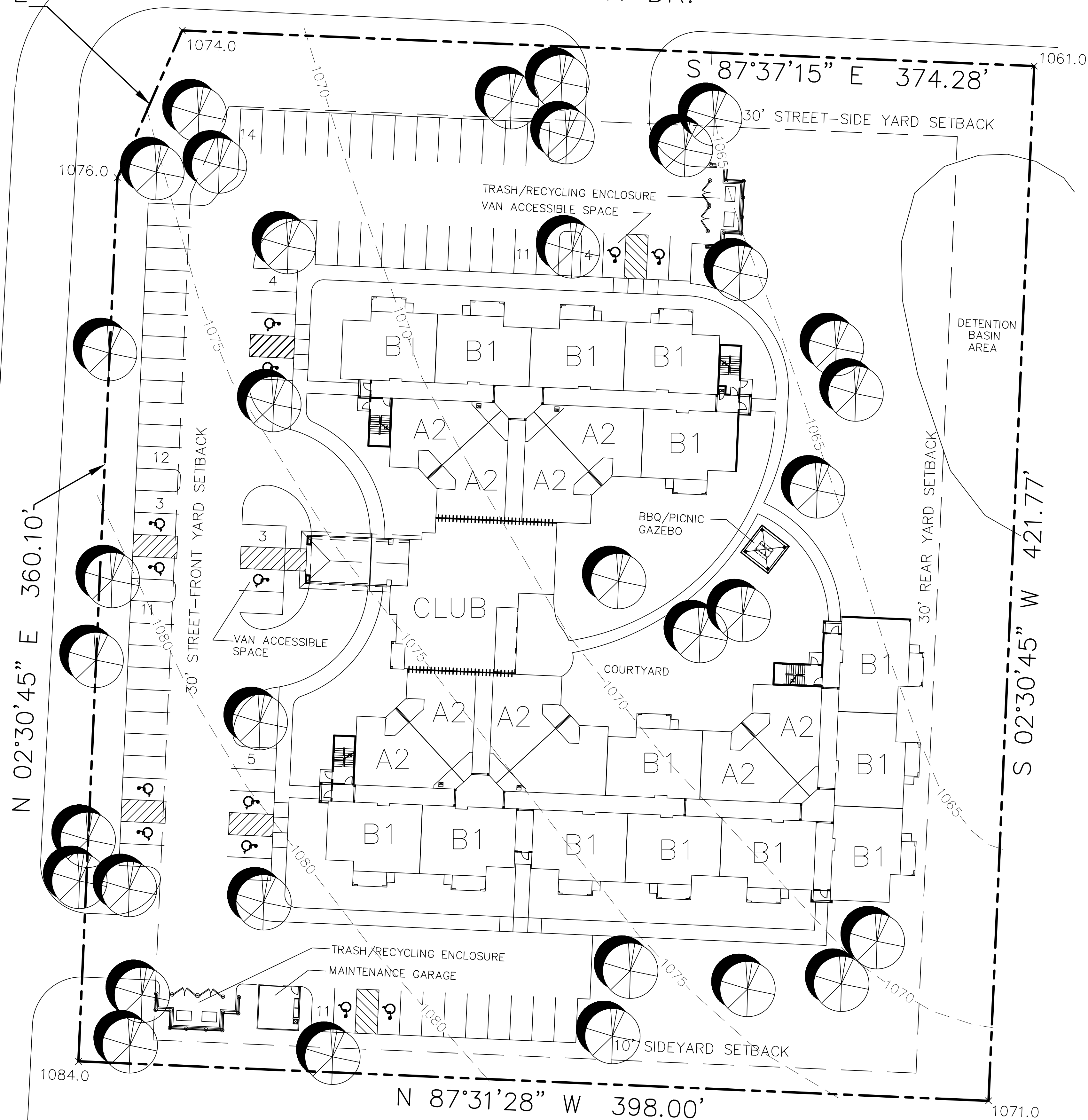
1 PRELIMINARY S  
SCALE: 1" = 25' (24X36 SF)



N 23°44'37" E  
65.50'

N. POINT

GRANT DR.



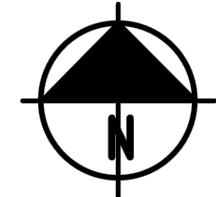
N 02°30'45" E 360.10'

30' STREET-FRONT YARD SETBACK

30' REAR YARD SETBACK

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1 PRELIMINARY SITE PLAN  
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**DESIGN ELEMENT AMENITIES**

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**Zimmerman Properties**

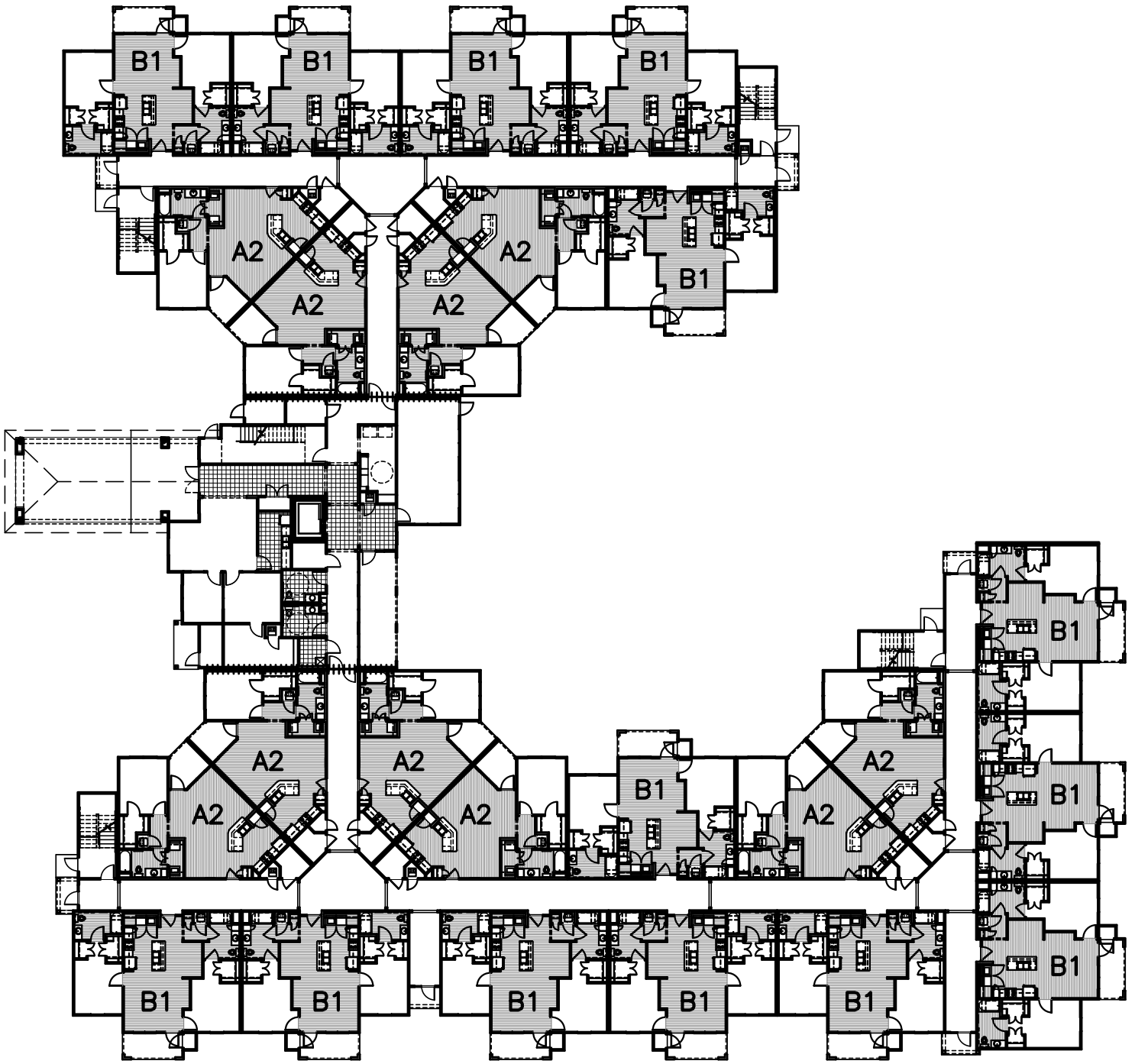
A 48-Unit Senior Community in Raymore, MO

**ZIMMERMAN PROPERTIES INVESTMENTS LLC**

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417-883-1632

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(918)-742-2485

SHEET: S1 CONTEXTUAL SITE 09-09/2019



1 1ST FLOOR BUILDING PLAN

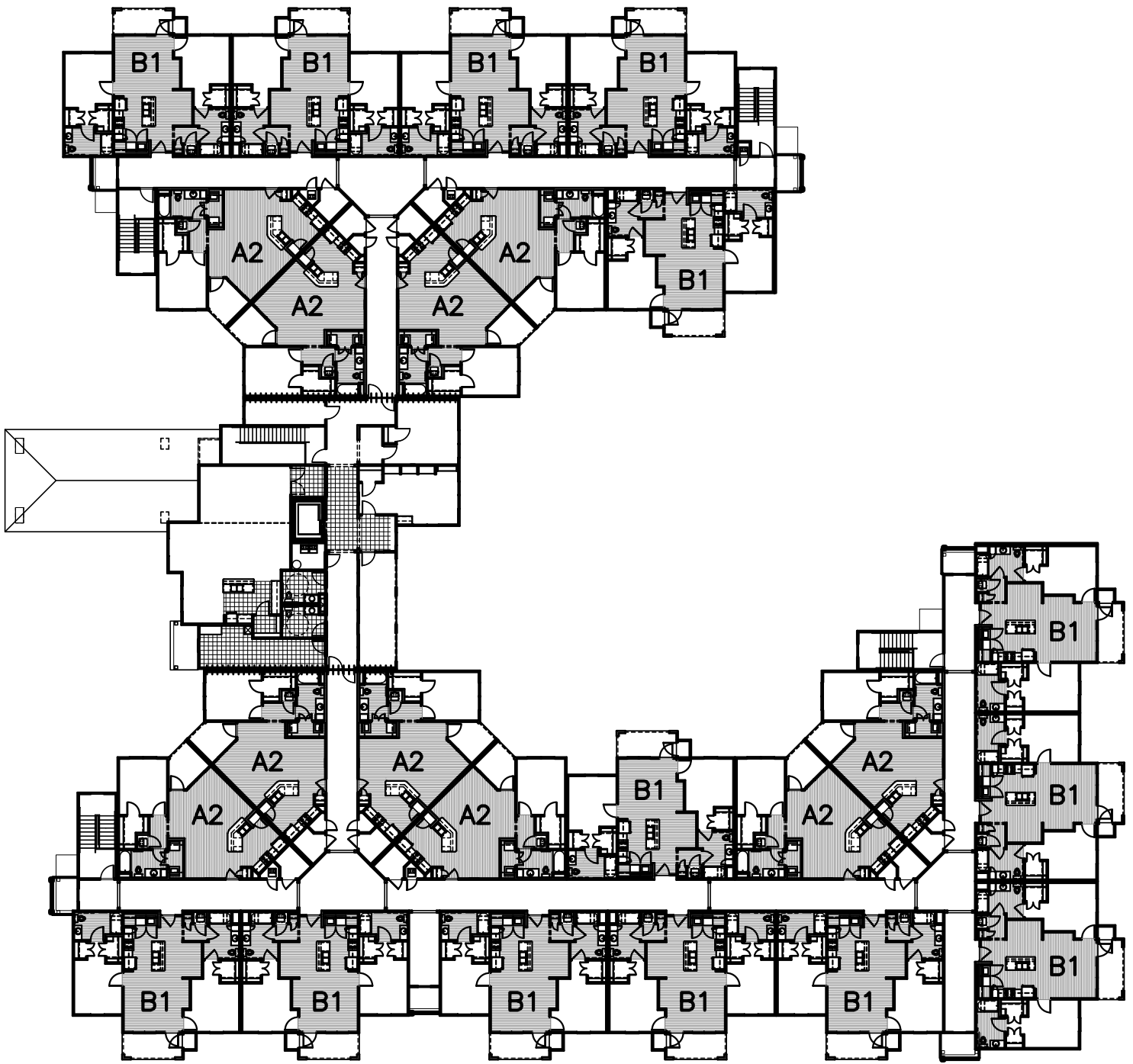


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# Raymore, Missouri

48 Unit Senior Community in Raymore, Mo



2 2ND FLOOR BUILDING PLAN

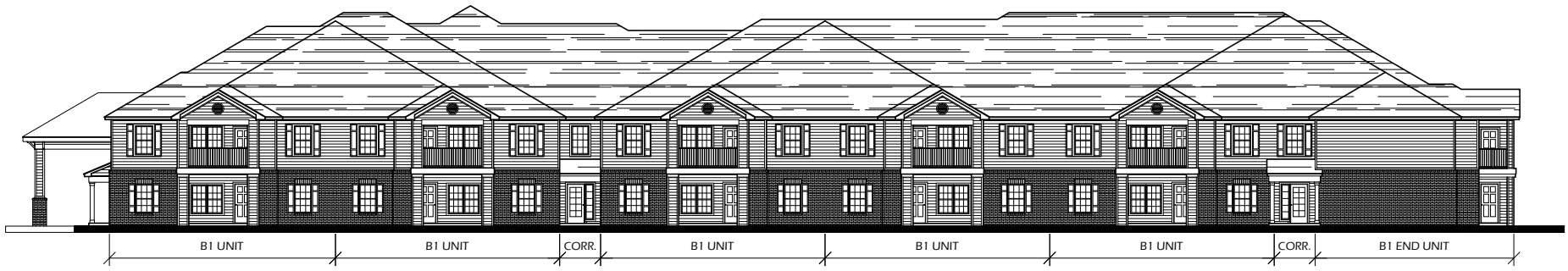


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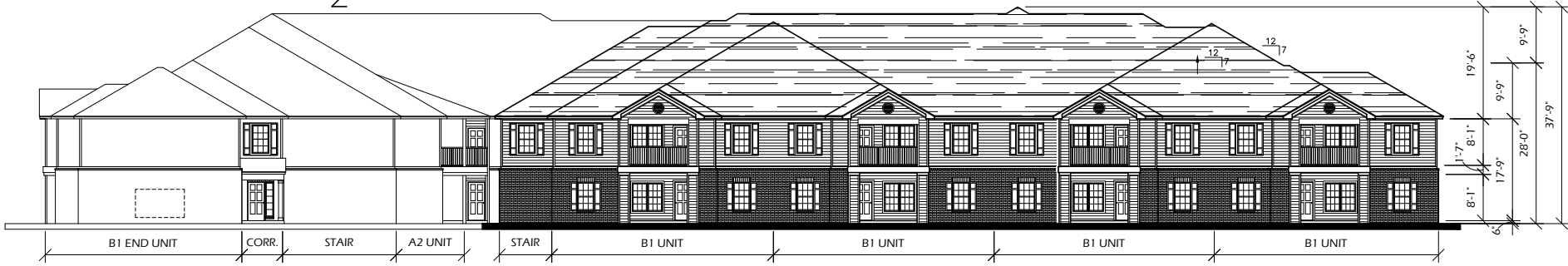
48 Unit Senior Community in Raymore, Mo



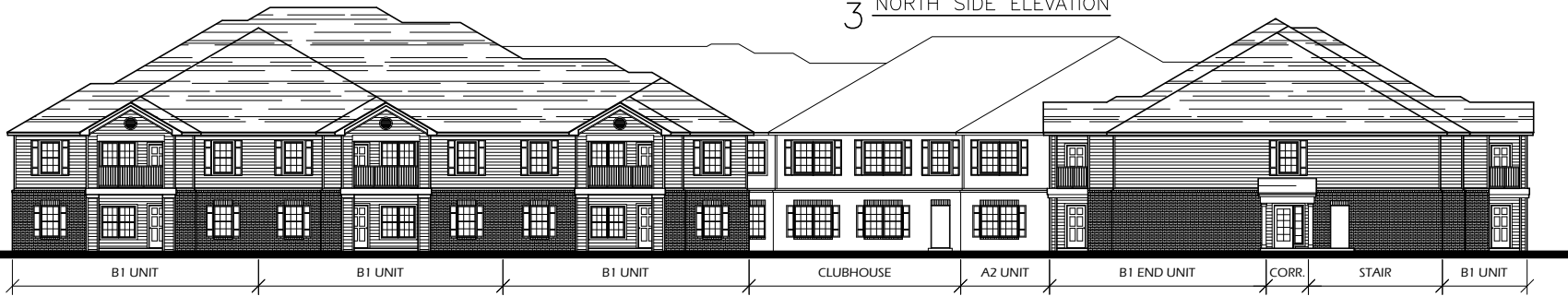
1 SOUTH SIDE ELEVATION



2 WEST FRONT ELEVATION



3 NORTH SIDE ELEVATION



4 EAST BACK ELEVATION

Apartment Exterior Finishes	
Total Cement Board	
Cement Board Siding Area	= (+/-) -40%
Total Brick Area	= (+/-) -60%
Total Masonry Finish	= (100%)

# Raymore, Missouri

## 48 Unit Senior Community in Raymore, Mo

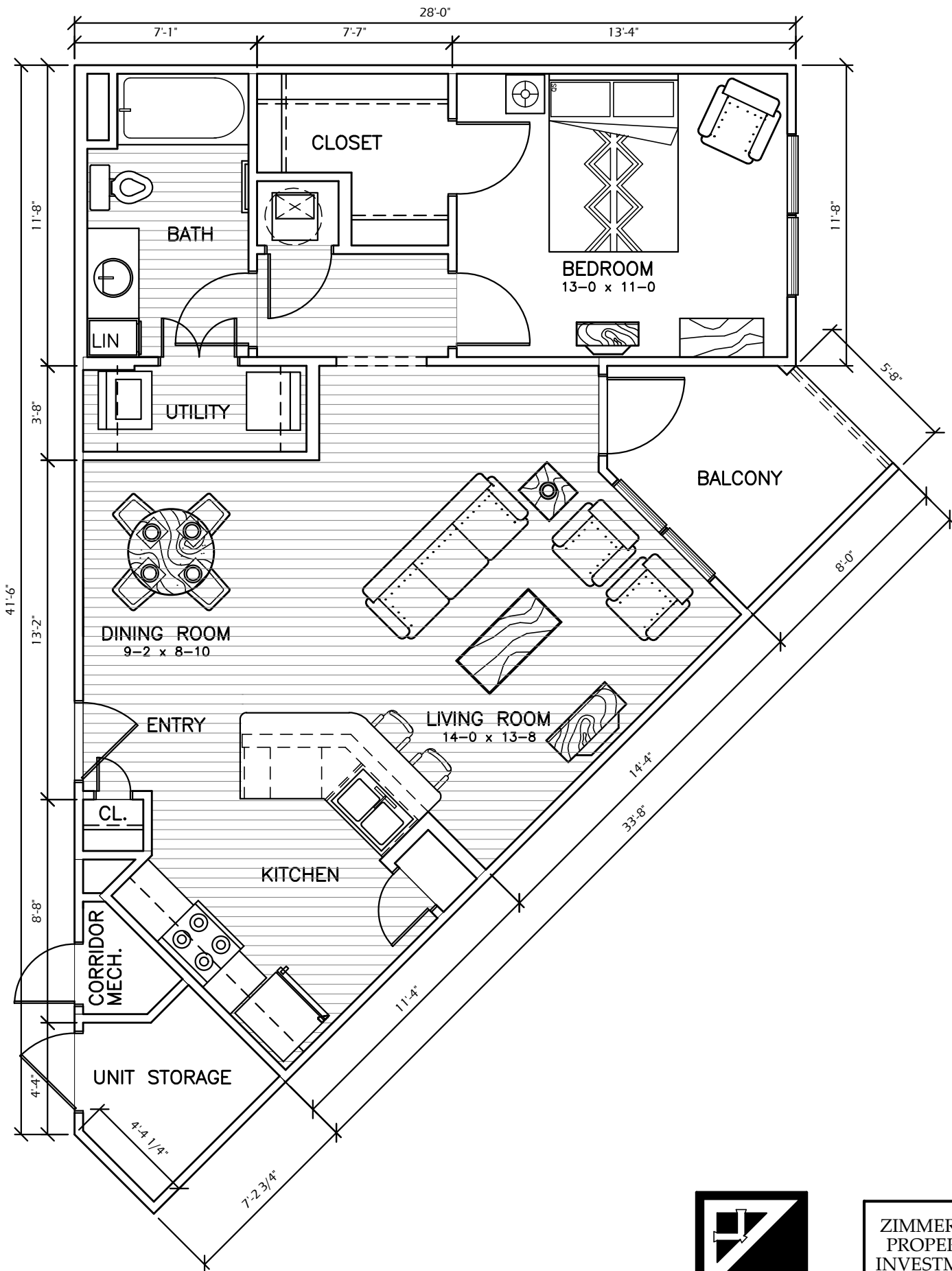


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tulsaparker@att.net

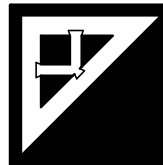


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1 A2 UNIT PLAN

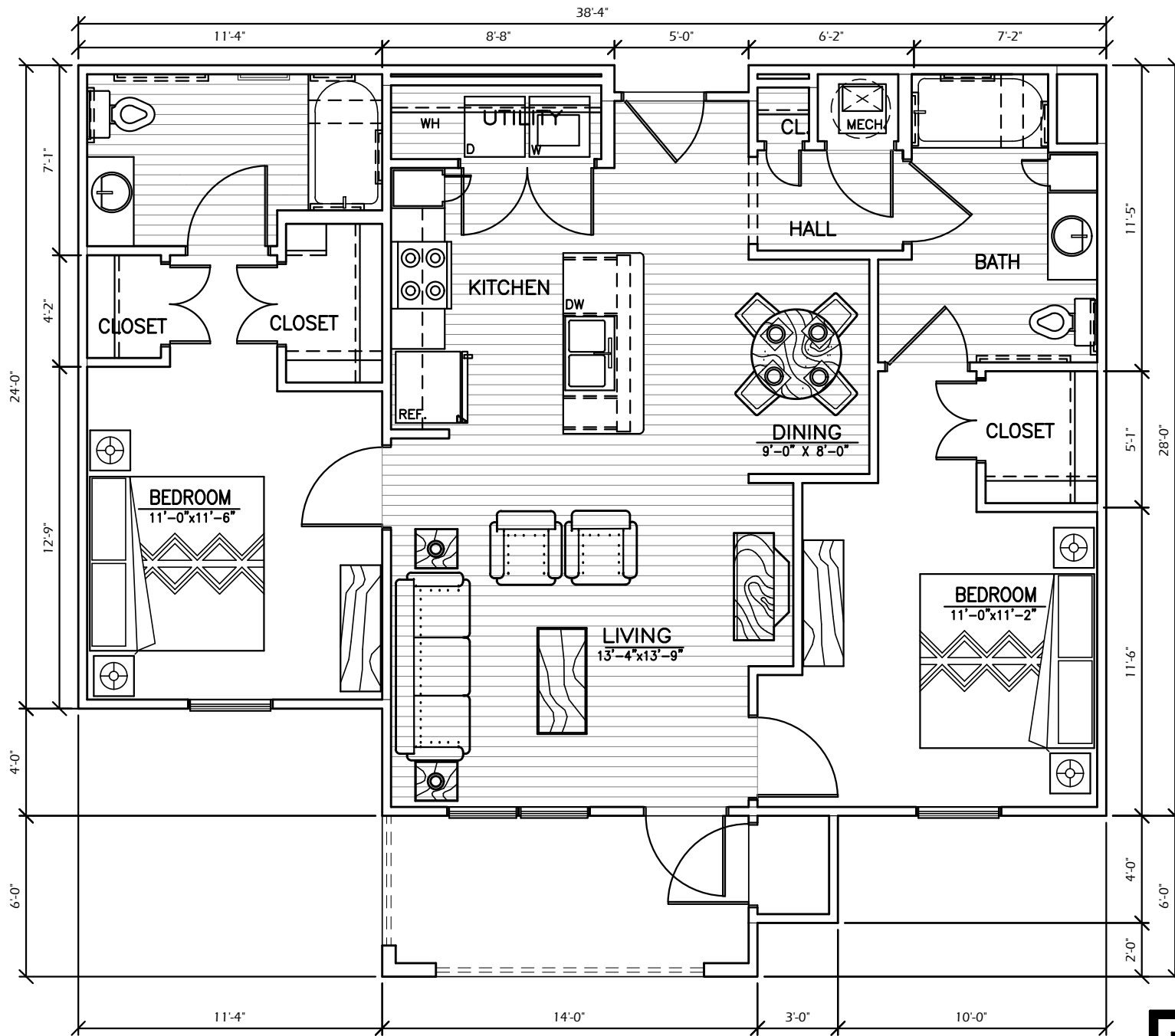


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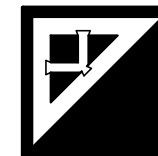
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1 B1 UNIT PLAN



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