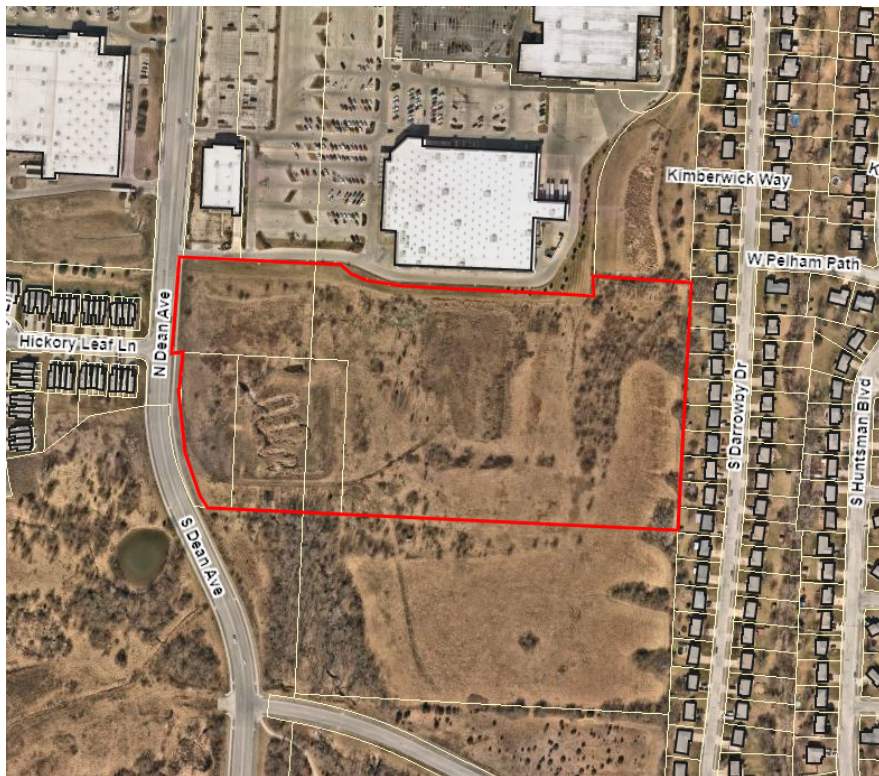




To: Planning and Zoning Commission
From: City Staff
Date: December 7, 2021
Re: Case # 21042 - Watermark Residential - Site Plan

GENERAL INFORMATION

**Applicant/
Property Owner:** Thompson Thrift Residential, Inc.
Requested Action: Site plan for Watermark Apartments
Property Location: East of Dean Ave, South of OfficeMax and Sam's Club



Property Photographs:



View from Dean Ave. (Looking East)



View from OfficeMax (Looking South)



View from Sam's Club (Looking South)

Existing Zoning: "R-3B" Apartment Community Residential District

Existing Surrounding Uses:

- North:** Commercial Retail
- South:** Undeveloped
- East:** Single Family Residential
- West:** Multi-Family Residential

Total Tract Size: 21.03 Acres

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

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has Dean Ave. classified as a Minor Arterial and Johnston Dr. classified as a Minor Collector.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for an apartment complex with 300 units, consisting of 12 Buildings, including a clubhouse, fitness center and office.

SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

PREVIOUS ACTIONS ON THE PROPERTY

1. The subject property was rezoned from “A” Agriculture to “C-3” Regional Commercial District on March 27, 2005. The rezoning included property up to Highway 58 including Lowes, Steak N Shake, Golden Corral, and Big O Tires.
2. The property to the south was rezoned from “A” Agriculture to “R-1P” Single Family Residential Planned District on February 8, 2004.
3. On August 23, 2021 City Council approved the rezoning of the property from “C-3” Regional Commercial District to “R-3B” Apartment Community Residential District.
4. On November 22, 2021 City Council voted to approve on 1st reading a correction of the legal description that was included in the Bill that reclassified the zoning of the subject property to R-3B. Tract A and Lot 8 in the southwest corner of the Watermark development were inadvertently omitted from the legal description contained in the Bill..

ENGINEERING DIVISION COMMENTS

Please refer to the attached memorandum.

STAFF COMMENTS

- Development Standards:** The development standards applicable to the property are as follows:

R-3B	
Minimum Lot Area	
per lot	12,000 sq.ft.
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (ft.)	90
Minimum Lot Depth (ft.)	120
Yards, Minimum (ft.)	
Front	30
rear	30
side	10
Maximum Building Height (feet)	50
Maximum Building Coverage (%)	40

- Special Use Conditions:** Section 420.010A of the UDC applies to apartment communities:

Section 420.010 Use-Specific Standards, Residential Uses

A. Single-Family Attached and Multiple-Family Dwellings

- Number of Buildings per Lot**

Multiple buildings containing attached single-family and multiple-family dwellings are permitted on a single zoning lot.

- Number of Units per Building**

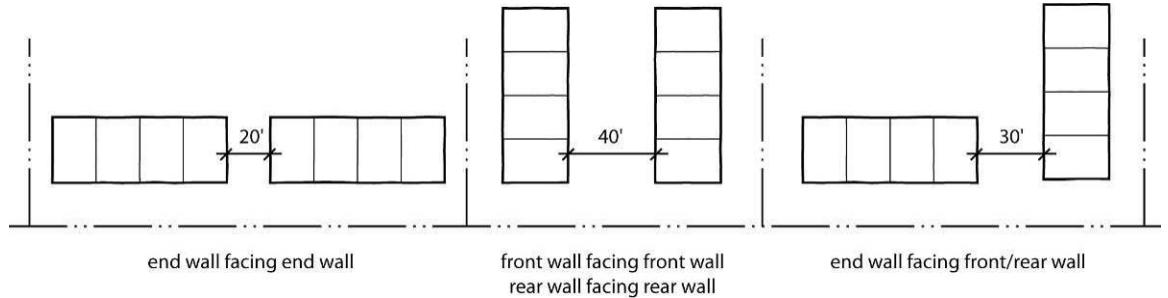
- No more than eight attached single-family dwelling units are permitted within a single building.
- There is no limit on the number of multiple-family dwellings permitted within a single building.

- Minimum Separation between Buildings**

Single-family attached and multiple-family buildings situated around a courtyard will have the following minimum distance requirements as measured between exterior walls:

- back to back, 40 feet;
- front to front, 40 feet;
- end to end, 20 feet;
- end to back, 30 feet;
- end to front, 30 feet;

- f. no dwelling unit will face directly upon the rear of a building; and
- g. service areas and vestibules, porches, balconies and canopies not extending more than 10 feet from the building, will be excluded from the distance requirements of this section.



4. Building Design (*Amendment 33 - Ordinance 2020-068 11.23.2020*)

Attached single-family and multiple-family dwellings must:

- a. be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- b. be designed with garage doors or carports facing an alley, where there is an alley serving the site, or facing an interior driveway, whenever possible. Where attached garages face a public street, they may not extend more than five feet beyond the street-facing façade.
- c. Any portion of the building that is within one-hundred (100) feet of a less intense zoning district may not exceed one-hundred twenty-five percent (125%) of the maximum height permitted in the less-intense zoning district.
- d. Four-sided design, including entryways, windows and consistent materials along with architectural details shall be utilized on all elevations to add diversity and visual character to the building(s).
- e. Front entrance features shall include pedestrian-scale design elements. This includes: side lights or transom windows, architectural ornamentation or single-story roofs or canopies that are then integral to the overall architectural design of the building.
- f. Variety in exterior materials is encouraged. Composition of entirely one material is prohibited. A brick, stone or similar material base is required up to at least three (3) feet of the front building facade.
- g. Prohibited building materials include:
 - (1) Plywood sheathing, including oriented strand board (OSB) and CDX plywood [fiber cement siding, T1-11 plywood, LP Smartsiding, and similar materials are allowed].
 - (2) Painted CMU
 - (3) Corrugated metal
 - (4) Painted metal
 - (5) Wood shake roofing material
 - (6) Plastic awning material

- h. Roof mounted equipment, including ventilators and satellite dishes, shall be completely screened from view using parapet walls at the same height as the equipment. Screening shall be of the same materials and design as the larger building to maintain a unified appearance.

5. Private Yards for Attached Single-Family Dwellings

All attached single-family dwelling unit developments must include private yards space in accordance with the following:

- a. attached single-family dwellings must have private yards consisting of a minimum of 200 square feet in area for each attached single-family dwelling unit;
- b. a private yard may be located next to a front wall, rear wall or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps;
- c. required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- d. private yards may be enclosed with fences.

6. Common Open Space for Multiple-Family Dwellings

In addition to the minimum lot area required per dwelling unit in the district, all multiple-family dwelling unit developments must include common open space in accordance with the following:

- a. a minimum of 150 square feet of common open space must be provided per dwelling unit;
- b. common open space must be accessible to all dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways; and
- c. common open space must be maintained by the property owners association.

The site plan complies with all provisions of Section 420.010A..

- 3. **Parking:** A multi-family complex (apartment community) must comply with the following parking standard:

Use	Minimum Parking Spaces Required
RESIDENTIAL USES	
Household Living	
Multi-family Dwelling (3+ units)	1.5 per dwelling unit

With a total of 300 units, a total of 450 parking spaces are required.

The proposed site plan is in compliance with the parking standards for the City of Raymore by providing the 582 parking spaces (includes ADA, trailhead parking and garage parking). The site plan also provides the required number of

accessible parking spaces. A total of 20 accessible spaces are required and 22 spaces are provided.

4. Landscaping

Twenty percent (20%) of the lot is required to be reserved for landscaped areas. No screening is required along the north or west property line. The adjacent land to the north is zoned C-3 which does not require screening and west is zoned R-3A.

A Type "A" landscape screen is required along the eastern and southern property lines. The submitted landscape plan utilizes tree and shrub plantings to provide the required Type A screen.

The required trees and shrubs in the parking lot and landscaped islands are provided.

Landscaping will need to be provided around the proposed monument sign as required by city code.

5. Building Design:

The proposed buildings are in compliance with the building design standards contained in Section 440.010 listed below.

6. Pedestrian Access:

Pedestrian access to all buildings within the site has been provided. The sidewalk will be required to be extended from the proposed parking lot for the trailhead to the existing sidewalk located along Dean Ave. All sidewalks are interior to the site and provide adequate pedestrian access throughout.

- 7. Signage:** Signage is not approved as part of the site plan but there is a proposed location for a monument sign south of the northwest corner access road. A sign permit is required prior to installation of any sign.

- 8. Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. A truck turning movement plan was submitted as required. With the two means of access off Dean Avenue, no additional emergency access was required by the District.

The South Metropolitan Fire Protection District does require the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Storm Water runoff and water quality control will be handled by a combination of underground conduits and detention facilities in accordance with City code.

The existing stormwater pond in the southwest corner of the development, which provides detention for a portion of the Raymore Galleria development, will also serve as a detention area for a portion of the apartment community. Improvements to the pond area are planned.

A second detention pond for the development is planned adjacent to the eastern property line. The east half of the apartment community will drain to this stormwater basin.

Stormwater runoff from the stormwater detention basin to the north (on Raymore Galleria property) will be diverted via a swale to the southeast corner of the development, where the water naturally flows today.

10. **Site Lighting:** The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City. Parking lot lighting poles will be 20' tall.
11. **Trash Enclosure:** The exterior of the trash enclosure will be constructed of similar materials and color as the proposed apartment buildings and amenities. The enclosure is located south of the apartment buildings farthest to the east of the property, the rear of the building and includes an attached storage building. The enclosure gates will be made of steel (steel panel) or similar material. The location of the enclosure is compliant with the provisions of the UDC.
12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the buildings shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. The landscape plan does not show any screening around the equipment. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.
13. **Site Access:** The subject property will have two access points off of Dean Avenue, one will be located at the northwest corner of the site and the other access road will be located at the southwest corner of the site. The interior road within the site will provide adequate vehicular traffic flow for emergency vehicles and residents of the proposed development.
14. **Trailhead Parking Lot:** A 13-stall parking lot (includes 2 ADA compliant spaces) will be installed by the applicant in the southwest corner of the site. A sidewalk connecting the parking lot to the existing sidewalk along Dean Avenue will be installed by the applicant. The sidewalk provides connectivity to the existing City trail on the southeast corner of Dean Avenue and Johnston Drive.

- 15. Security Gates:** The site plan contemplates installation of gates across the vehicular entrances to provide security for the apartment buildings. The public would have open access to the clubhouse building and the mailroom would have public access for mail and package deliveries.
- 16. Private Amenities:** Amenities proposed for the apartment community include:
- a. Clubhouse
 - b. Swimming Pool
 - c. Fitness Center
 - d. Dog Park
 - e. Mailroom for package delivery
 - f. Secured garages
 - g. Door-side trash pick-up
 - h. Fire Pit
 - i. Benches
 - j. Pergola
 - k. Gas Grill
 - l. Seating Areas

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. the proposed use is allowed in the district in which it is located;**

Apartments are permitted by right in the R-3B zoning district subject to compliance with all other applicable provisions in the Unified Development Code. .

- d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of Dean Ave, an existing arterial road.

e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from Dean Ave. as well as sidewalks being provided throughout the site providing access to common areas such as the dog park, pool and fitness center.

f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;

The placement of the buildings does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;

A parking lot is proposed on the west side of the development to provide for access to the trail system which would be accessible to the public.

h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;

The applicant is going to preserve as much as possible, but will be difficult in areas that grading will take place to help with stormwater run-off. Specifically, the northeast and eastern section of the property that abuts the single family homes as a swale must be constructed in that area to help direct storm water.

i. provides adequate parking for the use, including logical and safe parking and circulation;

Parking for the use exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned as there are two access roads from Dean Ave. that also have safe and adequate spacing from each other and surrounding properties.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. A type A screening is required for the eastern and southern portions of the property as these areas are adjacent to existing and future residential homes.

- k. **includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
December 7, 2021

STAFF RECOMMENDATION

The proposed development meets or exceeds all requirements of City Code. The applicant is required to submit their design and construction plans for all public infrastructure and for each building for City staff to review. A final plat application will also need to be filed for consideration

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #21042 Watermark Residential Apartments Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to installation of any public improvements:

3. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements.

Prior to issuance of a Building Permit

4. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

5. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
6. One accessible parking space in front of the clubhouse and in front of each residential building shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
7. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
8. The public improvements shall be accepted by the City Council.
9. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.
10. Architectural building facade features shall be constructed as approved by the Planning Commission. Any proposed revision shall be submitted to the City for approval prior to the change being made.
11. A Final Plat will be required to be approved and recorded with Cass County.

Perpetual Conditions:

12. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
13. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.

14. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

PLANNING AND ZONING COMMISSION ACTION - 12/7/2021

The Planning and Zoning Commission, at its December 7, 2021 meeting, voted 9-0 to accept the staff proposed findings of fact and approve Case #21042 Watermark Residential Apartments Site Plan subject to the following conditions:

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13. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
14. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.
15. If the west detention basin can economically be made capable of holding water, it will. If remaining as a detention basin, the basin shall be adequately landscaped and maintained comparable to the overall apartment community.