

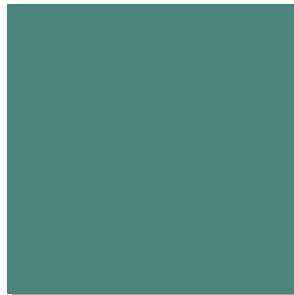
City of Raymore, Missouri  
GROWTH MANAGEMENT PLAN



2018 ANNUAL REVIEW AND REPORT

*Raymore Together!...a community of active people,  
quality places, and economic opportunity*

4.17.2018



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## INTRODUCTION

### *Why complete an annual review?*

The current Growth Management Plan (GMP) for the City of Raymore, Missouri was adopted by the Raymore Planning and Zoning Commission by Resolution 13-01 on March 19, 2013. An annual review process was approved as part of the GMP.

The Community Development Department is required to prepare an annual report by April 1<sup>st</sup> of each year. The annual report is required to contain the following items:

- An assessment of planning trends to determine if the plan is falling behind modern planning practices.
- An assessment of the future land use and transportation plan to determine if they are adequate to accommodate the future growth of the City.
- An assessment of progress toward implementing the goals, objectives, and action steps outlined in the plan.
- An assessment of the plan's ability to support the City Council vision and goals.
- An assessment of potential gaps in the plan.
- Updates on other plans adopted by the City.
- Other issues deemed relevant by the Community Development Director.
- Recommendations for action on the plan in the following 12-24 months.

Prior to consideration of the report the City shall make the report available for public review. A legal notice shall be posted at least fifteen days prior to the Commission meeting. Additionally, the report should be posted on the City website with a printed copy available for review in the City Clerk's Office.

The GMP Annual Report was posted on the City website on April 12, 2018 with a notification sent to anyone who receives a Notify Me alert for Planning and Zoning matters. On March 29, 2018 a legal notice was published in The Journal.

The Planning and Zoning Commission will hold a public hearing on the annual review and report on April 17, 2018. After holding the public hearing the Commission has authority to amend the plan as needed.

***What will happen with the annual review results?***

If any changes are made to the adopted GMP, staff shall complete the updates and distribute the updated plan to City Council members, City Department Heads, and any interested resident and post the new plan on the City website.

***Assessment of Activity***

**An assessment of planning trends to determine if the plan is falling behind modern planning practices:**

One of the recent national planning trends has been the study of changing demographics and a diversifying population, and the impacts those changes will have on a community. City staff has continued to take an active role in the KC Communities for All Ages initiative through participation in quarterly meetings of communities involved in the initiative. Additionally, the Planning and Zoning Commission recently adopted the City of Raymore Community for All Ages Master Plan.

Another recent trend is the expansion of housing opportunities for changing families. The introduction of accessory dwelling units in traditional single-family areas is gaining acceptance in many communities. Raymore allows accessory dwelling units in our agricultural and rural estate zoning districts. Further study of expanding the zoning districts that allow accessory dwelling units is included as a policy recommendation in the City of Raymore's Community for All Ages Master Plan. The Planning Commission, at its March 20, 2018 meeting, recommended approval of an ordinance that would allow accessory dwelling units on all single family residential lots, subject to certain size restrictions. City Council will consider the ordinance at its May 14, 2018 meeting.

Another recent trend is the importance of walkability and pedestrian safety in communities, which is reflected in the City's Pedestrian Master Plan, a component of the GMP. In 2017, staff submitted an application to be recognized as a Walk Friendly Community. The designation would provide valuable resources and feedback that would help City staff develop and program projects to increase pedestrian safety and connectivity. Staff awaits notification if the application for Bronze Certification as a Walk Friendly Community is approved.

Overall the plan remains current with modern planning practices.

**An assessment of the future land use and transportation plan to determine if they are adequate to accommodate the future growth of the City:**

With several of the No-Tax Increase General Obligation Bond issue projects under construction, or nearing completion, including several significant road projects and community facility improvements, the Planning and Zoning Commission will need to evaluate the need to update both the land use plan and transportation plan.

Staff has commenced work on an analysis of the City's existing land use and zoning inventory, which will be used to help evaluate the need to update the Future Land Use Plan

**An assessment of progress toward implementing the goals, objectives and action steps outlined in the plan:**

A number of work efforts have been completed in 2017 on implementing the goals, objectives and action steps outlined in the plan.

1. The Economic Development Team, established in 2016, continues to help further the five Economic Opportunity Goals of the GMP:

- Goal #1: Retain existing businesses and encourage expansion of existing businesses.**
- Goal #2: Develop a strong business development team**
- Goal #3: Develop a business/office park in Raymore**
- Goal #4: Focus incentive policies on creation of quality jobs**
- Goal #5: Attract new businesses to Raymore**

The economic development team consists of the City Manager, Community Development Director - Assistant to the City Manager, Economic Development Director, Public Works Director, Finance Director and the Mayor. Bi-weekly meetings of the team are held to coordinate and better communicate work efforts.

A major goal for the economic development team in 2016 and 2017 was the development of the Raymore Gateway project, located at the northeast corner of Highway 58 and Kentucky Road, a key entrance into the City. Work will continue in 2018 to bring this project to fruition.

The economic development team is working diligently to develop a TIF plan to help encourage development. The City is moving forward with a concept to realign Kentucky Road, and has worked hard to create conceptual development scenerios in order to make the area more accessible and desirable for development

The completion of the Raymore Marketplace, at the intersection of Highway 58 and Dean Avenue attracted 6 new businesses to Raymore, including 4 new restaurants and 2 retail tenants, thus increasing the economic and employment base of the community.

The team continues to market key sites throughout the City for both development and re-development.

Economic and Community Development staff continue to engage with existing businesses as part of the City's Business Retention and Expansion efforts to help better understand the strengths and weaknesses of the community in terms of economic development.

2. In support of **Quality Neighborhoods Goal #1: Ensure all property in the City is maintained to the highest degree possible**, the City completed the fifth annual review of the property maintenance code. Each year Code Enforcement personnel review the code to propose amendments that will help improve the property maintenance program.
3. The City Park Board and City Council continue to provide funding for park projects, supporting the implementation of **Quality Neighborhood Goal #5: Continue development of neighborhood parks**. There are a number of park projects that commenced in 2017. Plans for park improvements at T.B. Hanna Station propose the addition of a new playground and other park amenities in 2018. Plans were also approved in 2017 for Hawk Ridge Park that include a public amphitheater and walking trails, in addition to other improvements.
4. Implementation of **Community Connectivity Goal #1: Develop a common place for community gatherings** continues with the completion of Centerview in the municipal complex, which provides an indoor gathering space for community meetings, classes, activities and events. The City also reconfigured the traffic flow of Municipal Circle to one-way, which helps reinforce the idea of Municipal Complex as the 'city center' of Raymore. Construction of the Raymore Activity Center (RAC) also commenced in 2017, and is scheduled to be completed by the summer of 2018.
5. Expansion of the sidewalk and trail network keeps moving forward through the City's Sidewalk on Undeveloped Lot and Sidewalk Gap Programs. In 2017, the City installed more than 3,500 linear feet of new sidewalk. The Parks Department also made trail improvements at Memorial Park, better connecting the park, school and surrounding neighborhood, supporting **Community Connectivity Goal #3: Continue expansion of the City trail**

**and sidewalk network**

6. On an annual basis the Planning and Zoning Commission is asked to review previous non-residential development projects that have been approved as suggested in **Physical Development Goal #1**. The Commission completes this review to determine if there are any modifications that could have been done to enhance the quality of the project.
7. Implementation of **Quality Neighborhoods Goal #4: Maintain a safe and secure City**, continues with the efforts of the Police Department in supporting civic involvement programs such as Neighborhood Watch Programs, the Citizen's Police Academy and a reformatted National Night Out that is now held in conjunction with the Raymore Festival in the Park.

**An assessment of the plan's ability to support the City Council vision and goals:**

The City concluded its strategic planning effort in 2016, following a series of highly successful Community Conversations earlier in the year. In 2017, the City Council adopted the City's new Strategic Plan. Over the next several months, the Planning and Zoning Commission will need to closely review the strategic plan to determine what modifications need to be made to the Growth Management Plan to support the strategic plan. The City plans to hold a new round of Community Conversations in the fall of 2018.

**An assessment of potential gaps in the plan:**

Staff has not identified any potential gaps in the plan. Significant progress is being made on implementation of the 19 Goals contained in the plan. As long as progress continues on implementation of the identified goals and action steps, the plan remains current and relevant.

Many of the comments and suggestions made during the early strategic planning efforts, and communities for all ages process parallel the goals, objectives and action steps contained in the GMP. The common threads and messages of both plans support the continuing implementation of the GMP.

**Updates on other plans adopted by the City:**

The Planning and Zoning Commission, at its March 21, 2017 meeting, adopted the Communities for All Ages (CFAA) Master Plan. This plan includes goals and strategies

that will help guide the City of Raymore towards building a community that is friendly towards individuals of all ages and abilities.

Staff has continued to make progress on the goals and objectives of the plan, including the proposed expansion of accessory dwelling units in all single family residential districts. With several new park improvements scheduled in 2018, including Hawk Ridge Park and TB Hanna Station Park, staff is working closely with the Parks Department to ensure these facilities are designed to be accessible by residents of all ages and abilities. Parks and Recreation staff also implemented several programs and classes focused on keeping older adults active and engaged.

Staff has also commenced work on an inventory of existing land uses within the City, and an analysis on how our current inventory aligns with the Future Land Use Map contained within the GMP.

**Other issues deemed relevant by the Community Development Director:**

1. The Transportation Master Plan and associated street classification map were most recently updated in January of 2010. With voter approval of the No-Tax Increase General Obligation Bond several new road connections will be completed in accordance with the approved master plan. These road segments will likely spur additional development. The time is appropriate for the City to evaluate the Transportation Master Plan to ensure it meets the needs of the community.
2. The amount of prime leasable commercial space available in the City is limited. There are few existing spaces available for mid sized tenants looking to locate in Raymore. While the City does not desire to have a glut of commercial space available for rent, not having enough space to attract businesses is an equally concerning issue. The City needs to encourage the building of commercial spaces available for small to mid-sized tenants.
3. The changing demographics of the community will have a significant impact on Raymore. Participation in the Communities for All Ages initiative brings awareness to the issue. The City adopted a Communities for All Ages Master Plan, thus achieving Gold Level recognition. A committee will need to be formed in the near future to help track and evaluate the implementation of the goals and strategies included in the plan.

**Recommendations for action on the plan in the following 12-24 months:**



1. Incorporate goals and objectives identified in the new City Strategic Plan into the GMP.
2. Include an Existing Land Use Plan Map and update the undeveloped land use page in the GMP.
3. Update and revise the Future Land Use map in the GMP.
4. Update the Street Classification Map to reflect the changes to the realignment of Kentucky Road.

### ***Future Work Products***

1. *City Land Use Ratio:* After staff completes its work on the existing land use inventory, a work session will be held with the Planning and Zoning Commission to review the map and data. One of the goals of the the inventory is to use the data to help establish an appropriate land use ratio for the City, which will be incorporated into an update to the Future Land Use Map.
2. *Strategic Planning Update:* Staff commenced work in 2015 on a strategic planning update process, which concluded in early 2017, with the adoption of the City's new Strategic Plan. This plan is intended to help identify strategic priorities and goals, and guide decision making for the City of Raymore over the next several years.

### ***Topics for consideration by the Planning and Zoning Commission***

#### **Staff recommended changes:**

- Update the Future Land Use Map and Transportation Master Plan depending on the results of the Land Use Inventory Analysis. These updates will be presented for consideration at a future Commission meeting.