

CITY OF RAYMORE, MISSOURI GROWTH MANAGEMENT PLAN



2020 ANNUAL REVIEW & REPORT

REPORT PREPARED BY DEPARTMENT OF DEVELOPMENT SERVICES

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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 Development Services Department is required to prepare an annual report by April 1st 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 Development Services 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 June 2, 2020 with a notification sent to anyone who receives a Notify Me alert for

Planning and Zoning matters. On May 28, 2020 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 June 16, 2020. After holding a 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. In 2019, staff gained membership in the AARP Network of Age Friendly Cities and Communities.

Another recent trend is the expansion of housing opportunities for changing families. While 2018 saw the addition to the Unified Development Code allowing accessory dwelling units, 2019 took a look at Universal Design Standards. These standards make small modifications to the house to allow for various life changes. Zero entry entrance to the front and rear of the house, as well as wider door openings to allow for more accessibility are some of the changes. In 2019, the city began work with a builder to construct a Universal Design house to showcase to other builders and families the benefits of such modifications. May 2020 saw the groundbreaking and start of construction. It is important to continue to research alternative housing options to accommodate changing demographics in our community.

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. Several projects have been completed in Raymore that lend themselves to increased walkability, including pedestrian improvements around Municipal Circle, multiple public park and trail improvements, and most recently the increase in the minimum sidewalk width from four feet (4') to five feet (5').

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:

On the ballot for the August, 2020 election are the No Tax Increase General Obligation Bond issues. Identified projects include participation in the redevelopment of the I-49 and 58 Highway Interchange and expanding I-49 to six lanes south to North Cass Parkway; extending Sunset Lane to connect 58 Highway with 163rd Street; reconstructing Ward Road from 58 Highway to 163rd Street; expanding the Raymore Activity Center; reconstruction of Kurzweil Road from 58 Highway to 155th Street; adding amenities to the outdoor space at Centerview; and adding amenities to the Hawk Ridge Park Amphitheater.

In the fourth quarter of 2019, the City contracted with Wilson & Co. Engineers, LLC to provide traffic consultant services for the City of Raymore. The consultant is analyzing Highway 58 traffic volumes and potential scenarios involving commercial expansion. Wilson & Co will also look at traffic flow along North Cass Parkway and Dean Avenue. The study is currently being conducted and we are awaiting the results.

Potential future annexation areas have been revised and the new Intent to Annex boundary is reflected in the Future Land Use Map map. These changes are a result of where water/sewer can responsibly service areas, as well as ongoing talks with the city of Lee's Summit on their interest in areas to the north of Raymore.

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 2019 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, Assistant City Manager, Development Services Director, City Planner, 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.

In 2019, the City approved two major projects [Van Trust Industrial Development and The Lofts at Foxridge apartment community] that further the goals listed above. The City Council approved two significant economic development incentive packages to support the growth of new business and industrial development at the North Cass Interchange. VanTrust Real Estate intends to develop a 1 million+ square foot light industrial business park. Staff continues to work with VanTrust to market the site.

The Council also approved the Lofts at Foxridge apartment community Chapter 100 request which helped add 400 Class-A luxury apartments into the local housing stock. This will also help support future commercial development along 58 Highway.

A major goal for the economic development team in past years 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. The City is moving forward with construction of Westgate Drive, and has worked hard to create conceptual development scenarios in order to make the area more accessible and desirable for development.

In addition to the Raymore Gateway, staff is currently working with multiple development groups on potential development projects near the Good Ranch, as well as the area surrounding 58 Highway and Foxridge Drive.

Economic and Development Services 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. In 2019 the City utilized the recently adopted hoarding ordinance to work with a property owner that had faced numerous and long-term property maintenance code violations at his residence.
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 are currently underway. Significant work has been completed at Hawk Ridge Park, with the construction of the park pavilion, restroom shelter, amphitheatre and walking trails in June of 2019. Work also continues at T.B. Hanna Station on the proposed playground, sprayground, and other amenities. Construction of this project is anticipated to be completed in July of 2020.
4. Implementation of **Community Connectivity Goal #1: Develop a common place for community gatherings** continues to be supported with the completion of the Raymore Activity Center (RAC) in 2018. Both the RAC and Centerview continue to be utilized for community events. The future completion of the amenities at Hawk Ridge Park will also provide space for community gathering. Expansion of Centerview as well as an
5. Expansion of the sidewalk and trail network keeps moving forward through the City's Sidewalk on Undeveloped Lot and Sidewalk Gap Programs. In 2019 the City focused on removing several gaps in the sidewalk network. The Parks Department also made trail connectivity improvements at Recreation Park to provide better connections

between the Rec Park Baseball Complex, the RAC, and the surrounding park areas, supporting **Community Connectivity Goal #3: Continued 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. Staff has identified at least 4 projects for review in 2020.
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. However, due to the national pandemic, public gatherings have been suspended. The Police Department has continued to engage residents with ongoing concerns.

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. This was followed up by a second round of Community Conversations in October of 2018. The University of Kansas Public Management Center provided a summary report of the meeting, which will be used to evaluate and update the City's Strategic Plan.

Over the next several months, the Planning and Zoning Commission will need to closely review the strategic plan to determine what modifications could be made to the Growth Management Plan to support the strategic plan.

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 the implementation of the identified goals and action steps, the plan remains current.

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 continued implementation of the GMP.

Updates on other plans adopted by the City:

Staff has continued to make progress on the goals and objectives of the Community for All Ages Master Plan, including the Universal Design Standards house. In 2018, staff applied for membership in the Walk Friendly Community program, a national recognition program. Extensive feedback was given on how the city can improve walkability and receive designation. With increased connectedness and ongoing efforts, the city will reapply in 2020 for consideration.

With several new park improvements scheduled in 2020, including Hawk Ridge Park, TB Hanna Station Park spray park and ice rink and Recreation Park upgraded playground. 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. The RAC expansion, part of the G.O. Bond project list, also helps to increase the number and variety of classes and activities available to residents of all ages. Additionally, the Hawk's Ridge Trail park is the first park in the state to have an ADA accessible fishing dock.

Other issues deemed relevant by the Development Services Director:

1. The No-Tax Increase General Obligation Bond will allow several new road connections to be completed in accordance with the approved master plan. These road segments will likely spur and connect additional development.
2. The amount of prime leasable commercial space available in the City is limited. However, new developments are on the horizon including mixed-use development at North Cass Plaza as well as The Good Ranch.

3. The changing demographics of the community will have a significant impact on Raymore. Participation in the Communities for All Ages initiative continues to bring awareness to the issue. The City adopted a Communities for All Ages Master Plan, thus achieving Gold Level recognition. A committee needs to be formed in the near future to help track and evaluate the implementation of the goals and strategies included in the plan.
4. Construction has begun for the Universal Design house that the city will showcase to both homeowners and residents in the area. The Universal Design standards allow a house to more easily be transitioned to a house that allows those with mobility needs, particularly the aging population, to stay in the house with limited modifications. This allows the City to retain residents while also allowing residents to remain on their own as appropriate.

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

1. Incorporate the updated GMP and associated maps to reflect the updated Annexation Area of Intent and Future Land Use areas.
2. Staff and City leadership believe the timing is appropriate to start thinking about a comprehensive update to the City's master plan(s), including the GMP, Transportation Master Plan, Water and Sewer Master Plans, and the Parks Master Plan. This will involve the revision and consolidation of all City master plans into one comprehensive master document.
3. Create the Community For All Ages Committee to help track and evaluate the implementation of the goals and strategies included in the approved plan.

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 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. *Comprehensive Master Plan:* Staff and City Leadership will work with the City Council, Planning and Zoning Commission, Park Board and Arts Commission on the creation of a new City comprehensive plan that incorporates the GMP, Transportation master Plan, Water and Sewer Master Plan and the Parks Master Plan. The goals, strategies, and action steps of the Strategic Plan will be carried throughout the master plan.

TOPICS FOR CONSIDERATION

Staff recommended changes:

- Accept the proposed changes in the Future Lane Use Map

FUTURE LAND USE

- BUSINESS PARK
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- PARKS
- LAKE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUBLIC

REFERENCED PLANS

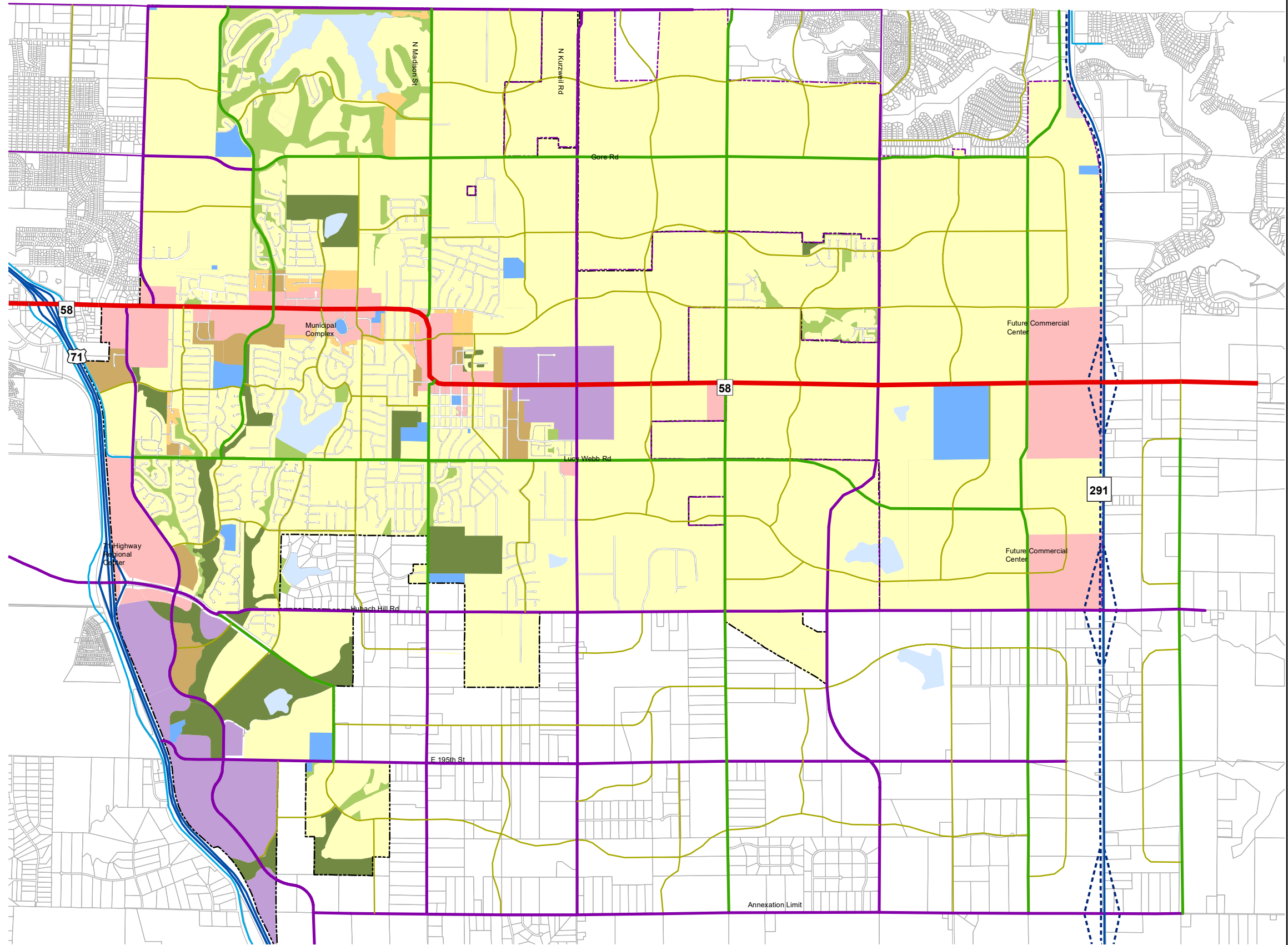
- ANNEXATION INTENTION AREA

STREET CLASS

- EXPRESSWAY
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- FRONTAGE ROAD

CORPORATE LIMITS

- RAYMORE, MO
- OTHER INCORPORATED AREAS
- PARCELS



City of Raymore Growth Management Plan

Future Land Use Plan

