



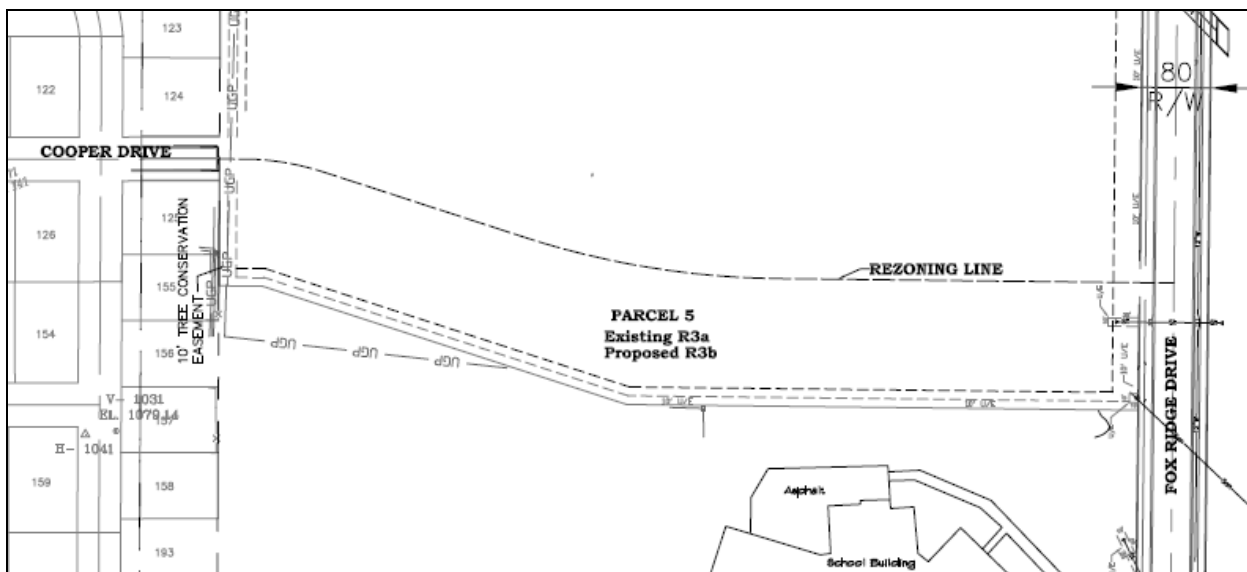
**To:** Planning and Zoning Commission  
**From:** Staff  
**Date:** October 2, 2018  
**Re:** **Case #18018: Lofts at Foxridge Rezoning "R-3A" to "R-3B"**  
**Eagle Glen - Parcel 5**

**GENERAL INFORMATION**

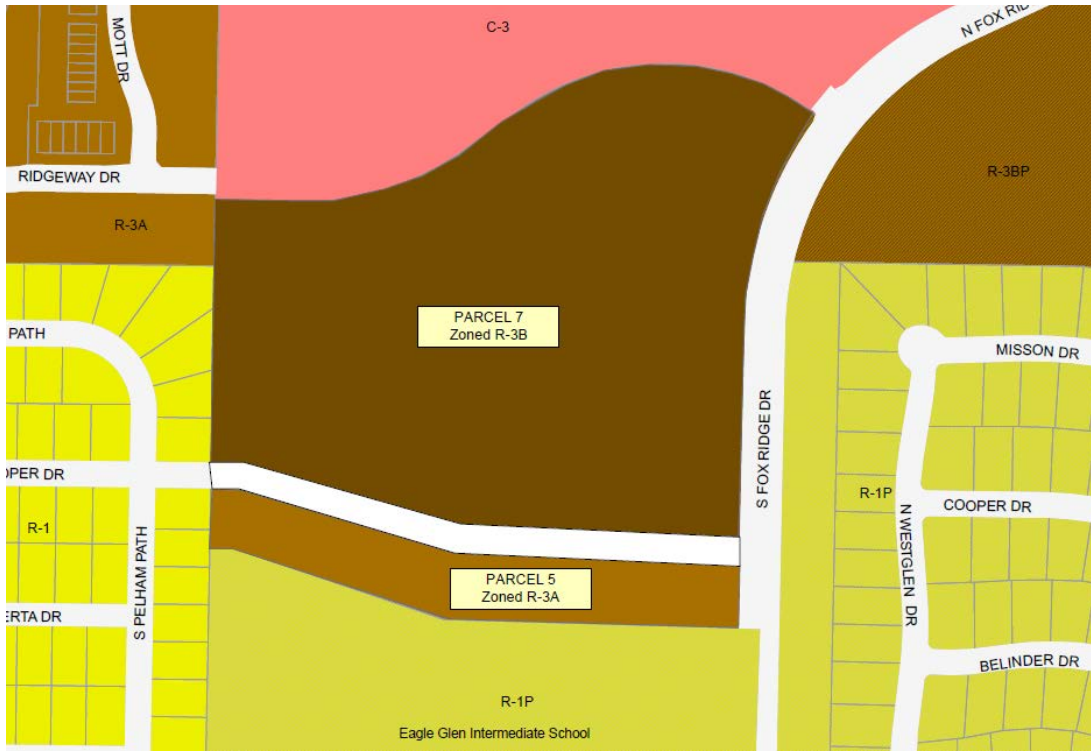
**Applicant:** GCP Allen Raymore, LLC **Property Owner:** Great Plains Real Estate  
10340 N. 84th St. 4400 Shawnee Mission Pkwy  
Omaha, NE 68122 Shawnee Mission, KS 66205

**Requested Action:** Requesting to reclassify the zoning of 3.6 acres from the current "R-3A" zoning designation to a "R-3B" designation

**Property Location:** West side of Fox Ridge Drive, immediately north of Eagle Glen Elementary School.



**Existing Zoning:** "R-3A" Multiple Family Residential District.



**2016 Aerial Photograph**



**Site Photographs:**



View looking south from north property line



View looking east from where entrance to apartments will be



View looking west along south property line



View looking north from entrance drive to apartments



View looking south from entrance drive to apartments

**Growth Management Plan:** The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Medium and High Density Residential

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Fox Ridge Drive as a Major Collector

**Legal Description:** All that part of the Northeast Quarter of Section 17, Township 46 North, Range 32 West, being in the City of Raymore, Cass County, Missouri, and being more particularly described as follows: COMMENCING at the Northwest corner of the Northeast Quarter of said Section 17-T46N-R32W; thence South 87 degrees 15 minutes 14 seconds East, along the North line of said Northeast Quarter, a distance of 89.68 feet, to the point of intersection of said North line and the Northerly prolongation of the East line of Foxwood Plaza Lot 1, a subdivision in the City of Raymore, Cass County, Missouri; thence South 03 degrees 14 minutes 05 seconds West, departing the North line of said Northeast Quarter, and along said Northerly prolongation and along the East line of said Foxwood Plaza Lot 1, and along the East line of Ridgeway Villas at the Legends, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 1,146.09 feet, to the POINT OF BEGINNING; thence South 86 degrees 46 minutes 23 seconds East, departing the East line of said Ridgeway Villas at the Legends, a distance of 160.96 feet, to a point of curvature; thence Easterly and Northeasterly, along a curve to the left, having a radius of 550.00 feet, and through a central angle of 37 degrees 33 minutes 15 seconds, an arc length of 360.49 feet, to a point of tangency; thence North 55 degrees 40 minutes 22 seconds East, a distance of 131.61 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 500.00 feet, and through a central angle of 76 degrees 10 minutes 54 seconds, an arc length of 664.81 feet, to a point on a non-tangent line, said point also being on the Westerly Right-of-Way line of Foxridge Drive, as established with Eagle Glen Subdivision 3rd Plat, a plat in the City of Raymore, Cass County, Missouri; thence South 42 degrees 07 minutes 32 seconds

West, along the Westerly Right-of-Way line of said Foxridge Drive, a distance of 30.00 feet, to a point on a non-tangent curve; thence Southeasterly, Southerly and Southwesterly, continuing along the Westerly Right-of-Way line of said Foxridge Drive, and along a curve to the right, whose initial tangent bearing is South 48 degrees 11 minutes 20 seconds East, having a radius of 15.00 feet, and through a central angle of 86 degrees 47 minutes 55 seconds, an arc length of 22.72 feet, to a point of reverse curvature; thence Southwesterly and Southerly, continuing along the Westerly Right-of-Way line of said Foxridge Drive, and along a curve to the left, having a radius of 740.00 feet, and through a central angle of 35 degrees 03 minutes 21 seconds, an arc length of 452.76 feet, to a point of tangency; thence South 03 degrees 33 minutes 14 seconds West, continuing along the Westerly Right-of-Way line of said Foxridge Drive, a distance of 601.32 feet, to the Northeast corner of said Eagle Glen Subdivision - Parcel 4; thence North 86 degrees 26 minutes 46 seconds West, departing the Westerly Right-of-Way line of said Foxridge Drive, and along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 589.86 feet; thence North 69 degrees 21 minutes 10 seconds West, continuing along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 441.87 feet; thence North 86 degrees 46 minutes 33 seconds West, continuing along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 50.00 feet, to the Northwest corner of said Eagle Glen Subdivision - Parcel 4, said point also being on the East line of Foxhaven 5th Plat, a subdivision in the City of Raymore, Cass County, Missouri; thence North 03 degrees 14 minutes 05 seconds East, along the East line of said Foxhaven 5th Plat, and along the East line of Foxhaven 4th Plat, and along the East line of Foxhaven, and along the East line of said Ridgeway Villas at the Legends, all being subdivisions in the City of Raymore, Cass County, Missouri, a distance of 745.27 feet, to the POINT OF BEGINNING, containing 1,087,128.51 sq. ft. or 24.9570 acres, more or less.

**Advertisement:** September 13, 2018 **Journal** Newspaper  
September 20, 2018 **Journal** Newspaper

**Public Hearing:** October 2, 2018 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. Staff Report**  
**Exhibit 7. Site Plan**

**Additional exhibits as presented during hearing**

## **REQUEST**

Applicant is requesting to reclassify the zoning designation of 3.6 acres from the existing "R-3A" Multiple-Family Residential District to "R-3B" Apartment Community Residential District.

## **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**

1. The preliminary plat for the Eagle Glen subdivision was approved by the City in 1999.
2. The current configuration of Parcel 5 (subject property) was created as part of the revised Eagle Glen Preliminary Plat, which was approved on October 10, 2011.
3. The subject property was rezoned from "R-2P" Single and Two Family Planned Residential District to the current "R-3A" Multiple-Family Residential District on October 10, 2011.
4. The existing "R-3B" Apartment Community Residential District was established on October 10, 2011.

## **GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS**

A Good Neighbor meeting was held on Wednesday September 19, 2018. 11 residents attended the meeting, in addition to city staff and representatives of the project. The comments below provide a summary of the meeting:

### **Will the existing trees and vegetation along Fox Ridge Drive remain?**

Most of the existing tree canopy will remain along Fox Ridge Drive. There will be some clearing to allow for construction of the entrance to the development. The detention basin being constructed south of the entrance drive will be west of the existing tree canopy and will be planted with vegetation species that will provide additional screening and buffering along Fox Ridge Drive.

### **Why is there only 1 entrance to the development?**

Initially there will only be 1 entrance for the public to the development. Until Ridgeway Drive (along the north property line of the apartment community) is built, there will be an access drive for emergency vehicles to connect with the Ridgeway Villa development to the west. Once

Ridgeway Drive is constructed (by future commercial development to the north), an access drive to the development off Ridgeway Drive will be constructed.

**Will the development be all rentals, or will there be any owner occupied units?**

The development will be a 100% rental community.

**How does the proposed apartment community compare with the existing Manor Homes apartment community in Eagle Glen?**

Both communities charge 100% market rates for rental units. The proposed apartment community is rated Class A, which will command a higher rental rate for each unit than Manor Homes. The interior and exterior construction materials are of a higher grade and quality in the proposed apartment community and the overall amenities package is greater.

**What materials will be utilized on the building to prevent glare from the morning sun being reflected off of the buildings?**

There should be minimal glare from the materials utilized on the exterior of the buildings. The stream corridor area between Fox Ridge Drive and the apartments will be left in its natural state, creating a landscape buffer that will ensure no glare from any of the buildings will be cast upon Fox Ridge Drive or any of the homes in Eagle Glen.

**Are there concerns with the apartment community being so close to the elementary school?**

There will be an emphasis placed on screening and landscaping along the southern property line between the proposed development and the school property. There will be a berm with landscaping that will provide a buffer between the two uses.

A sidewalk will be constructed along Fox Ridge Drive by the apartment community. This sidewalk will eventually be extended to connect south to the school.

**Will there be any additional street lights placed along Fox Ridge Drive?**

The City will be installing a street light at the intersection of Johnston Drive and Fox Ridge Drive this year. There will also be a street light at the entrance to the apartment community.

The City will study the need for additional street lights along Fox Ridge Drive.

**Do Class A apartment communities typically have flat roofs?**

Flat roofs are commonly utilized in Class A apartment communities.

The developer made the conscious decision to utilize flat roofs, even though they are more expensive to construct. The proposed architectural style selected, including the use of flat roofs, was done to differentiate the project from other apartment communities.

Based upon a study completed of the demographic expectations of potential tenants, the proposed appearance of the exterior of the buildings was chosen.



**Are there examples of Class A apartments nearby?**

Residences of New Longview  
Residences at Quivira  
Residences at Prairie Fire  
Cityplace

**What is the mixture of units that will be available?**

There will be studio units, two different sizes each of 1 and 2-bedroom units, and a few 3-bedroom units. A total of 5 different floor plans will be available.

**Will the apartment community affect the value of my home?**

Yes, in a positive way. This class A community will increase the value of properties in the neighborhood.

Having this class A community will likely trigger the need for improvements to existing apartment and multi-family communities so that they remain competitive in order to attract new tenants.

**Where will tenants for these new apartment units come from?**

A major draw will be the proximity of Class A apartments to Cerner and Honeywell.

**Will a left-turn lane be installed along Fox Ridge Drive for northbound traffic into the site?**

Not likely. The initial traffic study completed for the Eagle Glen Subdivision and Fox Ridge Drive did not require a left turn lane into the apartment community, just as there is no left-turn lane into the Manor Homes community for southbound traffic. Traffic counts from the community do not warrant a left-turn lane into the development.

**There are no trees along the south property line. Will any be planted?**

Yes, a Type A landscape screen is required by the City between the apartments and the school property. There will be a berm constructed with trees and other plantings to create a buffer between the two uses.

**Will the proposed apartments generate any interest in the commercial land to the north?**

Yes. Having 400 Class A apartment units immediately adjacent to the south will enhance the interest in commercial development on the land. Additionally, having commercial development adjacent to the north will help both the proposed apartment community and Manor Homes apartments attract new tenants.

**Will a sidewalk be constructed along the west side of Fox Ridge Drive?**

Yes. The proposed apartment community is required to construct a sidewalk along the entire frontage of the property. When commercial development occurs to the adjacent land to the north, sidewalk will be extended to 58 Highway.

The City and School District will need to work together to get sidewalk installed south of the apartment community on the school property.

**What is the phasing and timing of construction?**

Site grading will likely commence in the late fall of 2018. After installation of underground utilities, building construction will commence in spring of 2019, starting with one of the front buildings along Fox Ridge Drive and the clubhouse and likely working in a clockwise direction around the property.

Overall construction timeframe is 20 months. As units are completed they will be rented while construction continues on remaining buildings.

**What is the total square footage of the developed area?**

Approximately 350,000 square feet.

**What will be the rental rates?**

The studio units will likely rent around \$800/month. Other rates have not yet been established.

**Will there be a property management company?**

Yes, the development company often self manages their apartment communities. There will be a manager on site at all times.

**Will the contractor be held responsible for cleanliness of the construction site?**

Yes. There will be a project manager assigned to the development during construction that will be on site every week.

City building inspectors will be on site each week to monitor activity.

The contractor will be responsible to keep mud and debris off Fox Ridge Drive and to keep the construction site clean.

**STAFF COMMENTS**

1. The current zoning of Parcel 5 (R-3A) allows for the construction of townhomes, 4-plex buildings and other multi-family structures. These units could be independently owned, or owned collectively by one entity.
2. The established maximum allowable density of 400 units on the site will not be changed if the rezoning request is approved. This is an agreed-upon reduction from the maximum density of 542 units that would normally be allowed under the UDC.

- The development standards the the existing R-3A and proposed R-3B zoning districts are the same:

	R-3A	R-3B
<b>Minimum Lot Area</b>		
per lot	12,000 sq.ft.	12,000 sq.ft.
per dwelling unit	2,000 sq.ft.	2,000 sq.ft.
<b>Minimum Lot Width (feet)</b>	90	90
<b>Minimum Lot Depth (feet)</b>	120	120
<b>Yards, Minimum (feet)</b>		
front	30	30
rear	30	30
side	10	10
side, abutting residential district	-	-
<b>Maximum Building Height (feet)</b>	50	50
<b>Maximum Building Coverage (%)</b>	40	40

- The R-3B “Apartment Community Residential Zoning District is intended to accomodate multiple-family residential development where there are sufficient services and infrastructure to support higher density residential development. The principal use of land under this zoning designation is multiple family development that is planned and developed only on a lot or tract under single ownership or unified control.
- A Type-A screen along adjacent property zoned R-1 is required under the R-3A and R-3B zoning classification.
- The applicant has also submitted a site plan application, pending the approval of the rezoning request.
- The use of Parcel 5 and 7 for multiple-family development was part of the initial preliminarnt plat, and was approved in 1999.
- South Metro Fire District has reviewed the application, and requested a temporary fire access road to the northwest corner of the site to connect to the future extension of Ridgeway Drive.
- Parcel 5 and Parcel 7 are currently platted as two tracts, separated by the proposed extension of Cooper Drive. If the rezoning request is approved, the applicant has also submitted a proposed revised preliminary plat that eliminates the Cooper Drive extension and combines Parcels 5 and 7 into one tract.

## **STAFF PROPOSED FINDINGS OF FACT**

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a rezoning request. Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

**1. the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;**

The character of the surrounding neighborhood is a mixture of single-family detached residential, apartment community, school and undeveloped land.

**2. the physical character of the area in which the property is located;**

The physical character of the area is a hillside area that slopes down from the Foxhaven residential neighborhood to the east towards Fox Ridge Drive. Development upon the property will likely need to be terraced into the existing slope of the property.

**3. consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;**

The requested rezoning is consistent with the goals and objectives of the Growth Management Plan. The Future Land Use Plan Map designates the property as appropriate for medium and high density land use. The use of the property for multi-family development has been planned for many years. The provision of various housing options is a specific goal of the Growth Management Plan

**4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;**

The subject property is less suitable to the existing zoning than the proposed zoning. The existing zoning necessitates the construction of a roadway to serve the individual townhome units as proposed. The roadway would have a significant slope towards Fox Ridge Drive. Under the proposed zoning district the need for the roadway is eliminated and allows for a more cohesive development to occur.

**5. the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;**

Recent development near the subject property has included single-family detached homes to the east across Fox Ridge Drive; Ridgeway Villas

[multiple-family buildings] to the northwest; and the Manor Homes Apartment Community to the northeast across Fox Ridge Drive.

**6. the extent to which the zoning amendment may detrimentally affect nearby property;**

The zoning amendment should not detrimentally affect nearby property. The subject property has been planned for multiple-family residential units since the Eagle Glen subdivision was approved in 1999. The amendment to apartment zoning is consistent with the existing apartments to the northeast.

**7. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

Public facilities are adequate to serve the subject property. Water and sanitary sewer are on site to serve the property. Stormwater channels and infrastructure are in place. Any development of the property will require on-site stormwater detention and treatment.

**8. the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;**

The subject property is currently suitable for the uses to which it has been restricted. The purpose of the rezoning is to allow for a cohesive apartment community to be developed.

**9. the length of time (if any) the property has remained vacant as zoned;**

The property has always been vacant.

**10. whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and**

The rezoning is in the public interest. The proposed amendment will establish an apartment community in the heart of the City near shopping and schools.

**11. the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

There is no gain to the public health, safety and welfare to deny the application. The property can still be developed for multiple family dwelling units.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Public Hearing	October 2, 2018	October 8, 2018	October 22, 2018

## **STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18018: Lofts at Foxridge Rezoning "R-3A" to "R-3B" Eagle Glen Parcel 5 to City Council with a recommendation of approval.



**To:** Planning and Zoning Commission  
**From:** Staff  
**Date:** October 2, 2018  
**Re:** Case #18019: Lofts at Foxridge Preliminary Plat

**GENERAL INFORMATION**

**Applicant:** GCP Allen Raymore, LLC  
 10340 N. 84th St.  
 Omaha, NE 68122

**Property Owner:** Great Plains Real Estate  
 4400 Shawnee Mission Parkway  
 Shawnee Mission, KS 66205

**Requested Action:** Preliminary Plat Approval for the Lofts at Foxridge

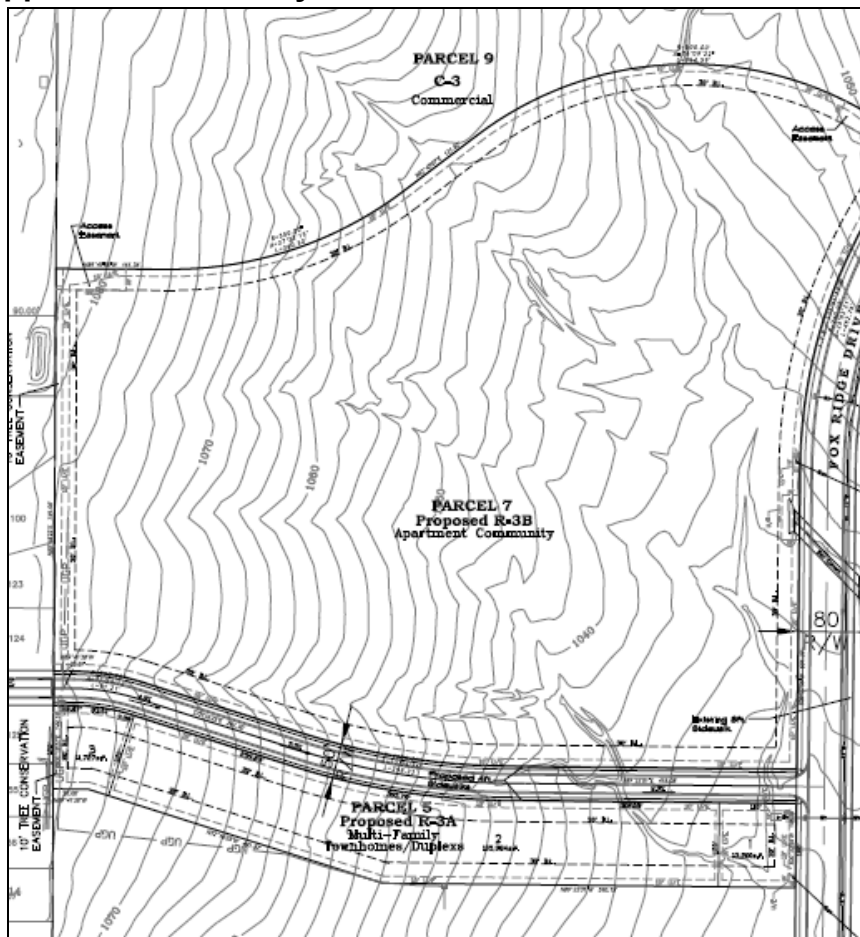
**Property Location:** West side of Fox Ridge Drive, immediately north of Eagle Glen Elementary School.



# 2016 Aerial Photograph



## Existing Approved Preliminary Plat:





**Site Photographs:**



View looking south from north property line



View looking west along south property line



View looking north from south property line

**Existing Zoning:** R-3A - Multiple Family Residential District  
R-3B - Apartment Community Residential District

**Existing Surrounding Zoning:** **North:** "C-3" Regional Commercial  
**South:** "R-1P" Single Family Planned Residential  
**East:** "R-1P" Single Family Planned Residential  
**West:** "R-1" Single Family  
"R-3A" - Multiple Family Residential District

**Total Tract Size:** 24.96 acres/1,087,129 SF

**Total Number of Lots:** 1 (400 Units)

**Density – units per Acre:** 15.8 units per acre

**Legal Description:** All that part of the Northeast Quarter of Section 17, Township 46 North, Range 32 West, being in the City of Raymore, Cass County, Missouri, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 17-T46N-R32W; thence South 87 degrees 15 minutes 14 seconds East, along the North line of said Northeast Quarter, a distance of 89.68 feet, to the point of intersection of said North line and the Northerly prolongation of the East line of Foxwood Plaza Lot 1, a subdivision in the City of Raymore, Cass County, Missouri; thence South 03 degrees 14 minutes 05 seconds

West, departing the North line of said Northeast Quarter, and along said Northerly prolongation and along the East line of said Foxwood Plaza Lot 1, and along the East line of Ridgeway Villas at the Legends, a subdivision in the City of Raymore, Cass County, Missouri, a distance of 1,146.09 feet, to the POINT OF BEGINNING; thence South 86 degrees 46 minutes 23 seconds East, departing the East line of said Ridgeway Villas at the Legends, a distance of 160.96 feet, to a point of curvature; thence Easterly and Northeasterly, along a curve to the left, having a radius of 550.00 feet, and through a central angle of 37 degrees 33 minutes 15 seconds, an arc length of 360.49 feet, to a point of tangency; thence North 55 degrees 40 minutes 22 seconds East, a distance of 131.61 feet, to a point of curvature; thence Northeasterly, Easterly and Southeasterly, along a curve to the right, having a radius of 500.00 feet, and through a central angle of 76 degrees 10 minutes 54 seconds, an arc length of 664.81 feet, to a point on a non-tangent line, said point also being on the Westerly Right-of-Way line of Foxridge Drive, as established with Eagle Glen Subdivision 3rd Plat, a plat in the City of Raymore, Cass County, Missouri; thence South 42 degrees 07 minutes 32 seconds West, along the Westerly Right-of-Way line of said Foxridge Drive, a distance of 30.00 feet, to a point on a non-tangent curve; thence Southeasterly, Southerly and Southwesterly, continuing along the Westerly Right-of-Way line of said Foxridge Drive, and along a curve to the right, whose initial tangent bearing is South 48 degrees 11 minutes 20 seconds East, having a radius of 15.00 feet, and through a central angle of 86 degrees 47 minutes 55 seconds, an arc length of 22.72 feet, to a point of reverse curvature; thence Southwesterly and Southerly, continuing along the Westerly Right-of-Way line of said Foxridge Drive, and along a curve to the left, having a radius of 740.00 feet, and through a central angle of 35 degrees 03 minutes 21 seconds, an arc length of 452.76 feet, to a point of tangency; thence South 03 degrees 33 minutes 14 seconds West, continuing along the Westerly Right-of-Way line of said Foxridge Drive, a distance of 601.32 feet, to the Northeast corner of said Eagle Glen Subdivision - Parcel 4; thence North 86 degrees 26 minutes 46 seconds West, departing the Westerly Right-of-Way line of said Foxridge Drive, and along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 589.86 feet; thence North 69 degrees 21 minutes 10 seconds West, continuing along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 441.87 feet; thence North 86 degrees 46 minutes 33 seconds West, continuing along the North line of said Eagle Glen Subdivision - Parcel 4, a distance of 50.00 feet, to the Northwest corner of said Eagle Glen Subdivision - Parcel 4, said point also being on the East line of Foxhaven 5th Plat, a subdivision in the City of Raymore, Cass County, Missouri; thence North 03 degrees 14 minutes 05 seconds East, along the East line of said Foxhaven 5th Plat, and along the East line of Foxhaven 4th Plat, and along the East line of Foxhaven, and along the East line of said Ridgeway Villas at the Legends, all being subdivisions in the City of Raymore, Cass County, Missouri, a distance of 745.27 feet, to the POINT OF BEGINNING, containing 1,087,128.51 sq. ft. or 24.9570 acres, more or less.

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**Additional exhibits as presented during hearing**

## **PROPOSAL**

The applicant is requesting preliminary plat approval for the Lofts at Foxridge, a revised preliminary plat for the Eagle Glen Preliminary Plat, Parcels 5 and 7

## **PRELIMINARY PLAT REQUIREMENTS**

The following section of the Unified Development Code is applicable to this application:

### **Section 470.110: Preliminary Plats**

#### **A. Applications**

- 1.** An application for a preliminary plat may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
- 2.** For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

#### **B. Memorandum of Understanding**

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

#### **C. Procedure**

##### **1. Pre-Application Conference**

Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.

##### **2. Development Review Committee and Other Agency Review**

- a.** Upon receipt of a complete application, the Community Development Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the

Development Review Committee for compliance with applicable regulations of this Code.

- b.** The Community Development Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:
  - (1)** Fire District;
  - (2)** Police Department;
  - (3)** School District;
  - (4)** State Highway Department (if the subdivision is adjacent to a State Highway); and
  - (5)** any utility companies providing gas, electric or telephone service in or near the subdivision.
- c.** The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.
- d.** If a report has not been returned to the office of the Community Development Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

### **3. Planning and Zoning Commission Public Hearing**

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

### **4. Planning and Zoning Commission Recommendation**

- a.** The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Community Development Director, or at the next regular meeting for which the plat may be scheduled.
- b.** The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.
- c.** If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.
- d.** If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval, subject to conditions.
- e.** If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.
- f.** If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning

Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Community Development Director.

## **5. City Council Public Hearing**

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

## **6. City Council Action**

- a. The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.
- b. If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.
- c. If the City Council approves an application, it will adopt a resolution to that effect.

## **7. Findings of Fact**

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

- a. the preliminary plat will not adversely affect the appropriate use of neighboring property;
- b. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;
- c. the preliminary plat will not impose undue burden upon existing public services and facilities; and
- d. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

## **8. Effect of Approval of Preliminary Plat**

- a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:
  - (1) a final plat application is submitted within one year of the date of preliminary plat approval;

- (2) upon the request of the subdivider, the City Council grants an extension;  
or
  - (3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.
- b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

### 9. Extension of Preliminary Plat

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing.

## PREVIOUS PLANNING ACTIONS ON THE PROPERTY

1. The current configuration of Parcels 5 and 7 were created as part of the revised Eagle Glen Preliminary Plat that was approved on October 10, 2011.
2. The current zoning of Parcels 5 and 7 was established on October 10, 2011.
3. The 5th amendment to the Eagle Glen Master Development Agreement, approved on October 10, 2011, limits the maximum density on Parcels 5 and 7 combined to four-hundred (400) units.
4. The 6th amendment to the Eagle Glen Master Development Agreement, approved on December 8, 2014, specifies water quality actions that must be taken by the developer of Parcels 5 and 7 at the time development occurs.

## GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday September 19, 2018. 11 residents attended the meeting, in addition to city staff and representatives of the project. The comments below provide a summary of the meeting:

### **Will the existing trees and vegetation along Fox Ridge Drive remain?**

Most of the existing tree canopy will remain along Fox Ridge Drive. There will be some clearing to allow for construction of the entrance to the development. The detention basin being constructed south of the entrance drive will be west of the existing tree canopy and will be planted with vegetation species that will provide additional screening and buffering along Fox Ridge Drive.

### **Why is there only 1 entrance to the development?**

Initially there will only be 1 entrance for the public to the development. Until Ridgeway Drive (along the north property line of the apartment community) is built, there will be an access drive for emergency vehicles to connect with the Ridgeway Villa development to the west. Once Ridgeway Drive is constructed (by future commercial development to the north), an access drive to the development off Ridgeway Drive will be constructed.

**Will the development be all rentals, or will there be any owner occupied units?**

The development will be a 100% rental community.

**How does the proposed apartment community compare with the existing Manor Homes apartment community in Eagle Glen?**

Both communities charge 100% market rates for rental units. The proposed apartment community is rated Class A, which will command a higher rental rate for each unit than Manor Homes. The interior and exterior construction materials are of a higher grade and quality in the proposed apartment community and the overall amenities package is greater.

**What materials will be utilized on the building to prevent glare from the morning sun being reflected off of the buildings?**

There should be minimal glare from the materials utilized on the exterior of the buildings. The stream corridor area between Fox Ridge Drive and the apartments will be left in its natural state, creating a landscape buffer that will ensure no glare from any of the buildings will be cast upon Fox Ridge Drive or any of the homes in Eagle Glen.

**Are there concerns with the apartment community being so close to the elementary school?**

There will be an emphasis placed on screening and landscaping along the southern property line between the proposed development and the school property. There will be a berm with landscaping that will provide a buffer between the two uses.

A sidewalk will be constructed along Fox Ridge Drive by the apartment community. This sidewalk will eventually be extended to connect south to the school.

**Will there be any additional street lights placed along Fox Ridge Drive?**

The City will be installing a street light at the intersection of Johnston Drive and Fox Ridge Drive this year. There will also be a street light at the entrance to the apartment community.

The City will study the need for additional street lights along Fox Ridge Drive.

**Do Class A apartment communities typically have flat roofs?**

Flat roofs are commonly utilized in Class A apartment communities.



The developer made the conscious decision to utilize flat roofs, even though they are more expensive to construct. The proposed architectural style selected, including the use of flat roofs, was done to differentiate the project from other apartment communities.

Based upon a study completed of the demographic expectations of potential tenants, the proposed appearance of the exterior of the buildings was chosen.

**Are there examples of Class A apartments nearby?**

Residences of New Longview  
Residences at Quivira  
Residences at Prairie Fire  
Cityplace

**What is the mixture of units that will be available?**

There will be studio units, two different sizes each of 1 and 2-bedroom units, and a few 3-bedroom units. A total of 5 different floor plans will be available.

**Will the apartment community affect the value of my home?**

Yes, in a positive way. This class A community will increase the value of properties in the neighborhood.

Having this class A community will likely trigger the need for improvements to existing apartment and multi-family communities so that they remain competitive in order to attract new tenants.

**Where will tenants for these new apartment units come from?**

A major draw will be the proximity of Class A apartments to Cerner and Honeywell.

**Will a left-turn lane be installed along Fox Ridge Drive for northbound traffic into the site?**

Not likely. The initial traffic study completed for the Eagle Glen Subdivision and Fox Ridge Drive did not require a left turn lane into the apartment community, just as there is no left-turn lane into the Manor Homes community for southbound traffic. Traffic counts from the community do not warrant a left-turn lane into the development.

**There are no trees along the south property line. Will any be planted?**

Yes, a Type A landscape screen is required by the City between the apartments and the school property. There will be a berm constructed with trees and other plantings to create a buffer between the two uses.

**Will the proposed apartments generate any interest in the commercial land to the north?**

Yes. Having 400 Class A apartment units immediately adjacent to the south will enhance the interest in commercial development on the land. Additionally, having commercial development adjacent to the north will help both the proposed apartment community and Manor Homes apartments attract new tenants.

**Will a sidewalk be constructed along the west side of Fox Ridge Drive?**

Yes. The proposed apartment community is required to construct a sidewalk along the entire frontage of the property. When commercial development occurs to the adjacent land to the north, sidewalk will be extended to 58 Highway.

The City and School District will need to work together to get sidewalk installed south of the apartment community on the school property.

**What is the phasing and timing of construction?**

Site grading will likely commence in the late fall of 2018. After installation of underground utilities, building construction will commence in spring of 2019, starting with one of the front buildings along Fox Ridge Drive and the clubhouse and likely working in a clockwise direction around the property.

Overall construction timeframe is 20 months. As units are completed they will be rented while construction continues on remaining buildings.

**What is the total square footage of the developed area?**

Approximately 350,000 square feet.

**What will be the rental rates?**

The studio units will likely rent around \$800/month. Other rates have not yet been established.

**Will there be a property management company?**

Yes, the development company often self manages their apartment communities. There will be a manager on site at all times.

**Will the contractor be held responsible for cleanliness of the construction site?**

Yes. There will be a project manager assigned to the development during construction that will be on site every week.

City building inspectors will be on site each week to monitor activity.

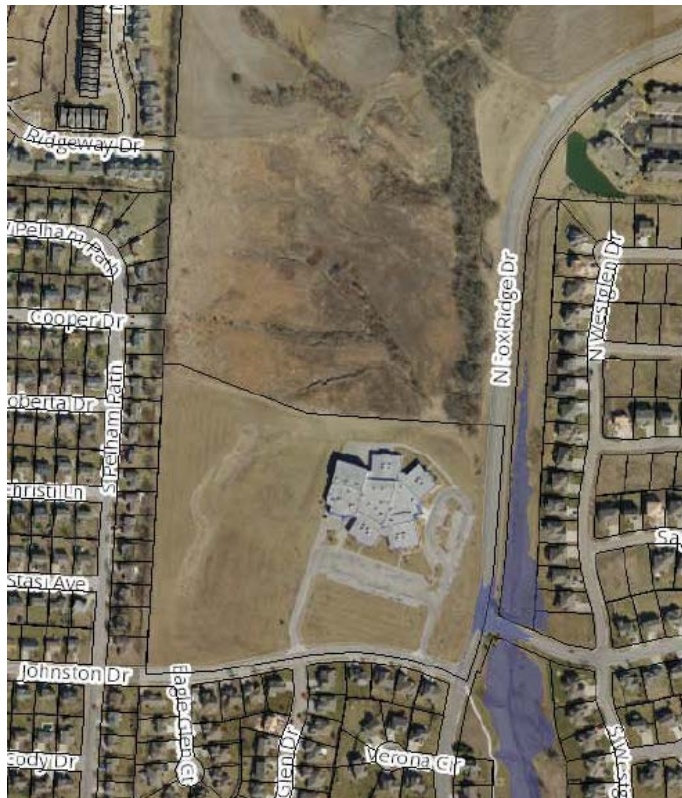
The contractor will be responsible to keep mud and debris off Fox Ridge Drive and to keep the construction site clean.

## ENGINEERING DIVISION COMMENTS

See attached memorandum from the Engineering Division.

## STAFF COMMENTS

1. The current Preliminary Plat is set to expire on December 31, 2018.
2. Prior to the development of the property a final plat must be submitted to and approved by the City.
3. Any development upon the property will require site plan approval.
4. The proposed preliminary plat will eliminate the extension of Cooper Drive from the Foxhaven subdivision east to connect with Fox Ridge Drive. The plat will also combine Parcels 5 and 7 into one lot. Principal access to the lot would be off of Fox Ridge Drive, with emergency fire access off of Ridgeway Drive at the northwest corner of the property.
5. There is no flood plain on the property. Flood plain area does exist on the east side of Fox Ridge Drive. There are two drainage ditches that converge on the property and exit in the southeast corner of the site and go under Fox Ridge Drive to the drainage ditch on the east side of the road.



6. According to Section 700.020B5 of the Raymore City Code the applicant, in order to facilitate the orderly continuation of the City's wastewater collection system, shall install wastewater mains to the furthest point of the property in order to serve lands that are currently not served. Parcel 9 is not currently served by the City wastewater collection system. Infrastructure plans are required to be prepared when the final plat for Parcel 5 and/or Parcel 7 is submitted.
7. The applicant has committed to installing off-site improvements in the stream channel that is located along the east side of Fox Ridge Drive. The applicant has submitted plans that illustrate the location of rock check dams that will be installed in the stream channel in order to reduce the velocity of the water in the stream and reduce potential erosion of the stream channel. The check dams will be required to be installed as part of the erosion control measures when site grading begins.
8. A property owner can commence site grading and installation of public improvements once a preliminary plat is approved. The applicable construction plans must be approved by the Director of Public Works prior to commencement of any construction activity.

## **STAFF PROPOSED FINDINGS OF FACT**

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

**1. the preliminary plat will not adversely affect the appropriate use of neighboring property;**

The preliminary plat will not adversely affect the appropriate use of neighboring property. The proposed use of the property was part of the original development plan for Eagle Glen Subdivision. Adjacent land area is currently single-family residential, school use, or undeveloped commercial land. The land use of the proposed preliminary plat is multiple-family residential.

**2. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;**

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans.

**3. the preliminary plat will not impose undue burden upon existing public services and facilities; and**

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service to the property. There is sufficient capacity in the sanitary sewer system to support full development of the property. The road network was designed to accommodate full development of the property. Potable water is supplied by the City of Raymore.

**4. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.**

There is sufficient capacity in the water and sanitary sewer systems to support full development of the property. The road network was designed to accommodate full development of the property. Storm water detention facilities will be constructed to control storm water runoff from development on the property. Costs associated with extension of any water, sanitary sewer lines, or storm sewer lines will be borne by the property owner.

**REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Public Hearing	October 2, 2018	October 8, 2018

**STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #18019 The Lofts at Foxridge Preliminary Plat to the City Council with a recommendation of approval.



**To:** Planning and Zoning Commission  
**From:** Staff  
**Date:** October 2, 2018  
**Re:** Case # 18020: Lofts at Foxridge Final Plat

### GENERAL INFORMATION

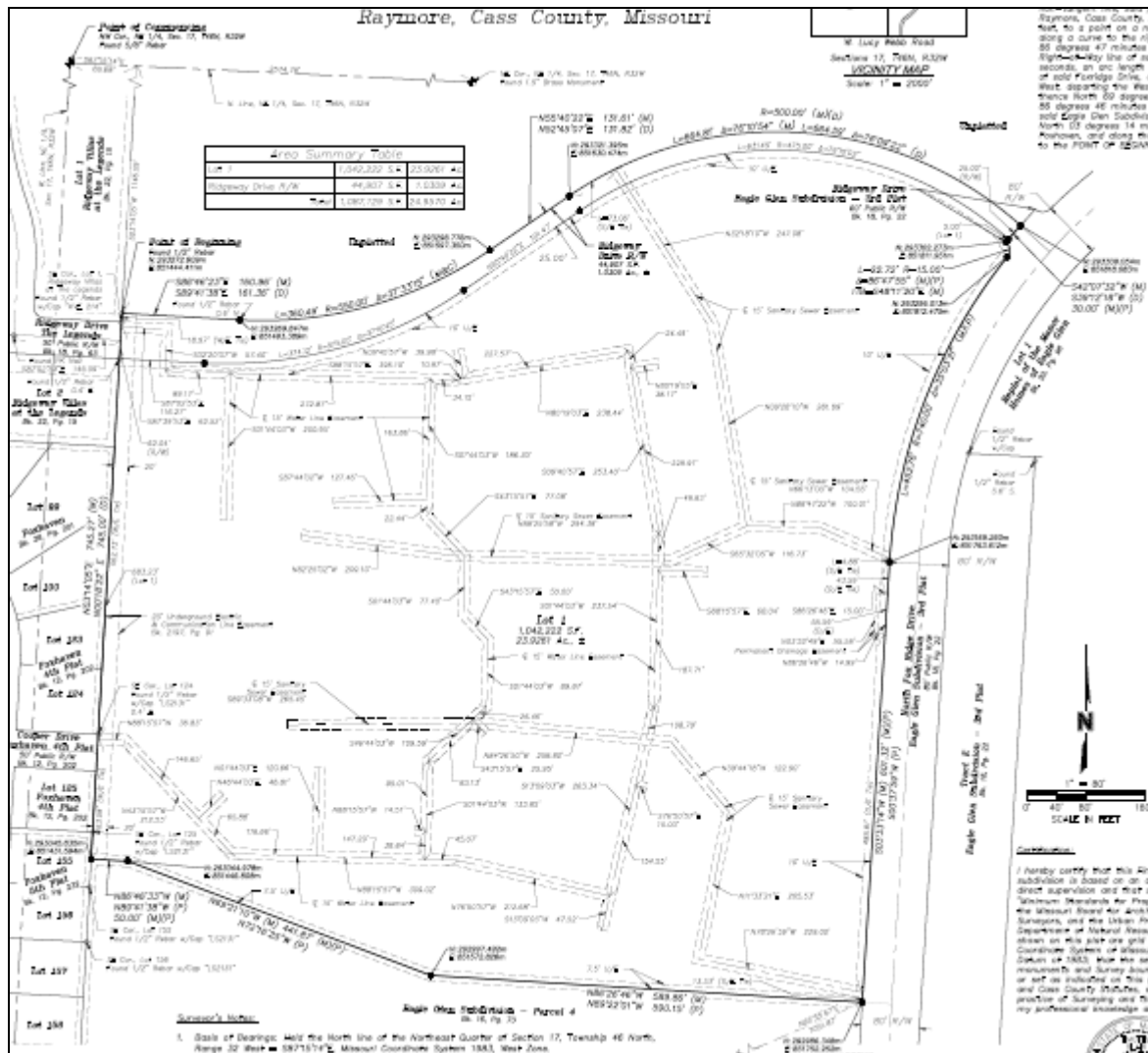
**Applicant:** GCP Allen Raymore, LLC **Property Owner:** Great Plains Real Estate  
10340 N. 84th St. 4400 Shawnee Mission Pkwy  
Omaha, NE 68122 Shawnee Mission, KS 66205

**Property Location:** West side of Fox Ridge Drive, immediately north of Eagle Glen Elementary School.

#### 2016 Aerial Photograph:



# Proposed Final Plat Drawing:



**Existing Zoning:**

R-3A - Multiple Family Residential District  
 R-3B - Apartment Community Residential District

**Existing Surrounding Zoning:**

**North:** "C-3" Regional Commercial  
**South:** "R-1P" Single Family Planned Residential  
**East:** "R-1P" Single Family Planned Residential  
**West:** "R-1" Single Family  
 "R-3A" - Multiple Family Residential District

**Existing Surrounding Uses:**

**North:** Undeveloped  
**South:** Elementary School  
**East:** Single Family Residential  
**West:** Single and Multiple Family Residential

**Total Tract Size:** 24.96 acres/1,087,129 SF

**Total Number of Lots:** 1 (400 Units)

**Density – units per Acre:** 15.8 units per acre

**Growth Management Plan:** The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Medium and High Density Residential.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Fox Ridge Drive as a Major Collector.

**Advertisement:** City Ordinance does not require advertisement for Final Plats.

**Public Hearing:** City Ordinance does not require a public hearing for Final Plats.

## **PROPOSAL**

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for the *Lofts at Foxridge Final Plat*

City Ordinance Requirements: 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 final plat property, specifically, Section 470.130.

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

1. The preliminary plat for the Eagle Glen subdivision, which created the subject property, was approved by the City in 1999.
2. The current configuration of Parcel 5 and 7 (subject property) was created as part of the revised Eagle Glen Preliminary Plat, which was approved on October 10, 2011.
3. Parcel 5 was rezoned from "R-2P" Single and Two Family Planned Residential District to the current "R-3A" Multiple-Family Residential District on October 10, 2011.
4. The existing "R-3B" Apartment Community Residential District was established on October 10, 2011.

## **ENGINEERING DIVISION COMMENTS**

The Engineering Division of Public Works has reviewed the Final Plat application and determined that it complies with the standards and specifications adopted by the City. Please see the attached memo for specific comments.



## **STAFF COMMENTS**

1. The current preliminary plat for the Eagle Glen Subdivision was approved by the City on October 10, 2011.
2. The current preliminary plat shows the extension of Cooper Drive through the property. The applicant is requesting to remove that connection as part of the proposed project.
3. The applicant has also submitted a rezoning application, revised preliminary plat, and a site plan application for the property.
4. The 6th amendment to the Eagle Glen Master Development Agreement, approved on December 8, 2014, specifies water quality actions that must be taken by the developer of Parcels 5 and 7 at the time development occurs.
5. The construction of Ridgeway Drive from the Ridgeway Villas east to connect with Fox Ridge Drive is the responsibility of the commercial development to the north. Right-of-way for the southern half of the road is included on the final plat.
6. Approval of the final plat is not contingent on approval of the proposed rezoning of the property.
7. Approval of the final plat is contingent on approval of the proposed preliminary plat for The Lofts at Foxridge.

## **STAFF PROPOSED FINDINGS OF FACT**

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

- 1. is substantially the same as the approved preliminary plat;**

The proposed plat is substantially the same as the proposed preliminary plat. The current plan shows the extension of Cooper Drive through the site. The applicant has submitted a revised preliminary plat which removes this proposed street extension.

- 2. complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

**3. complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Master Development Agreement, as amended, for the Eagle Glen Subdivision.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Review	October 2, 2018	October 8, 2018

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18020 Lofts at Foxridge Final Plat to the City Council with a recommendation of approval, subject to the following conditions:

1. Approval of the final plat is contingent on approval of the proposed preliminary plat for The Lofts at Foxridge.
2. Construction plan drawings of the public improvements shall be submitted to and approved by the Department of Public Works prior to commencement of any utility installation work.
3. Engineering drawings of the off-site stormwater treatment improvements that are to be completed in the drainage channel along the east side of Fox Ridge Drive shall be submitted to and approved by the Department of Public Works prior to commencement of any work in the drainage channel.
4. The off-site stormwater treatment improvements approved by Public Works to be completed in the drainage channel along the east side of Fox Ridge Drive shall be completed prior to the issuance of a Certificate of Occupancy for any building in The Lofts at Foxridge apartment community.
5. A sanitary sewer line shall be extended to the southern right-of-way line of Ridgeway Drive. An easement shall be provided for the sewer line. The sanitary sewer line shall be completed with the installation of the public improvements that serve the property.

6. A drainage easement shall be provided for the drainage channel that exists in the northeast corner of the property. The easement shall be added to the final plat drawing.



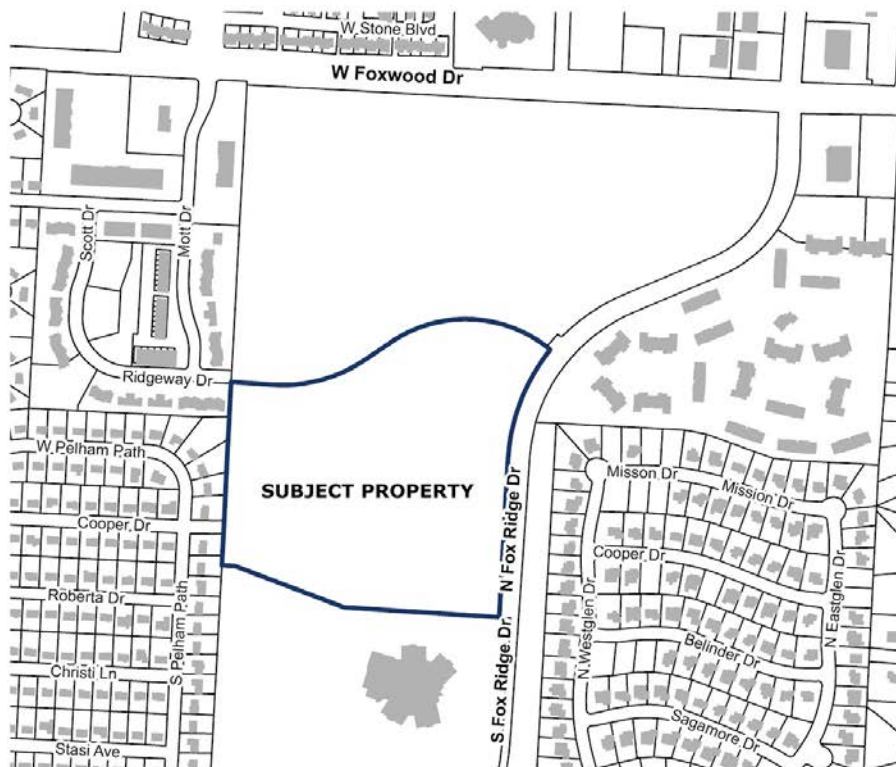
**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** October 2, 2018  
**Re:** Case #18021: Lofts at Foxridge Site Plan

**GENERAL INFORMATION**

**Applicant:** GCP Allen Raymore, LLC **Property Owner:** Great Plains Real Estate  
10340 N. 84th St. 4400 Shawnee Mission Pkwy  
Omaha, NE 68122 Shawnee Mission, KS 66205

**Requested Action:** Site plan approval for a luxury multi-family apartment community.

**Property Location:** West side of Fox Ridge Drive, immediately north of Eagle Glen Elementary School.



**Aerial Photograph:**



**Site Photographs:**



View looking south from north property line



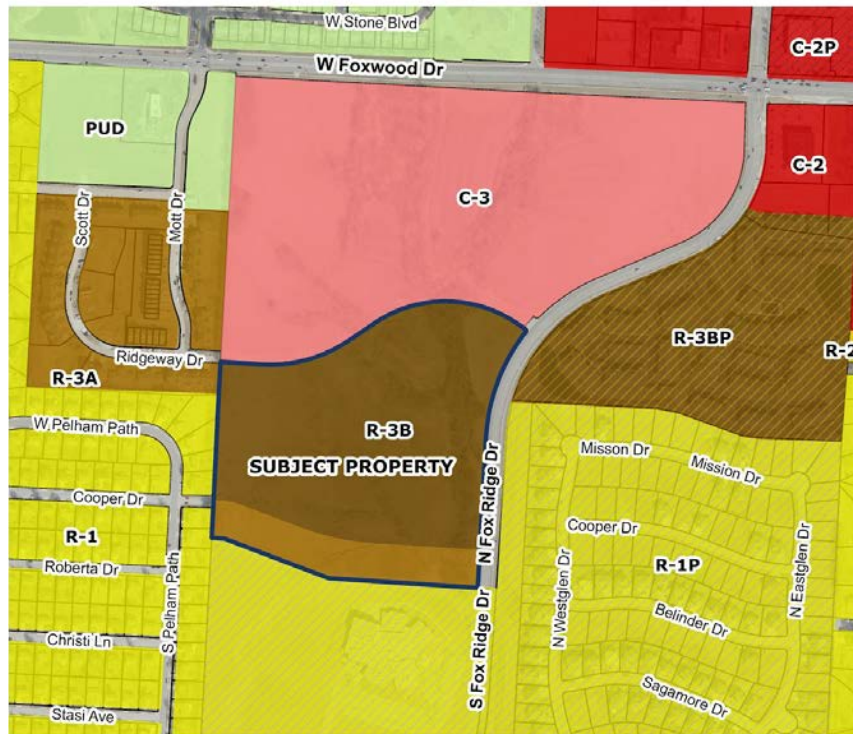
View looking west along south property line



View looking north from south property line

**Existing Zoning:**

R-3A - Multiple Family Residential District  
R-3B - Apartment Community Residential District  
(proposed to be rezoned from R-3B to R-3A)



**Existing Surrounding Zoning:**

**North:** "C-3" Regional Commercial  
**South:** "R-1P" Single Family Planned Residential  
**East:** "R-1P" Single Family Planned Residential  
**West:** "R-1" Single Family  
"R-3A" - Multiple Family Residential District

**Existing Surrounding Uses:**

**North:** Undeveloped  
**South:** Elementary School  
**East:** Single Family Residential  
**West:** Single and Multiple Family Residential

**Total Tract Size:** 24.96 Acres

**Subdivision Plat:** Eagle Glen Parcels 5 and 7

**Growth Management Plan:** The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Medium and High Density Residential

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Fox Ridge Drive as a Major 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 a 396+/- unit multi-family apartment community.

## **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.

### **Section 470.160 Site Plan Review**

#### **A. Purpose**

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage,



storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
  - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
  - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:
  - a. the plan complies with all applicable standards of this 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;
  - c. the proposed use is allowed in the district in which it is located;
  - d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
  - e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
  - 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;
  - 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;
  - 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;
  - i. provides adequate parking for the use, including logical and safe parking and circulation;
  - 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
  - k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
  - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
  - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
  - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
  - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
  - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
  - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

## **PREVIOUS ACTIONS ON THE PROPERTY**

1. The preliminary plat for the Eagle Glen subdivision, which created the subject property, was approved by the City in 1999
2. The current configuration of Parcel 5 (subject property) was created as part of the revised Eagle Glen Preliminary Plat, which was approved on October 10, 2011.
3. The subject property was rezoned from "R-2P" Single and Two Family Planned Residential District to the current "R-3A" Multiple-Family Residential District on October 10, 2011.
4. The existing "R-3B" Apartment Community Residential District was established on October 10, 2011.

## ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the application and determined that it complies with all of the applicable requirements. Please see the attached memo for specific comments.

## STAFF COMMENTS

- The applicant has also submitted rezoning, preliminary plat and final plat applications concurrently with this applicant. The approval of the site plan is contingent upon the approval of the rezoning and final plat requests.
- Development Standards:** The development standards applicable to the property are as follows:

	R-3A	R-3B
<b>Minimum Lot Area</b>		
per lot	12,000 sq.ft.	12,000 sq.ft.
per dwelling unit	2,000 sq.ft.	2,000 sq.ft.
<b>Minimum Lot Width (feet)</b>	90	90
<b>Minimum Lot Depth (feet)</b>	120	120
<b>Yards, Minimum (feet)</b>		
front	30	30
rear	30	30
side	10	10
side, abutting residential district	-	-
<b>Maximum Building Height (feet)</b>	50	50
<b>Maximum Building Coverage (%)</b>	40	40

- Special Use Conditions:** There are use-specific standards and/or conditions that apply to this project:

### Single-Family Attached and Multiple-Family Dwellings

#### a. Number of Buildings per Lot

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

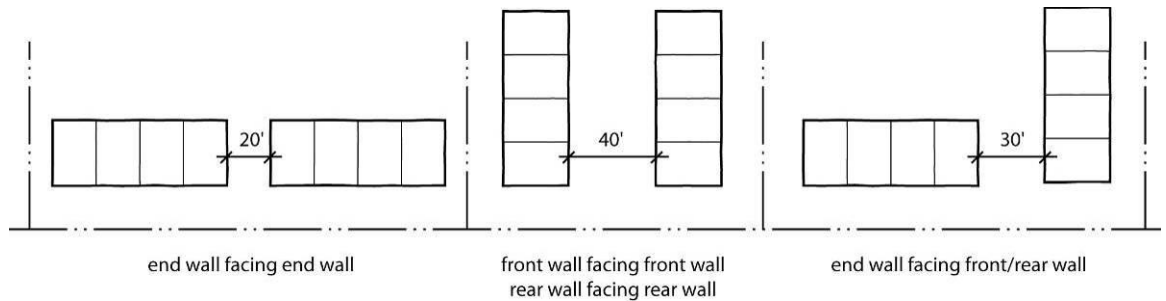
#### b. Number of Units per Building

- 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.

### c. 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;
- no dwelling unit will face directly upon the rear of a building; and
- 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.



### d. Building Design

Attached single-family and multiple-family dwellings must:

- be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- 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.

### e. Private Yards for Attached Single-Family Dwellings

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

- 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;
- 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;

- required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios; and
- private yards may be enclosed with fences.

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

The proposed site plan does comply with all of the applicable use-specific standards and/or conditions

**4. Parking:** The minimum parking standards for the proposed development are as follows:

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

Based on the proposed site plan, a total of 600 parking spaces are required. A total of 608 parking spaces have been provided in a combination of surface and underground (garage) parking spaces.

A total of 13 ADA accessible parking spaces are required. 13 accessible spaces have been provided, with at least one space near each proposed building.

**5. Landscaping**

A total of 30% of the project area is required to be landscaped. A total of 68% of the site has been provided with landscaping.

Street trees are required, and have been provided along Fox Ridge Drive. The requirement for interior parking lot landscaping has been provided.

Type-A screening is required along the west property line, abutting the Foxhaven subdivision, as well as the south property line, abutting the Eagle Glen School. The required screening has been provided. The plans indicate a berm will be constructed along the south property line to help direct stormwater runoff from the site to the detention basin. Landscaping will be placed on the berm to assist in

creating the Type-A screen that is required.

Existing vegetation along Fox Ridge Drive will also be heavily preserved, with the exception of what will be removed for the construction of the entrance into the complex and any undergrowth that may be cleaned out of the area.

The proposed plan does comply with the landscaping requirements of the UDC

## **6. Building Design:**

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

### **Section 440.010 Building Design Standards**

#### **C. Building Materials**

##### **1. Masonry Construction**

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

##### **2. Glass Walls**

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

##### **3. Metal Walls**

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.

- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

The buildings will be constructed of a combination of masonry, stone, cement-board siding, and metal paneling. The proposed development does comply with the building design standards of the UDC.

- 7. **Pedestrian Access:** Sidewalk is required along the entire east property line along Fox Ridge Drive. Pedestrian access to the site has been provided via a sidewalk connecting to Fox Ridge Drive. An internal sidewalk network provides connectivity to the individual buildings. A future sidewalk will be added to the extension of Ridgeway Drive when it is constructed.
- 8. **Signage:** A signage plan was submitted with the site plan. The plan shows a monument sign near the entrance on Fox Ridge Drive, as well as a possible sign near the proposed clubhouse. The location, design, and landscaping of the proposed sign(s) comply with the requirements of the UDC. A sign permit will be required for these signs.
- 9. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. The applicant has addressed the concerns shared by the Fire District. A temporary access drive off of Ridgeway Drive will need to be constructed to provide emergency access to the northwest corner of the site. This will be temporary until the property to the north develops, and Ridgeway Drive is extended.

The South Metropolitan Fire Protection District requires 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:** Stormwater will be collected on site and discharged into a detention basin located at the south east corner of the site.

Stormwater improvements are also required within a common tract on the east side of Fox Ridge Drive (Tract E of Eagle Glen 3rd Plat). These improvements will help address issues with the erosion of an existing stream.



10. **Site Lighting:** A site lighting plan was submitted with the site plan. The proposed location of the lights does comply with the requirements of the UDC.
11. **Trash Enclosure:** Multiple trash enclosures have been shown throughout the site. The proposed enclosures will be screened via a brick corral which will be designed to match the building materials.
12. **Screening of Mechanical Equipment:** As shown on the site plan, mechanical equipment for each of the buildings is located on the roof, thus will require minimum screening.

All electrical and mechanical equipment located adjacent to the building 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. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

13. **Site Access:** Access to the site will be initially provided off of Fox Ridge Drive, which will serve as the main entrance. As the property to the north (commercial) develops, Ridgeway Drive will be extended. Once this road is extended, a secondary access will be installed to serve the site.

## **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;**

The proposed use is allowed within the existing "R-3B" zoning district. The approval of the site plan is contingent upon the approval of the rezoning request

(Case # 18018). The purpose behind that request is to be able to use the entire site as a cohesive development.

- 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, and maximizes the separation of passenger vehicles and truck traffic. The access off of Fox Ridge Drive will serve as an adequate entrance until a secondary access can be added off of Ridgeway Drive.

- 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. Sidewalk will be added to Fox Ridge Drive, and connect to an internal sidewalk network that will provide access to the individual buildings and amenities.

- 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 building on the site 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;**

There is a stream corridor along with eastern portion of the site that will be preserved. Stormwater that currently flows from 58 Highway and the undeveloped land to the north will continue to flow through the site. This water is not required to be detained on site.

The stream corridor area will also act as a natural screen and buffer from the properties on the east side of Fox Ridge Drive.

- 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;**

There are significant alterations to the existing topography of the site that will be made for this project. The existing watercourse will be preserved, and the existing trees along stream corridor will be preserved.

There will be some slight clearing of trees to allow for the construction of the entrance from Fox Ridge Drive.

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

Parking for the use meets the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

**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 and screening is provided for the site.

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

The site illumination plan that was submitted with the site plan does comply with the requirements of the UDC, and is designed to minimize impacts on adjacent properties.

## **REVIEW OF INFORMATION AND SCHEDULE**

Action

Site Plan Review

Planning Commission

October 2, 2018

## **STAFF RECOMMENDATION**

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #18021 Lofts at Foxridge Site Plan subject to the following conditions:

*Prior to commencement of any land disturbance activities:*

1. City Council must approve Case #18018 rezoning of Eagle Glen Parcel 5 from R-3A Multiple Family Residential District to "R-3B" Apartment Community Residential District.

2. City Council must approve Case #18019, The Lofts at Foxridge Preliminary Plat.
3. City Council must approve Case #18020, Lofts at Foxridge Final Plat.
4. 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.
5. 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:

6. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements. Fees associated with plan review and inspection of public improvements shall be paid prior to issuance of a permit to install the improvements.

Prior to issuance of a Building Permit

7. Building construction plans shall be approved by the Building Official.
8. The City Engineer shall approve the plans for the offsite stormwater improvements on the east side of Fox Ridge Drive (located in Tract E, Eagle Glen 3rd Plat).

Prior to issuance of a Certificate of Occupancy:

9. The offsite stormwater improvements located on the east side of Fox Ridge Drive (located in Tract E, Eagle Glen 3rd Plat) shall be installed.
10. 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.
11. 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 than it must be screened in accordance with Section 420.040D of the Unified Development Code.

12. The on-site stormwater detention pond shall be completed and the maintenance agreement for the pond and BMP's that are installed shall be recorded.
13. The emergency access drive connection between the property and Ridgeway Drive to the west shall be constructed. Gates that can be locked shall be installed.
14. The public improvements shall be accepted by the City Council.
15. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

*Perpetual Conditions:*

16. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
17. 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.
18. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.