

City of Raymore Unified Development Code

Section 415.020 CCO, City Center Overlay District

A. Purpose and Description

The purpose of the CCO, City Center Overlay District is to develop an identifiable center of the City of Raymore with the Municipal Center as its nucleus. Its intent is to further define a sense of community and to promote a centrally located, high-quality civic environment deemed important in the City's Growth Management Plan. A fully realized City Center concept will incorporate elements of public/quasi-public, commercial, vehicular and pedestrian environments into an integrated design which reflects the community focus of the City. The City Center concept is implemented by use of an overlay district that imposes additional criteria on the underlying zoning districts. Property developed within the District shall comply with the Raymore Municipal Center Development Criteria established by the City and incorporated into Ordinance 22062, Master Development Agreement for the Municipal Complex Property, and shall serve as the City Center Overlay Development Guidelines until such time as they are amended or rescinded by the City Council.

B. Objectives

In order to achieve the city center concept, the following objectives will be realized:

1. The pedestrian environment in the City Center Overlay District is essential for developing the sense of community desired by the City. Amenities will be provided to promote pedestrian usage.
2. Vehicular circulation and parking should be accommodated without impacting the pedestrian experience. Adequate measures will be provided to reduce vehicular and pedestrian circulation conflicts.
3. The architectural character of buildings should be harmonious with the architectural style of the municipal complex.
4. The size and scale of buildings in the City Center Overlay District should be complementary to a pedestrian environment. Buildings located near the perimeter of the City Center Overlay District should be designed to provide a harmonious transition between the commercial development and surrounding residential areas.
5. Signs will be of a scale, height, material and illumination that reflect the architectural concepts being promoted in the City Center Overlay District.

C. Permitted uses *(Amendment 10 – Ordinance 2011-26 4.25.11)*

All uses allowed in the underlying zoning district shall be allowed in the CCO district as specified in the Use Table in Section 410.020 with the exceptions listed below. Those uses identified as requiring a conditional use permit shall do so in accordance with the regulations of this code. In order to promote the pedestrian intent of the CCO district, the following uses are prohibited:

1. motor vehicle repair;

2. gas stations;
3. vehicle sales;
4. accessory outdoor storage;
5. drive-thru facilities;
6. free standing fast food restaurants;
7. heavy industrial uses; and
8. bars and taverns

D. Dimensional Standards

All dimensional requirements of the base zoning district will apply as set forth in Section 410.030 with the exception that the following front yard requirements apply:

1. Minimum front yard: 10 feet
2. Maximum front yard: 20 feet

E. District-Specific Design Standards

All uses in the City Center Overlay District must meet the development criteria contained in the City of Raymore Municipal Center Development Criteria guidebook and the following design standards. If the provisions of the guidebook conflict with the following design standards, the more restrictive provision will control.

1. Screening and Landscaping

Properties within the CCO district that are adjacent to residentially-used or zoned lots are exempt from the loading area screening requirements of Section 430.040 and instead must comply with the screening requirements of Section 430.080C.1. In addition, new development within the CCO district must include four to six foot high berms placed along the outside perimeter of the site where it is adjacent to residential uses or districts.

2. Building Orientation

All buildings must be oriented toward the public street or common access drive adjacent to each lot.

3. Building Character

Buildings must have four-sided architecture with the same quality of materials applied to all sides.

4. Sidewalks

An eight foot wide sidewalk along with a two foot wide planting strip shall be provided adjacent to the right-of-way line. Sidewalk connectivity shall be provided between this sidewalk and the principal entrance door to the building.

5. Streets

Due to the pedestrian oriented environment and the desired character of the development within the CCO district, street design may be narrower

than conventional commercial streets. Alternative street designs must be approved by the Director of Public Works, provided that no street right-of-way may be less than 40 feet in width.

6. Parking

The parking requirements of Chapter 425 apply to sites located within the CCO district, with the exception that parking spaces located in front of the sites along Municipal Circle may be counted toward the total parking requirements. Off-street parking should be designed to minimize traffic and utilize space through combined access. Off-street parking must be located, when possible, behind building facades. A reduction of up to 20 percent of the total parking requirement may be approved by the Planning and Zoning Commission where shared parking among business uses is provided.

7. Parking Lot Landscaping

Landscaping shall be installed pursuant to Section 430.030.

8. Pedestrian and Streetscape Amenities

A minimum of two amenities shall be required and included on the site plan to be reviewed as part of the site plan review. Examples of amenities include, but are not limited to, benches, bike racks and trash receptacles. These amenities are to be provided on the private portion of the site plan and will be privately owned and maintained.

9. Signs

Signs shall be installed pursuant to Chapter 435.

F. Review Procedure

The review procedure for applications within the CCO district will be as set forth for site plan review in accordance with Section 470.160.

G. Action on Application

The Planning and Zoning Commission may, upon showing of undue hardship by the applicant, waive one or more of the specific requirements of the design standards of this section. The Commission shall approve the minimum waiver necessary to allow the application to be approved. The applicant for any such waiver shall have the burden of showing that the proposed project with such waiver shall have minimum negative effect on aesthetics and compatibility within the CCO district.

DEFINITIONS

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| Bar (Amendment 10 – Ordinance 2011-26 4.25.11) | An establishment at which the principal business is the sale at retail of alcoholic beverages for consumption on the premises. The term shall not include a premises at which such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of the alcoholic beverages comprises less than twenty five percent (25%) of the gross receipts of the establishment. |
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| Drive-through Facilities | Facilities used to provide or dispense products or services, through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated stacking aisle. A drive-through facility may be in combination with other uses, such as a financial institution, personal service use, retail store or eating establishment. A drive-through facility does not include a “Car Wash” or “Gas Station” as defined herein. |
| Free Standing Fast Food Restaurant <i>(Amendment 10 – Ordinance 2011-26 4.25.11)</i> | An establishment a substantial portion of whose business involves the sale of foods, frozen deserts or beverages in ready-to-consume individual servings to occupants of motor vehicles for consumption off-premises |
| Gas Station | Any building or premises whose principal use is the dispensing, sale or offering for sale at retail of any motor vehicle fuels, oil or accessories, where repair service or car wash facilities is incidental, where no motor vehicle storage is present and where no motor vehicles are offered for sale. |
| Motor Vehicle Repair | A business or premises where repair work on or for motor vehicles, the replenishing of parts thereto, the changing of tires, the diagnosis of malfunctions of a motor vehicle or the estimating of damage and necessary repairs is conducted. Also includes painting and body work, and commercial vehicle repairs. |
| Tavern | An establishment primarily engaged in serving alcoholic beverages for consumption on the premises and in which the serving of prepared food and live entertainment may be provided. |