

# City of Raymore Unified Development Code

**Section 415.040: P, Planned District Overlay**

**A. General Purpose and Description**

1. The purpose of the P, Planned District is as an overlay district that will provide latitude and flexibility in the location of buildings, structures, open spaces, play areas and roads. The Planning and Zoning Commission and City Council will use the requirements and standards for the base zoning district as a guide in approving a “P” district and may permit deviations from these requirements where it is deemed that amenities or conditions in accordance with this section will be gained to the extent that a higher quality development is produced.
2. All R, C, BP and M districts may be designated as “planned districts,”(e.g. “RE-P or “M1-P”), as applicable, under this section. Upon approval, a planned district designation functions as an overlay zone in which standards and requirements specifically approved for the “planned district” rezoning and applicable approved site plan govern over conflicting requirements and standards of the base zoning district. Otherwise, requirements of the base zoning district remain in force.

**B. Review Procedure**

The procedure for review of applications for designation of a planned district will be the same as for amendments to the Unified Development Code as set forth in Section 470.020. Applications for C, BP and M planned districts must also be accompanied by a conceptual site plan.

**C. Permitted Uses**

Uses allowed in a planned district are those permitted in the applicable base zoning district.

**D. Dimensional Standards**

Dimensional standards will be the same as those for the base zoning districts unless deviations are granted pursuant to this section.

**E. District-Specific Design Standards**

1. In exchange for the flexibility provided under planned district zoning, applicants are required to provide high-quality design elements and amenities. Each residential and nonresidential development must provide amenities in accordance with the following menu:

Menu of Planned District Design Elements and Amenities	
<b>Housing Diversity.</b> Developments that include a residential component must provide ALL of the following:	
Multiple Front Elevations	At least one distinct front building elevation per 10 dwelling units for each housing type (detached single-family, attached single-family, two-family, and/or multi-family dwellings). The required number of distinct front elevations shall be rounded up to the nearest whole number (e.g. developments with 21-29 dwelling units must offer a minimum of 3 different front elevations). The maximum number of required front elevations for each housing type within a development need not exceed six.
Variety in Building Materials	More than one exterior building material must be offered for at least one housing model for single and two-family homes (e.g. vinyl siding, brick, stone, stucco, etc.)

Menu of Planned District Design Elements and Amenities	
Variety in Garage Design	Where more than one front elevation is required for developments that include detached single-family, attached single-family, and/or two-family dwelling units, a minimum of one floor plan designed with at least one of the following garage designs: <ul style="list-style-type: none"> <li>• Recessed, front-loaded (a minimum 8-foot setback from front façade)</li> <li>• Rear-loaded</li> <li>• Side-loaded, or</li> <li>• Detached garages</li> </ul>
<b>Residential Amenities.</b> Developments that include a residential component must provide at least one amenity from each group installed at the same time as the public improvements:	
Group 1 Active Recreation Amenities	Golf course
	Athletic fields, basketball court or tennis courts
	Swimming pool that is at least 1000 square feet in surface area
	Club house or community building that includes exercise rooms, meeting rooms, and/or sheltered picnic facilities
Group 2 Passive Recreation Amenities	Playground/tot lot
	Historically significant buildings, structures or other historic resource
	Bike or pedestrian pathways in addition to required public sidewalks and bike paths, in compliance with the City's Transportation Plan and Park Master Plan. Credit will be given for trails required by the Growth Management Plan.
	Nature trails, boardwalks or piers that provide access to preserved natural areas and features or historically significant resources
Group 3 Natural Features and Open Space Amenities	Gazebo
	Preservation of natural features that exceed the size of those that would be required to be preserved by other local, County, State or Federal ordinances or requirements, by at least 25 percent. Examples include wetlands, floodplains, stream corridors, steep slopes, grasslands and woodlands
	Open space in excess of one acre in area that preserves native plant communities or wildlife habitat
	Natural stormwater detention design that utilizes native plant materials
	Widened landscape buffer widths of at least 30 feet and a minimum of 50 percent increase in plant materials required by Section 445.0301.4
	Public art such as sculptures located within common open space
<b>Nonresidential Amenities.</b> Developments that include a nonresidential component must provide at least 3 of the following amenities:	
Public Enhancements and Streetscape Features	Street trees
	Public plaza that includes seating areas and is at least 3,000 square feet in area
	Public art such as sculptures or fountains
	Clock tower
	Bike pathways in addition to required public sidewalks and bike paths in compliance with the City's Transportation Plan and Park Master Plan
	Bike parking facilities
Ornamental parking lot lighting	
Decorative pavers for pedestrian crosswalks	

2. The planned district must include such provisions for the ownership and maintenance of the common open space and amenities as are reasonably necessary to insure its continuity, care, conservation and maintenance. In a residential planned district, such common open space and amenities that are for the use of the residents of the planned district will be owned and maintained in common by them, generally through a property owners' association. Such provisions will insure that remedial measures will

be available to the entity responsible for maintaining the common open space so that it is not permitted to deteriorate and is maintained in a condition consistent with the best interests of the planned district and of the entire community.

3. 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 P district.

## **F. Additional Requirements**

### **1. Operational Performance Standards**

All uses in the P District must comply with the operational performance standards in Section 440.020.

### **2. Outdoor Storage, Display and Work Areas**

- a. All allowed uses in the Residential districts must comply with the requirements of Section 405.040E.
- b. All allowed uses in the Business, Commercial and Industrial districts must comply with the requirements of Section 410.040B-C.