

The background features abstract, overlapping green geometric shapes in various shades, including light lime green, medium green, and dark forest green. These shapes are primarily located on the left and right sides of the page, framing the central white area.

PC25-07

The Greens at Grandview

Conceptual Development Plan for Review, Public Hearing, and Recommendation

Overview

- ▶ Location: 8.65 acres of undeveloped land at the southwest corner of Byars Road and M-150 HWY
- ▶ Zoning: PD, Planned District
- ▶ The Proposed Project: 258-Unit Apartment Complex
- ▶ Applicant: TWG Development
 - ▶ Founded in 2007, TWG specializes in commercial, market-rate, affordable, and senior housing developments
 - ▶ 127 Developments in 22 states, 3 existing in MO





M-150 Highway

Byars Road

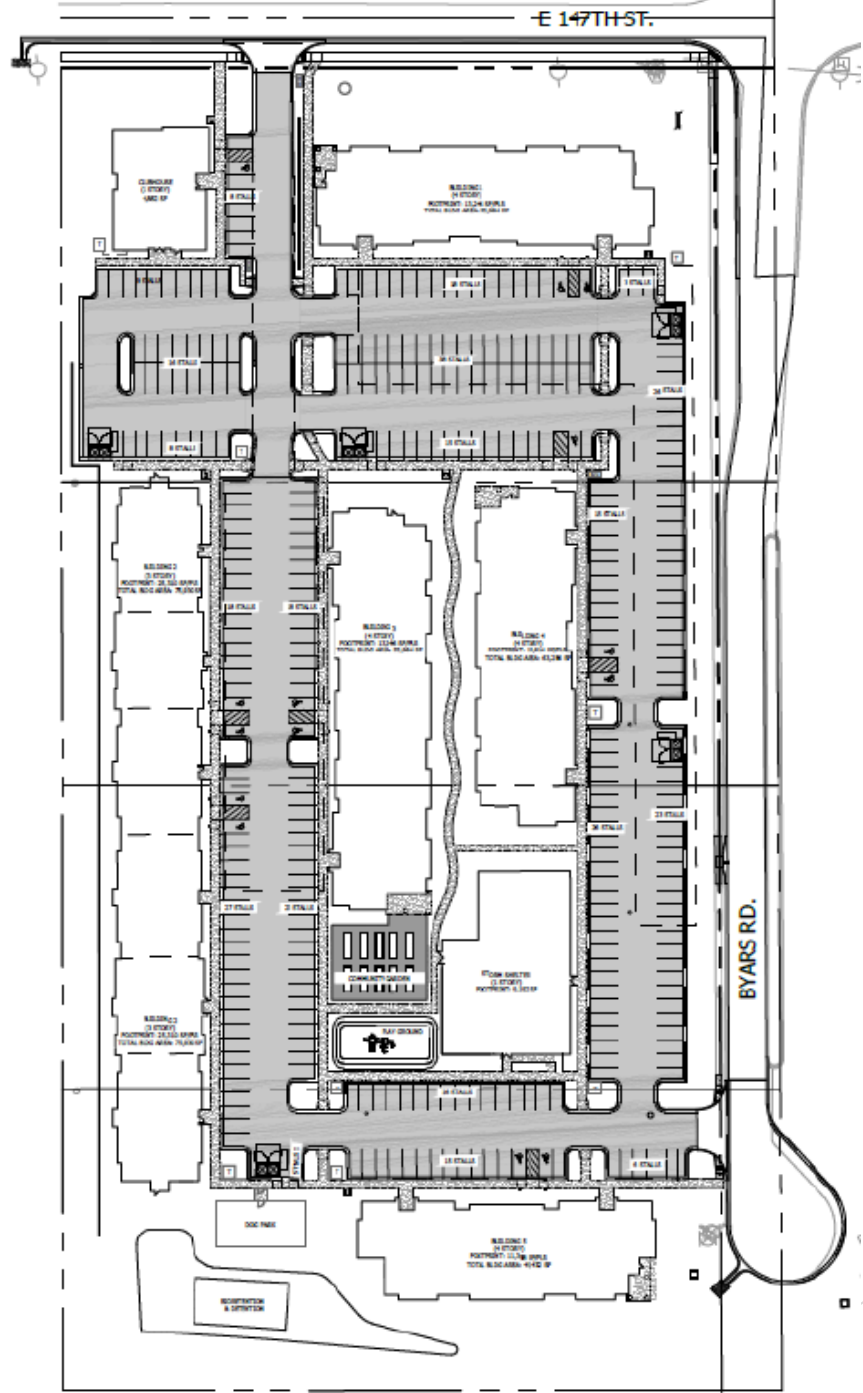
Legend

- GV_Parceels_20231016
- Grandview Zoning Districts
- FD
- P-1
- R-3
- AG
- R-1
- R-2
- C-2
- I-1
- OS
- CS
- I-2
- C-1
- C-3
- R1-A
- R-4
- Other
- Downtown Conservatio

PC25-07 Subject Property

The Greens at Grandview

- ▶ 258 Units across five buildings
 - ▶ Four buildings are four stories high, one building is three stories
 - ▶ Unit Breakdown:
 - ▶ 64 one-bedroom, one-bathroom units
 - ▶ 126 two-bedroom, one-bathroom units
 - ▶ 68 three-bedroom, two-bathroom units
 - ▶ 5% of each unit type will be ADA accessible
- ▶ On-site clubhouse
- ▶ Dedicated storm shelter
- ▶ Amenities include:
 - ▶ Playground, community garden, dog park, dog wash, fitness center, community room
 - ▶ Outdoor bike racks, Buildings #1 and #3 have bike rooms, total of 140 bike parking spaces on the property





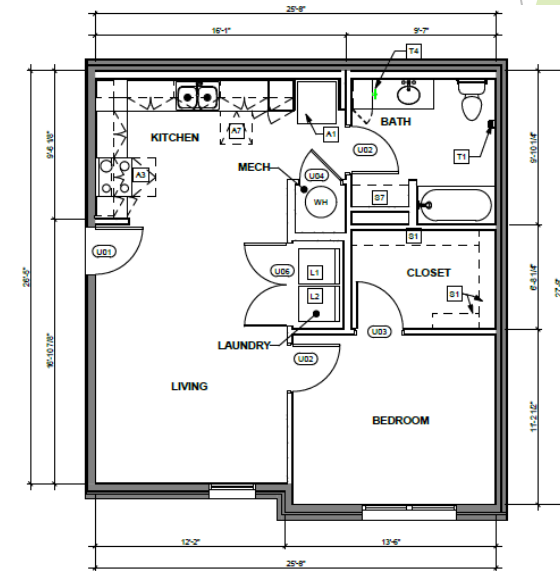
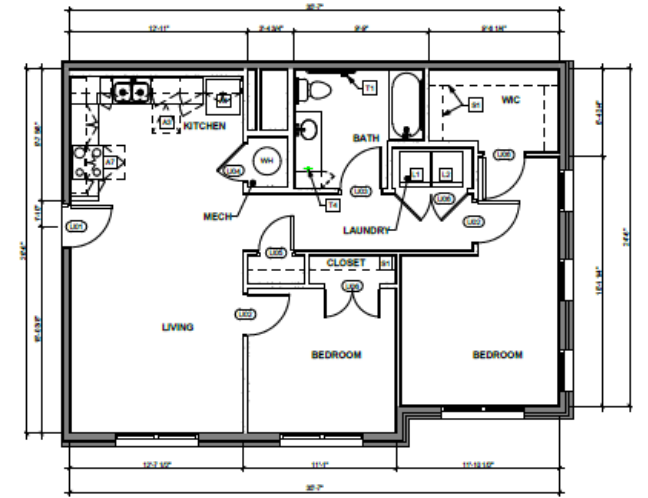


Low-Income Housing Tax Credits

- ▶ The project will be partially financed through Low-Income Housing Tax Credits (LIHTC) through the State of Missouri
 - ▶ LIHTC program functions to *increase the quantity of affordable housing units* by providing development subsidies to keep rent below market-rate for tenants
 - ▶ Opposed to Section 8 or other voucher programs that subsidize housing costs of individual renters in existing housing (if accepted)
 - ▶ LIHTC increases the housing supply while also meeting affordability needs
 - ▶ The Missouri Housing Development Commission approved the project on May 1, 2025
- ▶ This type of financing promotes affordable housing options for workforce individuals or families earning between 40% and 80% of the Area Median Income (AMI)

Proposed AMI Unit Mix

- ▶ ~10% of all units will be rented to tenants earning 40% AMI:
 - ▶ 7 one-bedroom units
 - ▶ 13 two-bedroom units
 - ▶ 6 three-bedroom units
- ▶ ~80% of all units will be rented to tenants earning 60% AMI:
 - ▶ 51 one-bedroom units
 - ▶ 99 two-bedroom units
 - ▶ 56 three-bedroom units
- ▶ ~10% of all units will be rented to tenants earning 80% AMI:
 - ▶ 7 one-bedroom units
 - ▶ 13 two-bedroom units
 - ▶ 6 three-bedroom units



Conformance with Adopted Plans

▶ Grandview 2030

- ▶ Grandview 2030, Grandview's Comprehensive Plan, was adopted on July 1, 2020, and focuses on five priorities to guide Grandview into the future, one of which is housing. The Grandview 2030 housing Vision Statement outlines the goal to make significant strides by 2030 to provide new single and multi-family homes at multiple price points. The CDP provides 258 additional housing units to the city at an affordable price point for workforce individuals and families.

▶ Grandview 2030 Future Land Use (FLU) Map

- ▶ The Future Land Use Map (FLU) from Grandview 2030 shows this area as a future land use of Mixed. This FLU category is summarized as providing space for mixed use developments, including residential, commercial, and office uses. This project itself is residential but will contribute to the general nature of a mixed-use corridor as development continues to advance along M-150.

Conformance with Adopted Plans, cont.

▶ M-150 Corridor Plan

- ▶ The Grandview M-150 Corridor Plan (2026 Version) and associated Economic and Market Analysis demonstrates the need for various housing typologies throughout the corridor. The Plan and Analysis both denote that a multi-family use at the SWC of Byars and M-150 is a recommended land use option.

▶ Board of Aldermen Strategic Plan

- ▶ The Board of Aldermen's Strategic Plan, adopted in June of 2024, outlines goals to increase the variety of housing options for seniors and renters within one to five years from the plan's adoption. While this project is not an age restricted (i.e. - 55+) apartment complex, the affordable nature of this proposed complex would increase the options available to renters in general and to seniors who may be living on a fixed income. 5% of units of each type will be ADA units.

Conceptual Development Plan Approval Standards

The Planning Commission shall not approve the Conceptual Development Plan unless and until the Commission determines that such plan conforms to each of the following standards:

- ▶ (a) The Conceptual Development Plan is in substantial conformance with the adopted Comprehensive Plan to guide the future growth and development of Grandview;
- ▶ (b) Expansions contemplated by the plan are justifiable and reasonable in light of the projected needs of the institution and the public welfare;
- ▶ (c) The proposed additions or expansions are designed so as to be functionally integrated with the existing institutional facilities, with due regard to maintenance of safe, efficient, and convenient vehicular and pedestrian traffic.
- ▶ (d) The proposed additions or expansions of use are permitted in the district and are not likely to unreasonably interfere with the appropriate use and enjoyment of property in abutting districts;
- ▶ (e) The Conceptual Development Plan will not violate any provision or requirement of this Ordinance;
- ▶ (f) Approval of the Conceptual Development Plan shall be valid for a period of three (3) years, provided that after the first year, if no Final Site Plan has been filed, the Commission or Board of Aldermen may require the resubmission of a Conceptual Development Plan in conformity with the procedures and standards of this section;
- ▶ (g) A limited amount of overall site preparation and grading can be undertaken only after final approval of the conceptual development plan by the Board of Aldermen and the submission and approval of a site grading plan by the Director of Community Development plus any land restoration bond, as may be required. (Zoning Ordinance Section 31-21(D)(4))

Recommendation

- ▶ Staff recommends a recommendation of approval of case PC25-07, The Greens at Grandview Conceptual Development Plan, to the Board of Aldermen