

# Raintree Animal Health Center Preliminary Development Plan

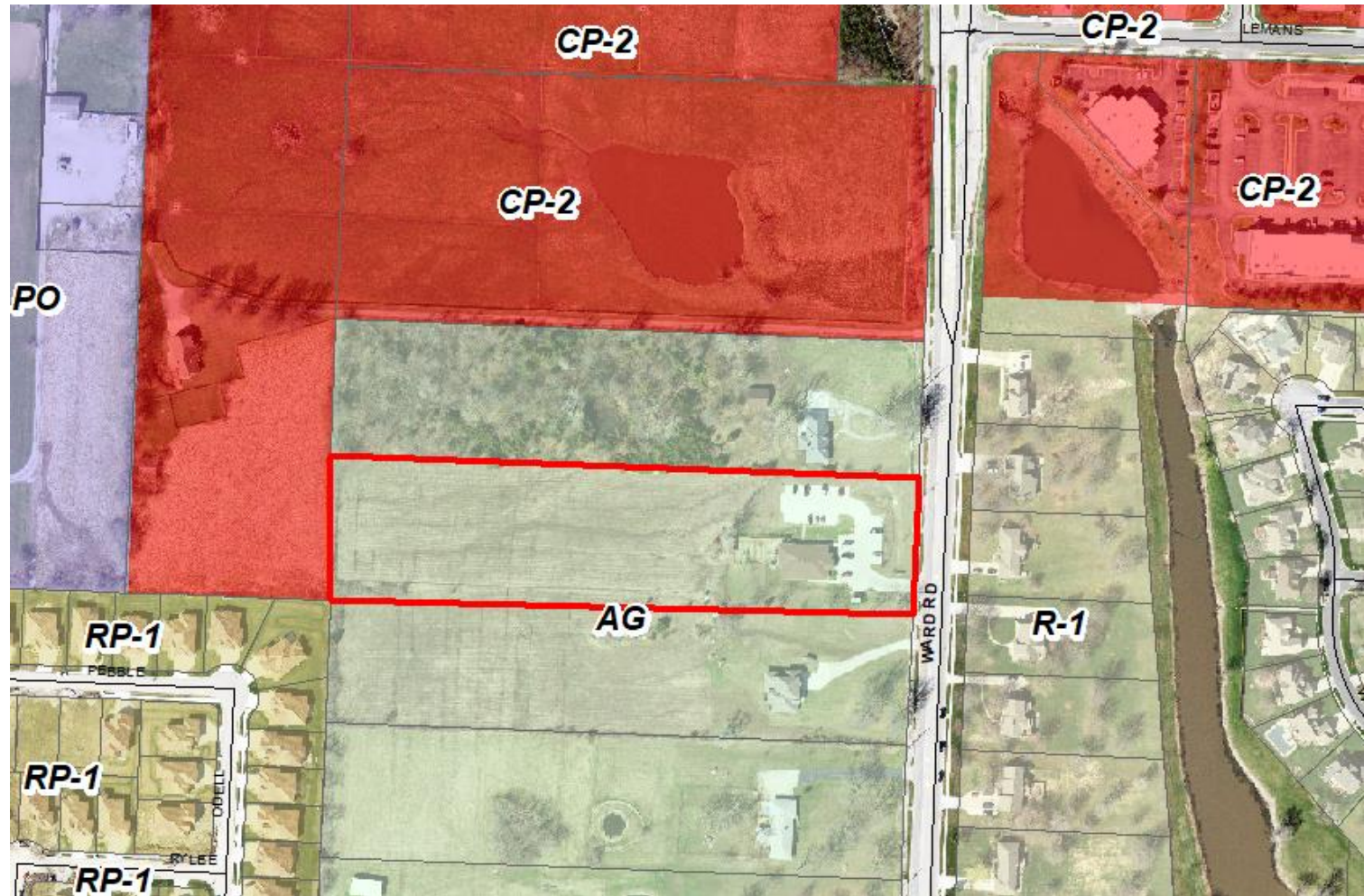
File #PL2021-353  
November 18, 2021



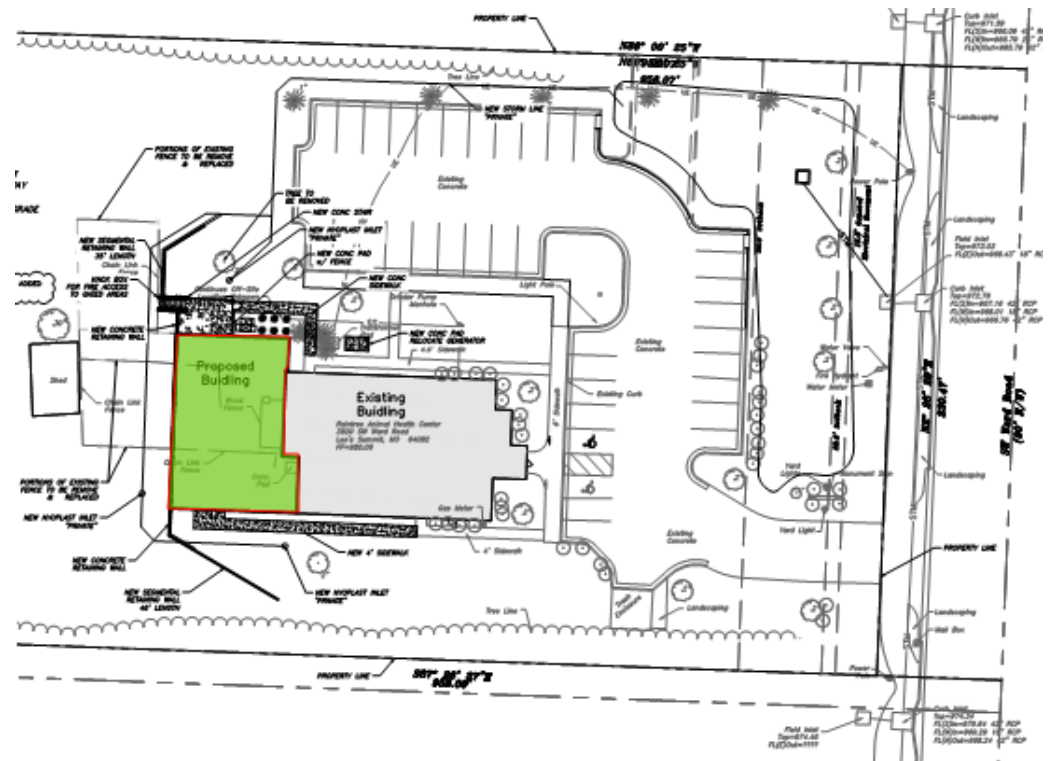
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- AG zoning
- 4.76 acres
- 3,950 sq. ft. – existing
- 2,630 sq. ft. – proposed
- 6,580 sq. ft. – total
- 37 parking spaces existing (18 required)



# Project Information



# Modification to veterinary facility setback from a residential zoning or use

- Required – Min. 100' setback from residential zoning or use, if use includes outdoor activity area
- Proposed – Building located 50' from residential property to south; outdoor exercise area located 63' from residential property to north.
- Recommended – Staff recommends approval of the requested modifications.
  - A modification was previously approved for the existing 50' building setback from the south property line. The proposed addition matches the southern limits of the existing building.
  - The proposed addition requires the partial reconfiguration of the existing outdoor exercise area to the rear of the building. The outdoor exercise area will be extended further north resulting in a setback reduction from 100' to 63' from the residential property to the north. The reconfigured exercise area will be located approximately 110' from the actual residence to the north.



- Veterinary uses with outdoor activity areas are allowed by right with conditions in the AG district, subject to setback requirements from residential use or zoning.
- The proposed addition is an expansion of the existing veterinary facility with outdoor activity area was approved in 2012.
- The proposed addition ties into the design of the existing building and is not expected to negatively affect the aesthetics of the property or surrounding area.
- The expanded facility is expected to have negligible impact on existing public infrastructure.
- The existing use is consistent with the Ignite Comprehensive Plan land use designation of Commercial for the subject property.

1. A modification shall be granted to the minimum 100' setback from residential property for veterinary uses, to allow a 63' outdoor exercise area setback and 50' building setback from the abutting residential properties to the north and south, respectively.
2. Development shall be in accordance with the preliminary development plan dated October 18, 2021.