



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-246
File Name	Preliminary Development Plan – DCI Lee's Summit
Applicant	Dialysis Clinic, Inc.
Property Address	2001 NW Shamrock Ave
Planning Commission Date	October 10, 2019
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: July 9, 2019
Neighborhood meeting conducted: September 19, 2019
Newspaper notification published on: September 21, 2019
Radius notices mailed to properties within 300 feet on: September 6, 2019
Site posted notice on: September 20, 2019

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Attachments

Traffic Impact Analysis prepared by Michael Park, dated October 3, 2019 – 3 pages
Traffic Impact Study prepared by Olsson, dated September 10, 2019 – 25 pages

Drainage Summary prepared by Catalyst Design Group, date stamped August 26, 2019 – 5 pages

Preliminary Development Plan, date stamped September 10, 2019 – 24 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Dialysis Clinic, Inc., applicant
Applicant's Representative	
Location of Property	2001 NW Shamrock Ave
Size of Property	±2.225 acres
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Mix Use-John Knox Village
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

Current Land Use
Undeveloped vacant ground

Description of Applicant's Request
The applicant seeks approval of a preliminary development plan to construct a 10,442 sq. ft. building to operate a dialysis center.

2. Land Use

Description and Character of Surrounding Area
The property is located at the southwest corner of NW Shamrock Ave and NW Pryor Rd. Just west of the subject site is the location of the new fire station #3. John Knox Village is located east, across NW Pryor Rd. The Sterling Hills single-family subdivision is located to the south. North of the property is undeveloped land for future commercial use.

Adjacent Land Uses and Zoning

North:	Undeveloped / PMIX (Planned Mixed Use)
South:	Sterling Hills Subdivision / R-1 (Single-Family Residential District)
East:	John Knox Village / PMIX (Planned Mixed Use)
West:	Lee’s Summit Fire Station #3 (under construction) / PMIX (Planned Mixed Use)

Site Characteristics
The site is a relatively unremarkable rectangular shaped property that generally slopes from the northwest to the southeast. An existing tree line is located on the south property line. The subject site is bordered by NW Pryor Rd on the east and NW Shamrock Ave on the north.

Special Considerations
There are no special or unique site conditions to consider.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	46%
Pervious:	54%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	52	Total parking spaces required:	52
Accessible spaces proposed:	4	Accessible spaces required:	2
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front	15’ (Building) / 20’ (Parking)	102’+ (Building) / 32’ (Parking)
Side	15’ (Building) / 20’ (Parking) – north; 6’ (Parking) – south	35’+ (Building) / 85’ (Parking)
Rear (west)	20’ (Building) / 20’ (Parking)	370’ (Building) / 247’ (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 medical office building
Building Height
34’10”
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
8.120,8.170,8.180	Design Standards
8.220,8.230,8.250,8.260,8.290	Lighting Standards
8.530,8.580,8.620	Parking Standards
8.720,8.750,8.790,8.810,8.820	Landscaping

Unified Development Ordinance

The PMIX zoning district allows for office and institutional uses that are compatible with the surrounding area. The proposed use is an allowed use in the subject zoning district. Should the requested preliminary development plan and modifications be granted, the proposed development would satisfy any requirements applicable to the zoning district pursuant to UDO.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2
Commercial Development	Objective 4.1 Objective 4.2

Comprehensive Plan

The proposed use is consistent with the land use recommended by the Comprehensive Plan for the area. The subject site is identified as Mix Use-John Knox Village by the 2005 Comprehensive Plan Land Use Map.

6. Analysis

Background and History

The applicant seeks approval of a preliminary development plan for a dialysis center. The proposed development consists of a single-story 10,442 sq. ft. building. The proposed exterior building materials consist of masonry, EIFS, brick and glass. The applicant has requested a modification to place the required landscape screen fence approximately 3 feet off the property line rather than placing it in the center of the required 20' buffer.

- July 13, 1976 – City Council approved a rezoning (Application #1975-016) of approximately 58 acres from AG to RP-3 and PRO for a mixed-use residential development and nursing home for John Knox Village by Ordinance No. 1692.
- December 7, 2006 – The City Council approved the rezoning (Appl. #2006-184) from RP-3 to PMIX and the preliminary development plan (Appl. #2006-184) for Villas at John Knox Village by Ordinance No. 6305.
- February 19, 2007 – A final development plan (Appl. #2006-284) for Forest Lake Information Center located at 2001 NW Forest Lake Dr. was approved.
- April 18, 2007 – A minor plat (Appl. #2007-012) for Forest Lake at John Knox Village, 1st Plat was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292.
- September 20, 2018 – City Council approved a preliminary development plan (PL2018-103) for the adjacent Woodside Ridge residential development to the west by Ordinance No. 8470.
- September 20, 2018 – City Council approved a rezoning from district RP-3 to district PMIX, preliminary development plan and conceptual plan (Appl. PL2018-135) for the proposed West Pryor Development by Ordinance No. 8472. The subject property was include in the conceptual plan, therefore requires approval of the subject PDP application.

Compatibility

The property is located at the intersection of NW Shamrock Ave. and NW Pryor Rd. The proposed building exterior is composed of masonry, EFIS, brick and glass. The 2005 Lee's Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as Mixed Use – John Knox Village. The proposed land use and building is in substantial compliance with the Lee's Summit Comprehensive Plan

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area.

Stormwater from the proposed development will be managed on-site through a stormwater detention system.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property.

The existing road network has sufficient capacity to accommodate the proposed use; no improvements are required as part of the proposed development.

Modifications

A high impact screening buffer between developments of differing land uses adjoining one another is required by the UDO along the south property line, adjacent to the residentially zoned district. The high impact screening requirements include a twenty foot buffer yard with a six foot high masonry wall or opaque vinyl fence and high-impact screening planted on both sides of the wall or the fence.

The applicant proposes to provide a 20' wide high impact landscape screen with a 6' tall vinyl fence placed approximately 3' north of the south property line, with the high impact screen planted on the north side of the fence. By installing the fence 3' north of the property line and planting the required screening elements on the north side of the fence, the vegetation will be more accessible and the burden of any required ongoing maintenance will be reduced.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the design of the required 20' wide high impact landscape screen along the south property line, to allow a 6' vinyl fence placed 3' north of the south property line and all required landscaping material planted on the north side of the fence.

Standard Conditions of Approval

2. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. All permanent easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
6. Private parking lots shall follow the Unified Development Ordinance for pavement thickness and base requirements.

7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
8. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.