



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-353
File Name	PRELIMINARY DEVELOPMENT PLAN – Raintree Animal Health Center addition & renovation
Applicant	Davidson Architecture & Engineering
Property Address	3820 SW Ward Rd
Planning Commission Date	November 18, 2021
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: September 7, 2021
Neighborhood meeting conducted: November 8, 2021
Newspaper notification published on: October 30, 2021
Radius notices mailed to properties within 300 feet on: October 29, 2021
Site posted notice on: October 29, 2021

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Attachments

Transportation Impact Analysis, dated November 8, 2021 – 2 pages
Preliminary Development Plan, dated October 18, 2021 – 10 pages

Storm Water Memorandum dated October 18, 2021 – 8 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Davidson Architecture & Engineering /Architect
Applicant's Representative	Karen M. Oppliger
Location of Property	3820 SW Ward Rd
Size of Property	±4.76 Acres
Number of Lots	1
Building Area	3,950 sq. ft. – existing <u>2,630 sq. ft. – proposed</u> 6,580 sq. ft. total building area
Parking Spaces Required	18
Parking Spaces Provided	37 (35 + 2 accessible) - existing
FAR (Floor Area Ratio)	0.03
Zoning	AG (Agricultural)
Comprehensive Plan Designation	Commercial
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan.</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
The property is the site of the existing 3,950 sq. ft. Raintree Animal Health Center.

Description of Applicant's Request
<p>The applicant proposes a 2,630 sq. ft. addition on the west side of the existing building, yielding a 6,580 total sq. ft. facility. No additional parking is required to be constructed for the addition. Sufficient parking exists to satisfy the minimum parking requirements for the expanded facility.</p> <p>Preliminary development plan approval is required because the building addition exceeds the threshold for administrative approval. Staff can administratively approve an increase of no more than 25% of existing building area. The proposed addition represents an increase of 67% of existing building area. Additionally, a modification is required to the minimum 100' setback between a veterinarian use with an outdoor activity area and an adjacent residential use. The veterinary clinic has an outdoor exercise area located 63' and 70' from the north and south property lines, respectively.</p>

2. Land Use

Description and Character of Surrounding Area
The property is generally located ¼ mile south of the intersection of M-150 Hwy and SW Ward Rd. Properties located in the immediate vicinity on the west side of SW Ward Rd south of M-150 Hwy are primarily developed as single-family homes on large acreage. The broader surrounding areas to the north, south, east and west are developed as single-family residential subdivisions (Arborwalk, Brooks Farm, Stoney Creek and Raintree), though the Arborwalk development is a mixed-use development that also includes multi-family and commercial development. Additionally, the Raintree Lake Village development at the southeast corner of M-150 Hwy and SW Ward Rd is the site of a commercial retail center.

Adjacent Land Uses and Zoning

North:	Large acreage residential / AG; and Undeveloped large acreage / CP-2 (Planned Community Commercial)
South:	Large acreage residential / AG
East (across SW Ward Rd):	Residential / R-1 (Single-family Residential)
West:	Large acreage residential / CP-2

Site Characteristics
The 4.76-acre AG-zoned property was historically used for agricultural purposes prior to its development as Raintree Animal Health Center. While the veterinary clinic sits on the front 1.4 acres, the remaining 3.4 acres to the rear remain open space. The lone point of access to the property is from SW Ward Rd. Topographically, the property slopes from west to east.

Special Considerations
The property is located within the boundaries of the M-150 Hwy CDO (Corridor Development Overlay).

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	11%
Pervious:	89%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	37	Total parking spaces required:	18
Accessible spaces proposed:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (SW Ward Rd)	100' (Building) / 20' (Parking)	130' (Existing Building) / 53' (Existing Parking)
Side (north and south)	50' (Building) / 6' (Parking)	106' (Building) – north; 50' (Building) – south / 20' (Existing Parking) – north; 28' (Existing Parking) - south
Rear (east)	50' (Building) / 20' (Parking)	680'+ (Building) / 720' (Existing Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 building for a veterinary clinic
Building Height
17'-3"
Number of Stories
1

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.060	Zoning Districts
8.120,8.170,8.180	Design Standards
8.260	Lighting Standards
8.530	Parking

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3.A
Land Use and Community Design	Transition land use patterns and intensity to make sure uses are compatible and complementary maintaining community character.

6. Analysis

Background and History

- December 6, 2012 – The City Council approved a preliminary development plan (Appl. #PL2013-108) for Raintree Animal Health Center by Ordinance No. 7266.
- March 7, 2013 – Staff approved the final development plan (Appl. #PL2013-004) for construction of Raintree Animal Health Center.
- August 30, 2016 – Staff approved the final development plan (Appl. #PL2016-050) for a parking lot expansion for Raintree Animal Health Center.

Compatibility

The subject property is located in an area where rural residential development, suburban residential development and commercial development converge near the intersection of M-150 Hwy and SW Pryor Rd. The veterinary clinic provides a service to the area that is compatible with existing area zoning and land uses.

The proposed addition will not negatively affect the aesthetics of the property and neighboring property. The proposed building addition architecture ties into the design of the existing building with the use of stucco exteriors and composition shingles on a hipped roof. A new tower feature with a hipped roof will also be constructed at the entrance to the existing building to replace the current vestibule entry. Use of a stone base on the existing building's front, stucco exteriors, fiber cement trim and composition roof are compatible with adjacent residential construction.



Adverse Impacts

The proposed building addition will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The addition expands the building's footprint on the subject property all within the required AG zoning district's principal building setback requirements and thus maintains adequate open space and separation to ensure privacy between development on adjacent properties.

A storm water detention basin located between the parking lot and front property line currently manages storm water runoff from the existing site. A storm water memorandum was prepared by

Engineering Solutions evaluating the storm water impacts of the proposed building addition improvements. The memorandum identified that the existing detention basin will be field surveyed to determine in the required volume is available for the increased impervious area. If the required volume is not available then the existing basin will need to be regraded to meet the necessary requirements.

Public Services

The existing building site is currently served by existing water and storm sewer facilities located along SW Ward Rd. Sanitary sewer is provided to the existing building by a private low-pressure sewer system that connects to the public gravity sanitary sewer approximately 1,000' to the west in the Villas of Parkwood subdivision. Sufficient capacity exists in the existing systems to accommodate the proposed building addition.

No additional access is proposed onto SW Ward Rd as part of this application. The site will continue to be served by an existing single driveway. The existing public street network has sufficient capacity to accommodate the additional traffic generated by the proposed building addition. No improvements to the existing street network are recommended as part of this application.

The proposed building addition will not impede the normal and orderly development and improvement of the surrounding property. At the time the site was designed with the existing building and parking layout, staff advised the current owners that the Thoroughfare Master Plan called for the alignment of a future residential collector street between the subject property and the abutting property to the north. The site was laid out so as not to conflict with the future street alignment in order to minimize the street's impact on the veterinary clinic and associated site improvements.



— Future_Residential_Collector

Unified Development Ordinance

A veterinary office is a use permitted by right in the AG zoning district, subject to the following:

- *A veterinarian, with respect to which, all buildings and activities are located at least 100' away from any property zoned or used for residential purposes. But when all activity is conducted totally inside of the building, then the standard zoning district setbacks shall apply. The existing veterinary facility has a fenced outdoor exercise area to the rear (west side) of the building and thus is subject to a minimum 100' setback from adjacent residential uses. At their closest points, the building and outdoor exercise area are set back 63' and 50' from the abutting residential properties to the north and south, respectively. A modification is required to the setback requirements.*

Modifications

Setback from residential zoning or use. Modification requested. **Staff supports modification request.**

- Required – Minimum 100' setback from residential zoning or use.
- Proposed – Existing 63' outdoor exercise area setback and 50' building setback from the abutting residential uses to the north and south, respectively.
- Recommended – The facility has maintained the same setbacks since it was developed in 2013 with no apparent negative impacts on the surrounding properties. The proposed addition matches the existing building setback from the south property line. The proposed addition requires some reconfiguration of the outdoor exercise area toward the north. While the exercise area will be set back 63' from the north property line, the exercise area will be located approximately 110' from the residence to the north. Staff believes sufficient separation is provided between the outdoor exercise area and adjacent residence to the north to maintain privacy and to mitigate any negative impacts from the exercise area.

Comprehensive Plan

The use of the property as a veterinary clinic is compliant with the Comprehensive Plan land use designation of Commercial.

The Thoroughfare Master Plan calls for the future location of a residential collector street between the subject property and the abutting property to the north. Both the existing site layout and proposed building addition account for the future roadway layout so as not to negatively impact the ability to construct the future road through the area.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

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.

Standard Conditions of Approval

3. 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.
4. 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 site development permits or the start of construction (excluding land disturbance permit).
5. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
6. Private parking lots shall follow Article 8 of 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. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
9. This project is at the limit for fire department access of 150' and that is with access through the gate and stairs. Access will be required to the gated areas to the back of the building via Knox lock/box access, or extend the parking lot and fire lane access to the west, or sprinkler the building.
10. The fire lane shall be posted at the termination of the lane to the west, along with the existing signage at the entrance.
11. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
12. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.
13. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.