



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-251
File Name	PRELIMINARY DEVELOPMENT PLAN – Jim Hubbard Insurance Office
Applicant	Bearcat Property Holdings, LLC
Location	111 SW Raintree Plaza Dr
Planning Commission Date	January 25, 2024
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: August 15, 2023

Neighborhood meeting conducted: September 28, 2023

Newspaper notification published on: January 6, 2024

Radius notices mailed to properties within 300 feet on: January 5, 2024

Site posted notice on: January 4, 2024

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Attachments

Transportation Impact Analysis prepared by Erin Ralovo, P.E., dated January 10, 2024 – 2 pages

Preliminary Development Plan, revision date November 14, 2023 – 13 pages

Stormwater Management Plan memo, dated September 8, 2023

Building Elevations, dated July 9, 2023 – 2 pages

Building Renderings, upload date January 5, 2024 – 4 pages

Location Map

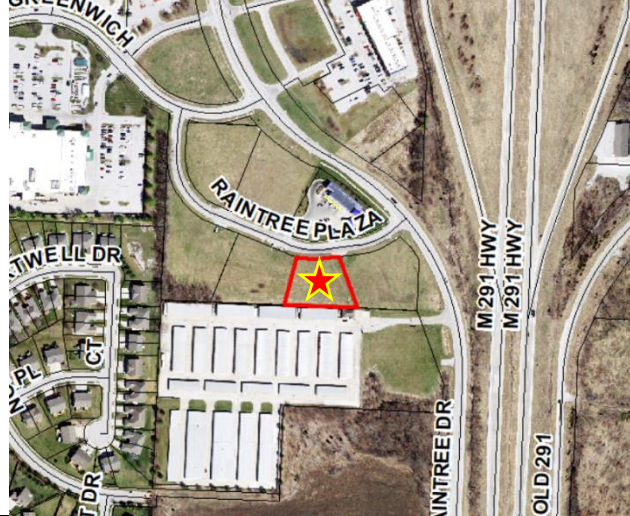
1. Project Data and Facts

Project Data	
Applicant/Status	Bearcat Property Holdings, LLC / Applicant
Applicant’s Representative	Jim Hubbard
Location of Property	111 SW Raintree Dr
Size of Property	±0.67 acres (29,185 sq. ft.)
Number of Lots	1
Building Area	1,792 sq. ft.
Floor Area Ratio (FAR)	0.06 (0.55 max FAR in CP-2 district)
Zoning	CP-2 (Planned Community Commercial District)
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 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
The subject property is an undeveloped, platted commercial lot in the Raintree Plaza development.

Description of Applicant’s Request
The applicant proposes to develop the subject 0.67-acre site with a 1,792 sq. ft. single-story office building.

2. Land Use

Description and Character of Surrounding Area	
	<p>The subject property is located west of the intersection of SW Raintree Plaza Dr and SW Raintree Dr, generally located at the southwest intersection of M-150 Hwy and M-291 Hwy. To the north and west are the existing Raintree 150 Center and Raintree North Shopping Center, respectively. To the south is industrially-zoned property developed with a mini-storage facility.</p>

Adjacent Land Uses and Zoning

North:	Car wash / CP-2 (Planned Community Commercial)
South:	Mini-storage facility / PI (Planned Industrial)
East:	Undeveloped commercial lot / CP-2
West:	Undeveloped commercial lot / CP-2

Site Characteristics
<p>The site has a single point of access from SW Raintree Plaza Dr via a shared driveway that will also serve future development of the abutting lot to the east. The subject lot is one of four (4) lots along the south side of SW Raintree Plaza Dr that are platted with cross-access easements so as to reduce the number of curb cuts onto said street; a total of three (3) driveways will serve the four (4) lots.</p> <p>Topographically, the site slopes to the south and southeast where stormwater drainage will flow to an existing underground detention system located on the abutting lot to the east.</p>

Special Considerations
None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	39%
Pervious:	61%
TOTAL	100%

Parking for the proposed project

Proposed		Required	
Total parking spaces proposed:	17	Total parking spaces required:	8
Parking Reduction requested?	No		
Off-site Parking requested?	No		

Building Setbacks (Perimeter)

Yard	CP- zoning standard	Proposed Building
Front	15'	72'
Side	10'	25' (west); 94' (east)
Rear	20'	42'

Parking Setbacks (Perimeter)

Yard	Required (Min.)	Proposed
Front	20'	27.9
Side	0' ¹	0' (west and east)
Rear	6'	45.3'

¹ – 0' side setback allowed for parking lots with cross-access (compared to 6' side yard minimum for parking lots without cross-access)

Structure(s) Design

Number and Proposed Use of Buildings
1 – office building
Building Height
22'
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
4.190	Zoning District (CP-2)
2.040,2.260,2.300,2.310,2.320	Preliminary Development Plans
8.170	Building Materials
8.180	Architectural Characteristics

The applicant proposes to develop the subject property with an insurance office. A general or professional office use is a use permitted by right in the CP-2 zoning district. The CP-2 Community Commercial District is established to provide a location for a full-range of retail and office development serving the general needs of the community.

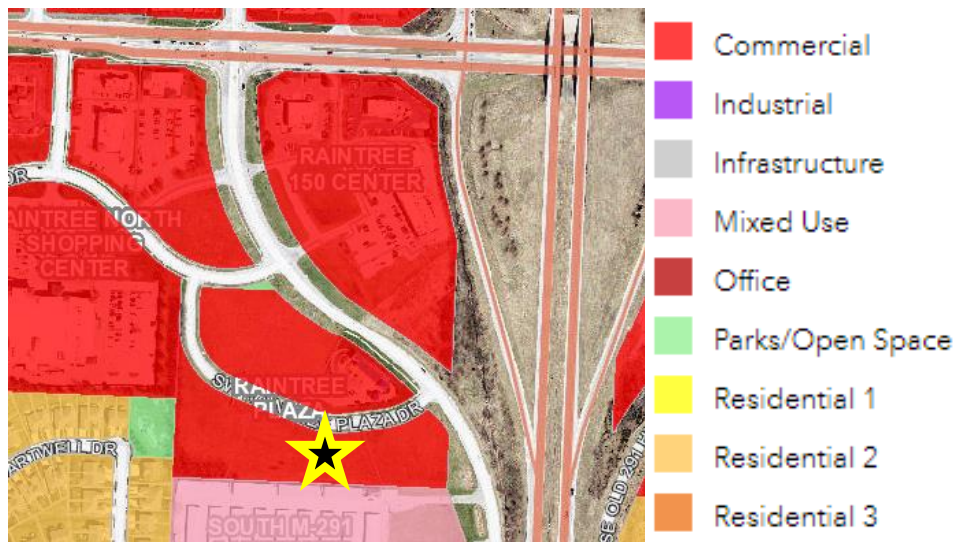
Neighborhood Meeting
The applicant hosted a neighborhood meeting on September 28, 2023, to discuss the proposed development. No members of the public attended the meeting.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	<p>Goal 3.3. A: Build an adaptable framework for continued growth in a changing [economic] environment.</p> <p>Objective: Increase business retention and grow business activity.</p>

Ignite! Comprehensive Plan

The future land use map identifies the area as Commercial. The Commercial category includes the broadest range of retail, service and office uses. As previously mentioned, the subject property is located in a significant commercial node at the intersection of M-150 Hwy and M-291 Hwy that serves the southern portion of Lee’s Summit with a full range of retail, service and office uses such as grocery, big box retail, restaurants, professional offices, gas station and convenience store, etc.



6. Analysis

Background and History

- January 23, 2007 – The Planning Commission approved the preliminary plat (Appl. #2006-236) titled *Raintree Plaza, Lots 1-7*.
- March 1, 2007 – The City Council approved a rezoning from AG (Agricultural) to CP-2 (Appl. #2006-234) and preliminary development plan (Appl. #2006-235) for the Raintree Plaza commercial development by Ordinance No. 6352.
- May 3, 2007 – The City Council approved the final plat (Appl. #2007-031) titled *Raintree Plaza, Lots 1-7* by Ordinance No. 6387.
- November 1, 2009 – The approved preliminary development plan (Appl. #2006-235) became null and void due to no final development plan application being submitted within 2 years for any portion of the approved development.

Compatibility

Uses. The proposed office use is allowed by right in the existing CP-2 zoning district. As the major commercial node in the south part of Lee’s Summit, the area around the intersection of M-150 Hwy and M-291 Hwy is home to a range of existing retail and service uses that include a grocery store, a big box discount retailer, restaurants, a convenience store/gas station, banks and general/professional offices to serve area residents and travelers along the commercial corridor. An insurance office is a compatible and complementary use to existing area commercial development.

Architecture. The building will have a stone veneer base and pilasters that will extend onto all four elevations, a stucco body and composition roof. The building’s roof will be a combination gable roof and hip roof. The proposed building’s architecture is compatible and complementary with existing area commercial development.



Figure 1 – Front and side building perspective



Figure 2 – Rear building perspective

Adverse Impacts

The proposed preliminary development plan for the office building is not expected to injure or detrimentally affect the surrounding properties. The proposed use is compatible with existing area commercial development and consistent with the original preliminary development plan for the area that has since expired.

The proposed development is not expected to negatively impact the area through the creation of excessive storm water runoff. The development will be served by an existing underground detention system that was designed to manage stormwater for the 7-lot Raintree Plaza development, of which the subject property will be the second lot to be developed.

Public Services

The proposed development will tie into existing area public infrastructure. Sanitary sewer service will be provided by the existing 8" sewer main along the south side of SW Raintree Plaza Dr. Water service will be provided by an 8" water main along the north side of SW Raintree Plaza Dr.

The existing street network provides adequate capacity to accommodate the proposed development. SW Raintree Plaza Dr provides access to the site from the north via SW Greenwich Dr and from the east via SW Raintree Dr.

Recommendation

With the conditions of approval on the following page, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of both the UDO and DCM (Design and Construction Manual).

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development dated November 14, 2023, and building elevations dated July 9, 2023.

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 site development permits or the start of construction (excluding land disturbance permit).
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
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. All permanent off-site 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.
7. All permanent off-site 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.

8. 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.
9. 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.
10. 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.