



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-119 – PRELIMINARY DEVELOPMENT PLAN – Raintree Village
Applicant	Scenic Development, LLC
Location	1501 SW Arborwalk Blvd
Planning Commission Date Heard by	May 26, 2022 Planning Commission and City Council
Analyst	C. Shannon McGuire
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: June 30, 2021 and March 8, 2022
Neighborhood meeting conducted: May 16, 2022
Newspaper notification published on: May 7, 2022
Radius notices mailed to properties within 300 feet on: May 5, 2022
Site notice posted on: May 5, 2022

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Attachments

Transportation Impact Analysis by Brad Cooley, PE, dated May 16, 2022 – 2 pages
Micro Stormwater Drainage Study by Olsson, dated March 25, 2022 – 15 pages
Preliminary Development Plan, Dated March 25, 2022 – 23 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Scenic Development, LLC /Developer
Applicant's Representative	Jordan Anderson
Location of Property	1501 SW Arborwalk Blvd
Size of Property	11.86 acres (516,621.6 sq. ft.) total
Number of Lots	1 Lot
Building Area	Phase 1 – 175,00 sq. ft. Phase 2 – 40,000 sq. ft. Phase 3 – 9,045 sq. ft. 224,045 sq. ft. proposed total building area
Building Height	Phase 1 – 40'7" Phase 2 – 34'10" (expansion of Phase 1 building) Phase 3 – 24'4"
Number of Buildings	Phase 1 – 1 Phase 2 – 1 (expansion of Phase 1 building) Phase 3 – 6 7 total buildings proposed
FAR (Floor Area Ratio)	Phase 1 – 0.19 Phase 2 – 0.08 Phase 3 – 0.02 0.29 – proposed total FAR
Parking Spaces – Required	132
Parking Spaces – Proposed	148
Zoning	PMIX (Planned Mixed Use 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 11.86-acre property is currently undeveloped vacant ground located in the Arborwalk mixed-use subdivision.	

Description of Applicant’s Request

The applicant proposes a preliminary development plan (PDP) to construct a 214-bed skilled nursing facility. The construction is proposed to take place in three phases.

2. Land Use

Description and Character of Surrounding Area

The subject site is located in the northeast corner of MO-150 Highway and SW Arboridge Dr. North of the subject site is the PMIX zoned Manor Homes of Arborwalk apartments. South across MO-150 Highway is a mix of R-1 zoned single-family homes, AG zone large lot single family homes and the AG zoned Journey Church. Also zoned PMIX, Central Bank and medical offices are located on the east side of the subject property. West of the proposed development is the PMIX zoned Holy Spirt Catholic Church and vacant lots.

Adjacent Land Uses and Zoning

North (across SW Arborwalk Blvd):	Apartments / PMIX
South (across MO-150 Hwy):	Church & single-family homes / AG
East:	Bank & medical office / PMIX
West (across SW Arboridge Dr):	Church / PMIX

Site Characteristics

The site is an undeveloped lot that generally slopes from the northeast to the southwest. The property is mostly covered in short vegetative growth with a few treed areas.



Special Considerations

The subject site is located within the M-150 Corridor Development Overlay (CDO) District.

3. Project Proposal

Site Design

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

Parking

Proposed		Required	
Total parking spaces proposed:	148	Total parking spaces required:	132
Accessible spaces proposed:	8	Accessible spaces required:	5
Parking Reduction requested?	No	Off-site Parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
Phase 1 – 1 / skilled nursing Phase 2 – 1 (expansion of Phase 1 building) / skilled nursing Phase 3 – 6 / memory care
Building Height
Phase 1 – 40'7" Phase 2 – 34'10" (expansion of Phase 1 building) Phase 3 – 24'4"
Building Size
Phase 1 – 175,00 sq. ft. Phase 2 – 40,000 sq. ft. Phase 3 – 9,045 sq. ft. 224,045 sq. ft. proposed total building area
Number of Stories
Phase 1 – 3 stories Phase 2 – 3 stories (expansion of Phase 1 building) Phase 3 – 1 story
Floor Area Ratio
Phase 1 – 0.19 Phase 2 – 0.08 Phase 3 – 0.02 0.29 – proposed total FAR (0.55 max in the PMIX zoning district)

Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	35'9''' (Building) / 25' (Parking)
Side	10' (Building) / 6' (Parking)	182' (Building) / 84'5''' (Parking)
Rear	20' (Building) / 6' (Parking)	20' (Building) / 20' (Parking)

4. Unified Development Ordinance (UDO)

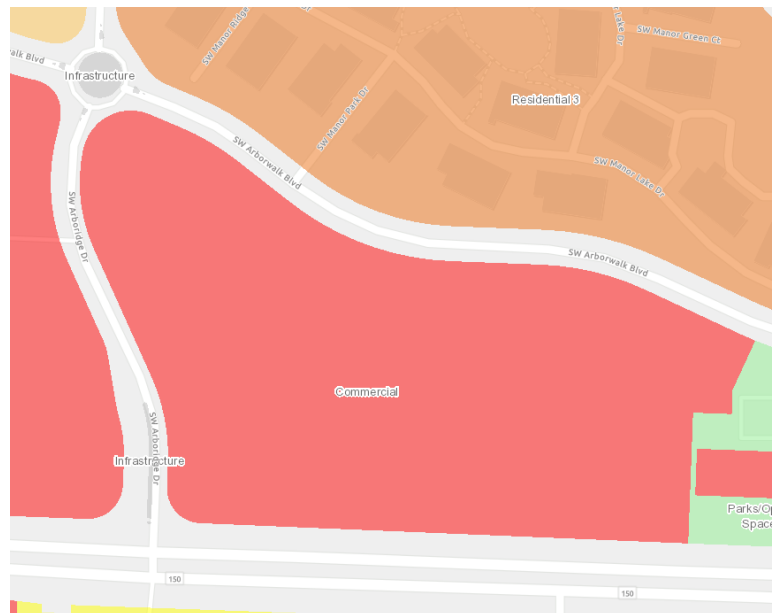
Section	Description
2.260,2.300	Preliminary Development Plan
4.240	Zoning Districts
5.510	M-150 CDO Design Standards

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2.A Goal 3.2.B
Resilient Economy	Goal 3.3.A
Land Use & Community Design	Goal 3.7.A

The 2021 Ignite Comprehensive Plan land use map identifies the subject site’s future recommended land use as Commercial. Convalescent, Nursing or Retirement Homes are land uses allowed in the existing PMIX zoning district per approved plan.

An objective established in the Comprehensive Plan is to create and maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community. The subject application meets this goal by integrating and providing a needed service and housing type into the community.



6. Analysis

Background and History

- June 19, 2003 – The City Council approved a rezoning (Appl. #2002-224) from AG (Agricultural) to PMIX and preliminary development plan (Appl. #2002-225) for Arborwalk by Ordinance No. 5548.

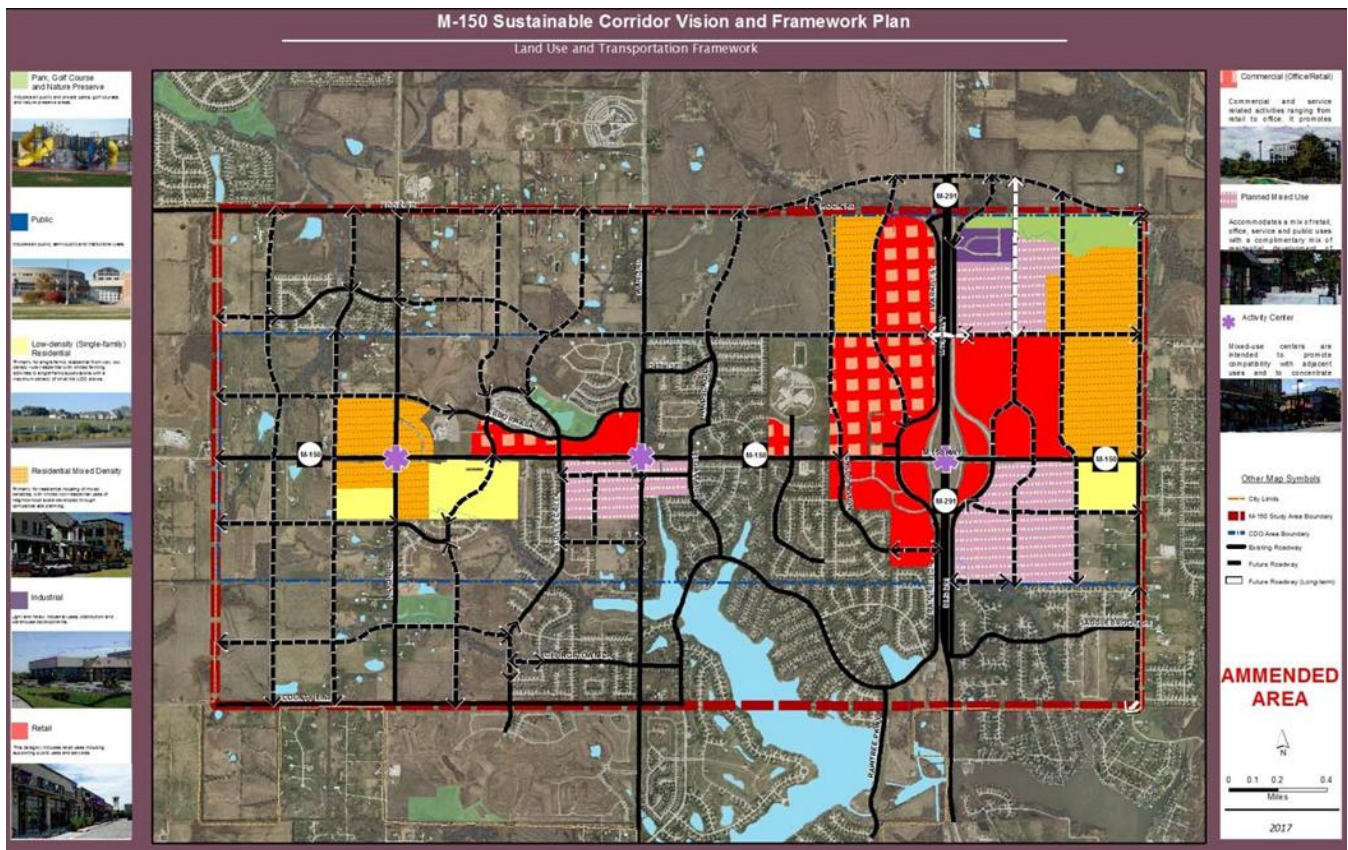
M-150 CDO design standards

The subject property is located within the boundaries of the M-150 Corridor Development Overlay (CDO) District. In an effort to promote sustainable development within the M-150 Corridor, the overlay district encourages the integration of water and energy conservation techniques in site planning and building design by establishing minimum sustainability requirements. To address these requirements, the developer has proposed to incorporate the following features:

- Electric vehicle charging stations
- Drip irrigation systems for landscaped areas
- Native plant species
- Covered parking

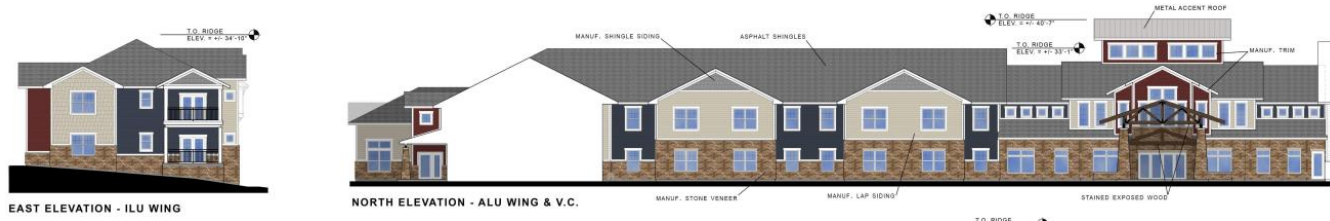
In addition to the required public sidewalk along SW Arborwalk Blvd., the CDO requires a network of on-site pedestrian walkways with a minimum width of five (5) feet to and between public sidewalks along the perimeter streets adjacent to the development. The applicant has met this requirement by proposing a five (5) foot sidewalk that will provide the required connection between the private and public sidewalks.

The M-150 CDO requires that all roof-mounted mechanical equipment be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The applicant proposes to meet the CDO design standard by providing a parapet wall of a height equal to or greater than the height of the mechanical equipment being screened.



Compatibility

The building materials utilized in the design of the proposed building include a combination of lap and shingle siding, stone veneer, stained exposed wood, asphalt shingles and standing seam roof. The proposed building materials are compatible with the design and construction of existing buildings in the surrounding developments and throughout the community.



Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property.

Public Services

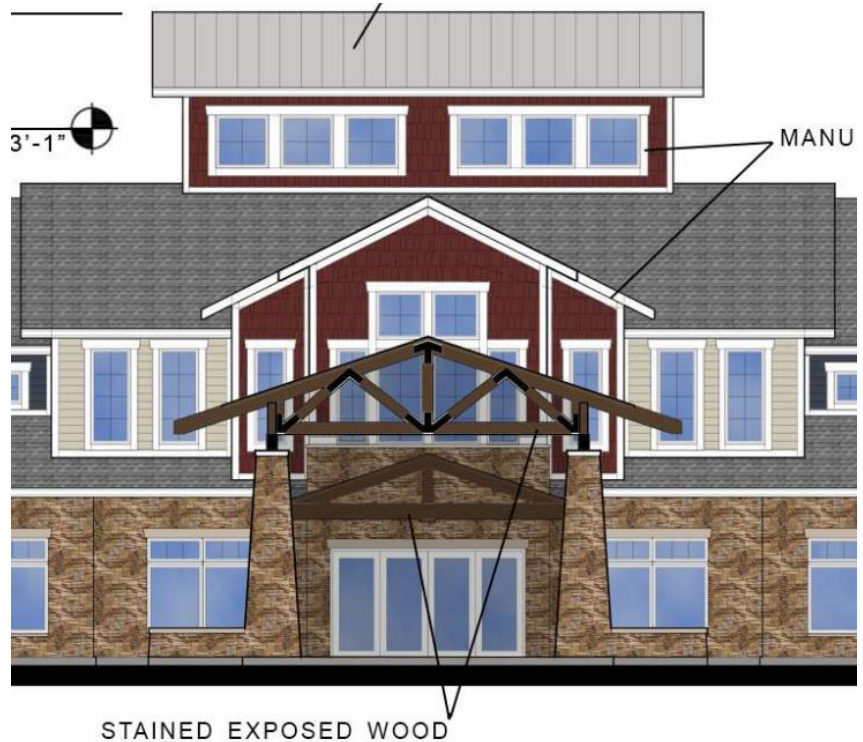
The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Water for the proposed development will utilize existing public water lines that surround the property. A public sanitary sewer main extension will be required to connect to an existing manhole located approximately 1700 ft. to the south. The applicant has provided a preliminary alignment showing that the public extension is feasible. Onsite private stormwater treatment will be required prior to connecting to the existing public storm sewer system.

Stormwater

The applicant submitted “Raintree Village Preliminary Development Plan Micro Stormwater Drainage Study” (“Drainage Study”) as a part of this preliminary development plan (PDP) submittal. The Drainage Study contains enough information to confirm that a single detention basin can be utilized to serve the fully developed site. The PDP includes a single detention basin sized to accommodate this full development. Stormwater design for each subsequent final development plan (FDP) submitted will not be required to match the layout shown with this proposed PDP, but it will be required to meet the City standards in place at the time of this PDP approval and must be designed to accommodate the entire site. Each FDP submittal will be required to include a drainage study with a narrative and design calculations that provide greater detail to show that the stormwater design meets the specified requirements. A complete stormwater design review will be performed with each FDP submittal.

Conditional Material

The applicant has proposed the use of wood in a limited role as trim and accent pieces. The UDO limits wood as a conditional material only when being used to provide compatibility to surrounding buildings or residential districts. The proposed structures are adjacent to and face the Manor Homes of Arborwalk apartments and are in close proximity to the Arborwalk residential subdivision. The use of wood as a construction material is common in the adjacent residential neighborhoods and is used as accent elements in the apartment development. Staff finds that the proposed material meets the UDO’s requirement of providing compatibility to the surrounding buildings and residential district.



Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated March 25, 2022.

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. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
8. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
9. 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.
10. Future final development plan submittals will be required to include a drainage study with a narrative and design calculations that provide greater detail to show that the stormwater design meets the City standards.
11. A final sanitary sewer alignment will be required to be submitted with the first Final Development Plan (FDP) submittal.
12. 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.
13. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4-inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
14. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
15. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
16. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. 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.

17. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

18. 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.