



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-289
File Name	PRELIMINARY DEVELOPMENT PLAN – ReNourish Counseling Office
Applicant	ReNourish
Location	102 SW 2nd Street
Planning Commission Date	November 4, 2021
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: May 11, 2021
Neighborhood meeting conducted: August 30, 2021
Newspaper notification published on: October 16, 2021
Radius notices mailed to properties within 300 feet on: October 16, 2021
Site notice posted on: October 15, 2021

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated October 27, 2021 – 2 pages
Stormwater Memorandum by Engineering Solutions, dated October 5, 2021 – 2 pages
Preliminary Development Plan, dated October 5, 2021 – 1 page
Photo of Existing Structure, 1 page

Modification Request letter – 1 page
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	ReNourish/Property Owner
Applicant’s Representative	Rebecca McConville
Location of Property	102 SW 2 nd St
Size of Property	±0.14 acres (6,178 sq. ft.)
Number of Lots	1
Building Area	1,218 sq. ft. – existing
FAR (Floor Area Ratio)	0.2 – existing
Parking Spaces – Required	4
Parking Spaces – Proposed	1 ADA – proposed on-site 3 – shared public parking spaces located at 204 SW Market St
Zoning	TNZ (Transitional Neighborhood Zone)
Comprehensive Plan Designation	Downtown Activity Center
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 0.14-acre property was originally constructed as a single-family home in 1921. The residence is currently unoccupied.

Description of Applicant’s Request
The applicant proposes to refurbish the existing home into a nutritional counseling office. The applicant proposes to provide one (1) ADA parking stall on site. The three (3) remaining required parking stalls will be provided offsite at the public parking lot located at 204 SW Market St.

2. Land Use

Description and Character of Surrounding Area
The subject property is located on the north side of SW 2nd Street and sits along the east edge of the CBD. The character of the surrounding neighborhood is a mix of residential and low intensity commercial uses that bridge the transition from the CBD to the surrounding residential neighborhoods. The properties directly surrounding the development are all original single-family homes built between 1938 and 1950.

Adjacent Land Uses and Zoning

North:	single-family residential / RP-2
South (across SW 2nd St):	Single-family residential / CP-2
East:	Photo Studio / TNZ
West:	Single-family residential / TNZ

Site Characteristics
The property sits on the north side of SW 2 nd Street west of SW Market Street. The existing single-family home was built in 1921. The 0.14-acre site generally drains from the south to the north. The original home was not built with a garage and onsite parking is currently provided by a gravel driveway.

Special Considerations
None

Building Setbacks

Yard	Required Minimum	Proposed
Front	0-15' max. or within 5 feet of the median setback of the structures on adjoining property	26'-4" (existing)
Side	5'	3'-9" to west (existing); 16'-6.5" to east (existing)
Rear	15'	67' (existing)

Parking Lot Setbacks

Yard	Required Minimum	Proposed
Front	20'	3.5'*
Side	20' to the west 6' to the east	11.5' to west*; 2.4' to east*
Rear	20'	85'

*modification required

3. Unified Development Ordinance (UDO)

Section	Description
2.260,2.300	Preliminary Development Plan
4.160	Zoning Districts
7.060	Modifications

The subject property is zoned Transitional Neighborhood Zone (TNZ). The TNZ District is a Planned-Transitional Neighborhood District designed for a compatible mix of residential, office and limited specialty retail uses in close proximity to the Central Business District (CBD) of downtown and the surrounding residential development. The TNZ District is suitable as a transitional zone for areas that are intended to serve as a buffer between more intense CBD uses and adjoining residential neighborhoods. The TNZ District recognizes the need to provide a mixed-use environment while at the same time preserving existing residential neighborhoods. This district is identified as one in which the physical character and design of existing and proposed new structures play an important role in assuring compatibility with existing or planned residential development.

4. Comprehensive Plan

The 2021 Ignite Comprehensive Plan land use map identifies the subject site's future recommended land use as Activity Center Downtown.



5. Analysis

Background and History

- September 15, 2005 – The City Council approved the change in zoning classification for numerous properties surrounding the CBD, including the subject property, from R-1, RP-2, PRO, CP-1, CP-2 and PI-1 to TNZ (Appl. #2005-162) by Ord. #6048.

Compatibility

The proposed development maintains the original 1921 single-family home. By retaining its residential character, the proposed development remains compatible with the surrounding neighborhood. The proposed use meets the intent and purpose of the TNZ district established by the UDO by serving as a buffer between more intense CBD uses and adjoining residential neighborhoods.

Adverse Impacts

The proposed development is not expected to negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed use will maintain the residential character of the existing single-family home.

Public Services

The proposed preliminary development plan will not impede the normal and orderly development and improvement of the surrounding property. The necessary road network, water, sanitary sewer and storm sewer to serve the site already exist and currently serve the site.

Downtown area parking guidelines

The requirements for parking may be waived in the downtown area if available public parking is located within 500 feet for non-residential uses. This public parking must have sufficient capacity to absorb the required number of spaces. The applicant proposes to provide one (1) ADA parking stall on site. The remaining required three (3) parking stalls will be provided off site at the public parking lot located approximately 256' away at 204 SW Market St. Based on projected parking demands as determined by the City Traffic Engineer, there is sufficient capacity of available public parking in the subject lot to absorb the required number of spaces.



Modifications

Parking lot setback. Modification requested. **Staff supports the requested modification.**

- **Required** - The UDO requires parking lots to be set back a minimum 20' from any public right-of-way; 20' from any residential district or use; and 6' from the side property line.
- **Proposed** - The propose parking lot is set back approximately 3.5' along the SW 2nd Street right-of-way; 11.5' from the residential use to the west; and 2.4' from the east property line.

- **Recommended** – Staff supports the requested modification. Common to other properties in the downtown area, site limitations prevent compliance with required parking lot setbacks on the subject property. This is particularly true of residentially developed properties converted to office or commercial uses as is the case here. The applicant proposes to provide a 3.5’ setback along the SW 2nd St right-of-way and a 2.4’ setback along the eastern property line. The proposed setbacks compare favorably to the abutting property to the east at 100 SW 2nd Street whose parking lot extends up to both the SW 2nd St right-of-way and the property line shared with the subject site.

An 11.4’ parking lot setback is also requested from the western property line. In an effort to mitigate possible negative impacts this may have on the adjoining property, staff has placed a condition of approval requiring screening of 12 shrubs per 40 linear feet to a height of two and one-half (2.5’) feet, along the edge of the parking lot area parallel to the western property line.

Recommendation

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

6. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum UDO parking lot setbacks, to allow a 3.5’ parking lot setback along SW 2nd Street; a 2.4’ set back from the east property line; and an 11.5’ setback from the west property line.
2. Development shall be in accordance with the preliminary development plan dated October 5, 2021.
3. Parking lot screening of 12 shrubs per 40 linear feet to a height of two and one-half (2.5’) feet, shall be provided along the edge of the parking lot area parallel to the western property line.

Standard Conditions of Approval

4. 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.
5. 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).
6. 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.
7. 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. The house shall meet the requirements for a B- Occupancy Group. Verified at inspection.