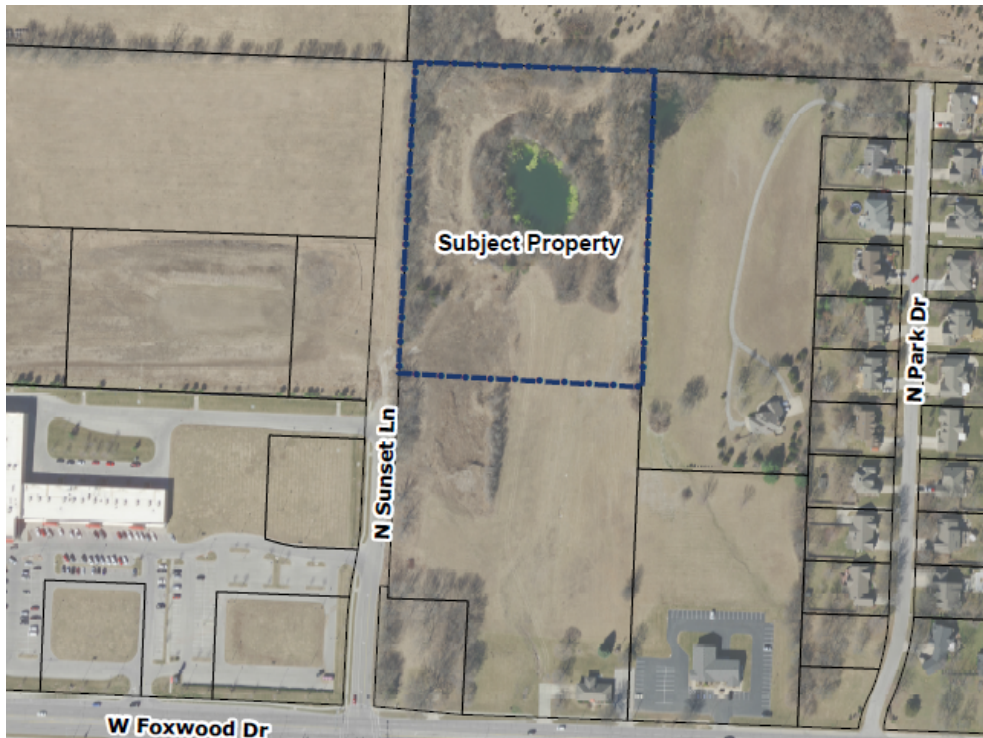


To: Planning and Zoning Commission
From: City Staff
Date: December 17, 2019
Re: **Case #19023** **Compass Health Site Plan**

GENERAL INFORMATION

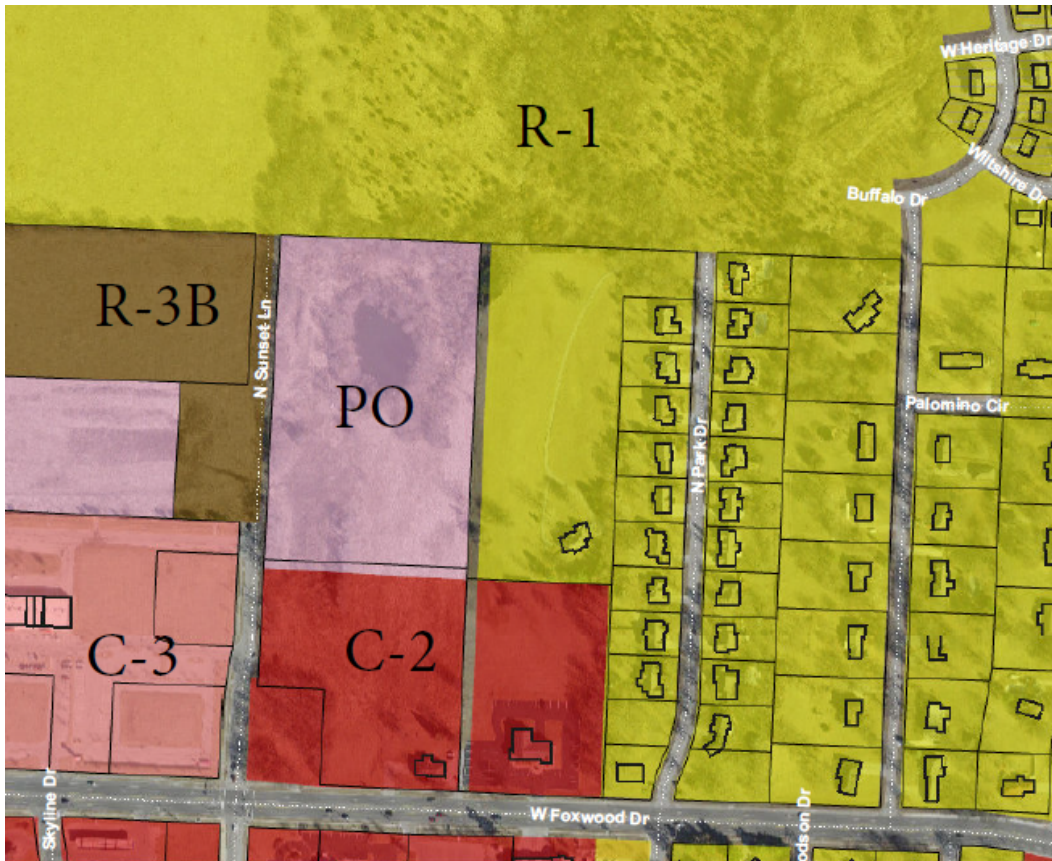
Applicant/ Compass Health Network
Property Owner: 616 Burkarth Road
Warrensburg, MO 64093

Requested Action: Site Plan approval for Compass Health office building
Property Location: 501 N. Sunset Lane



Existing Zoning:

“PO” Professional Office District



Existing Surrounding Uses:

- North:** Undeveloped
- South:** Undeveloped
- East:** Single-family residential
- West:** Undeveloped/ Day-Care facility

Total Tract Size: 8.22 Acres

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development on the southern portion of the property and low-density residential on the northern portion of the property.

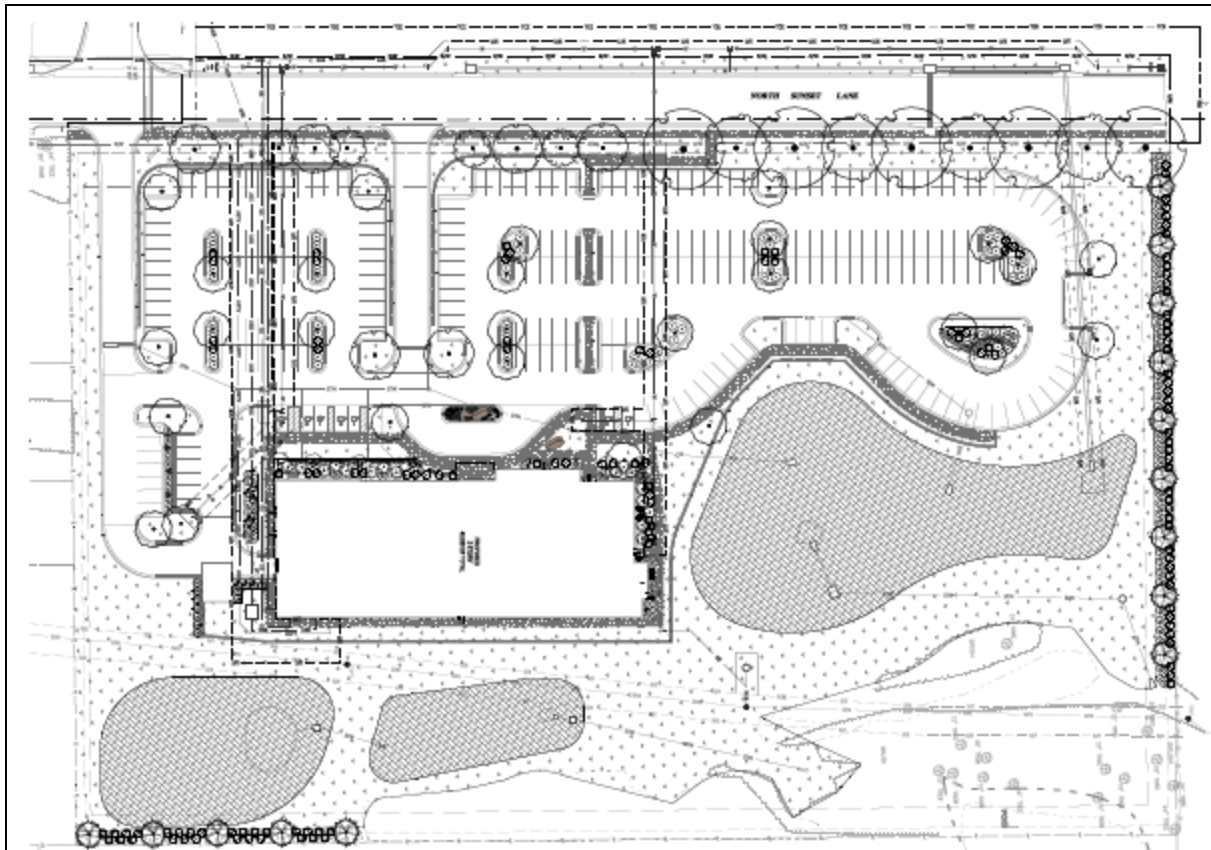
Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has Sunset Lane classified as a Minor Collector.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for a proposed 40,000 square foot 2-story office building for Compass Health Network. Behavioral health, medical and dental services will be provided at the facility.



SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the

development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or groundwater;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action
 - a. All site plans will be reviewed by the Community Development Director.
 - b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or

(2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.

c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;

- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
 - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The southern 1.8 acres of the property was rezoned to “PO” Professional Office Zoning District on March 10, 1997. The remaining property was rezoned to PO on June 25, 2018.
2. The Second Replat of Kirby Estates (the final plat for the property) was approved on June 25, 2018.
3. The right-of-way for Sunset Lane to be extended north of the Raymore Market Center was dedicated as part of the Raymore Senior Village Plat approved on October 8, 2012.

ENGINEERING DIVISION COMMENTS

The Engineering Division of Public Works has reviewed the application and determined that it complies with all of the applicable requirements of City Code.

STAFF COMMENTS

1. **Development Standards:** The current bulk and dimensional standards for the “PO” Professional Office District zoning classification for the property is provided below.

	PO
Minimum Lot Area	
per lot	-
per dwelling unit	-
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

The property and proposed building comply with the PO district development standards.

2. **Special Use Conditions:** There are no special use conditions for office buildings or medical/dental clinics.

3. **Parking:** The minimum parking standards for the uses allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required
COMMERCIAL USES	
Office	1 per 300 square feet
Medical or Dental Clinic	1 per 600 square feet

The medical and dental clinic portion of the building is 6,768 square feet. The office portion of the building is 33,232 square feet.

Use	Parking Required	Parking Provided
Office	111 spaces	
Medical or Dental Clinic	12 spaces	
	123 spaces	255 spaces

With 255 parking spaces provided, a total of 7 ADA compliant parking spaces are required, with 2 of the 7 spaces being van-accessible only.

The required loading space for a 40,000 square foot office building has been provided on the south side of the building.

The site plan provides for the required number of parking spaces, including ADA compliant spaces.

4. Landscaping

Twenty percent (20%) of the site is required to be reserved for landscaped area. A landscaped area a minimum of six feet (6') in width shall be provided along each street frontage and along all perimeter property lines.

Sixty percent (60%) of the site is pervious surface, either in landscaped area or left in its natural condition.

A type "A" landscape screen is required along the northern and eastern property line. The landscape plan proposes a type A screen be installed along the entire northern property line. Along the eastern property line, the landscape plan proposes a type A screen be installed from the south property line north approximately 200 feet. From that point going north, existing vegetation is to remain and provides the required screening. If existing vegetation is removed to the point a type A screen is not provided, then new landscaping must be installed

to establish a type A screen prior to issuance of a Certificate of Occupancy. The existence of wetland areas does not exempt the property owner from complying with the Landscape Code.

The minimum six-foot (6') landscaped area is provided along all street frontages.

The required street trees along Sunset Lane are provided.

The required interior parking lot area landscaping and perimeter parking lot landscaping, including trees, has been provided.

The proposed landscape plan does comply with the landscaping requirements of the UDC

5. Building Design:

The proposed development must comply with the building design standards contained in Section 440.010 of the UDC.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of the front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.
- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or

roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

Four-sided architecture is proposed for the building. Building materials consist of brick and EIFS. Articulation of the building walls is provided.

The proposed development does comply with the building design standards of the UDC.

6. Pedestrian Access:

A five-foot sidewalk will be constructed along the east side of Sunset Lane.

Sidewalk connection to the front of the building will be made from Sunset Lane.

Sidewalk connection is provided around the perimeter of the building.

7. Signage:

A monument sign is proposed in the southwest corner of the site. The proposed location on the site plan places the sign within a utility easement. At the time a permit is requested the sign must be proposed for a location outside of any easement.

8. Fire District Review:

9. Fire District Review:

The site plan was reviewed by the South Metropolitan Fire Protection District.

The Fire District requires the issuance of a building permit separate from the building permit issued by the City of Raymore.

9. Stormwater Management:

There is significant elevation change from the southwest corner of the site towards the northeast corner. Grade change is approximately forty-four feet (44').

The pond on the property will be the general location of the proposed stormwater detention basin. There is also a small pond that crosses the property line with the adjacent property owner to the east.

Stormwater will be collected on site and discharged into a detention basin. The outlet for the basin will release the stormwater to the northeast corner of the site where the water is directed towards an existing stream channel on property to the north.

Stormwater runoff from 58 Highway and land to the south of the development will be collected into two detention basins along the east property line and discharged into the wetland area in the northeast corner of the site.

10. Site Lighting:

The parking lot area will be illuminated by a combination of twenty-foot (20') tall free-standing LED light poles with 90° cutoff fixtures.

The requirements of Section 440.020F: Outdoor Lighting of the UDC are met.

11. Trash Enclosure:

A trash enclosure is provided in the parking/access area to the south of the building.

The proposed trash enclosure is in compliance with the requirements of the UDC.

12. Screening of Mechanical Equipment:

All electrical and mechanical equipment located on the property shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. This requirement will be monitored when the equipment is installed to determine the applicability of the

requirement.

The landscape plan identifies plantings to screen the trash enclosure and the utility connections near the southeast corner of the building.

13. Wetlands

In September of 2019 Habitat Architects, LLC conducted a jurisdictional evaluation and wetland delineation study for the property. A report of the findings was provided to the U.S. Army Corps of Engineers.

On November 15, 2019 the Corps issued its findings in review of the report. The Corps made a preliminary jurisdictional determination that on-site Wetland 1 (W-1), Wetland 2 (W-2), Ephemeral tributary (T-1) and the Open Water 2 (OW-2) areas are jurisdictional waters of the United States. [illustrated below]



The site plan identifies the jurisdictional waters and development does not encroach upon these areas.

14. Site Access:

Access to the site will be provided off of Sunset Lane. There are two (2) access drives proposed off Sunset Lane.

The southern access drive into the site will align with the existing access drive on the north side of the Raymore Market Center.

15. Off-site Improvements: Required as part of the development of the site are several off-site improvements:

- Sunset Lane will be extended as part of the development of the site. Sunset Lane must be extended north to the northernmost access drive to the site.
- The property owner will be required to provide an escrow for one-half (½) of the costs to complete Sunset Lane to the northern property line of the development. Property owners on the west side of Sunset Lane will be responsible for the remaining one-half (½) of the costs to extend Sunset Lane.
- Extension of the existing twelve-inch (12”) water main on the west side of Sunset Lane from its current terminus at the northern property line of the Raymore Market Center to the north property line of the development.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission must make findings of fact taking into consideration the following:

a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

c. the proposed use is allowed in the district in which it is located;

The proposed use(s) are allowed within the existing “PO” Professional Office District.

- d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles.

- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the parking areas and building entrances from Sunset Lane.

- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building on the site does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

The identified jurisdictional waters are preserved and protected.

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

The pond on the property will be utilized for storm water detention. The existing watercourse along the eastern property line is being modified to control the flow of water across the property. The water will be collected in stormwater detention ponds and be released to the existing wetland area.

Many of the existing trees on site will need to be removed to allow for site grading and development.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. **provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. Street trees are provided along Sunset Lane in addition to the on-site landscaping.

Screening is provided along the eastern and northern property lines.

- k. **includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site lighting plan is in compliance with the UDC and minimizes adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
December 17, 2019

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #19023 Compass Health Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to installation of any public improvements:

3. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements.

4. Easements shall be provided for any off-site public improvements that are to be installed.

Prior to issuance of a Building Permit

5. Building construction plans shall be approved by the Building Official.
6. Access must be provided to the site off Sunset Lane to allow emergency vehicles to safely and adequately respond to any calls for service.

Prior to issuance of a Certificate of Occupancy:

7. Utility easements shall be provided for any public improvements that are installed on the site.
8. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
9. Van accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
10. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.
11. Exterior utility connections to the building shall be screened.
12. The stormwater maintenance agreement shall be executed.
13. All public improvements, including extension of the water main and extension of Sunset Lane, shall be completed and accepted by the City Council.
14. A type "A" landscape screen shall exist along the eastern and northern property lines.
15. Financial security, in an amount determined by the City based upon estimated construction costs, shall be provided for one-half ($\frac{1}{2}$) of the costs to extend Sunset Lane to the northern property line of the site.

16. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

17. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
18. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
19. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

PLANNING AND ZONING COMMISSION ACTION - 12/17/2019

The Planning and Zoning Commission, at its December 17, 2019 meeting, voted 7-0 to accept the staff proposed findings of fact and approved Case #19023 Compass Health Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to installation of any public improvements:

3. The public infrastructure plans must be approved by the City and a permit issued for installation of public improvements.
4. Easements shall be provided for any off-site public improvements that are to be installed.

Prior to issuance of a Building Permit

5. Building construction plans shall be approved by the Building Official.

6. Access must be provided to the site off Sunset Lane to allow emergency vehicles to safely and adequately respond to any calls for service.

Prior to issuance of a Certificate of Occupancy:

7. Utility easements shall be provided for any public improvements that are installed on the site.
8. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
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10. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.
11. Exterior utility connections to the building shall be screened.
12. The stormwater maintenance agreement shall be executed.
13. All public improvements, including extension of the water main and extension of Sunset Lane, shall be completed and accepted by the City Council.
14. A type "A" landscape screen shall exist along the eastern and northern property lines.
15. Financial security, in an amount determined by the City based upon estimated construction costs, shall be provided for one-half (1/2) of the costs to extend Sunset Lane to the northern property line of the site.
16. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

17. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.

18. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
19. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.