



**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** January 13, 2020  
**Re:** Case #19025 Impact Fieldhouse Conditional Use Permit

## GENERAL INFORMATION

**Applicant** R and C Investments Properties LLC

**Property Owner:** Dolores Russell  
17819 Emerald View Drive  
Raymore, MO 64083

**Property Location:** 500 S. Lincoln Avenue



**Site Photographs:**



**View from southwest corner of the site looking north**



**View from southwest corner of the site looking east along Sunrise Drive**



**View from southeast corner of site looking north along J Highway**



**View from the northeast corner of the site looking west along the north property line**

**Existing Zoning:** "M-1" Light Industrial District



**Existing Surrounding Uses:**     **North:** Vacant Industrial  
  **South:** Single-family residential  
  **East:** Agricultural  
  **West:** Undeveloped industrial

**Total Tract Size:**     **2.4 Acres**

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for business park development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies J Highway (Lincoln Avenue) as a Minor Arterial and Sunrise Drive as a Local Street.

**Advertisement:** November 28, 2019 edition of **The Journal**  
December 26, 2019 edition of **The Journal**

**Public Hearing:** December 17, 2019 Planning Commission Meeting  
January 13, 2020 City Council

- Items of Record:**
- Exhibit 1. Mailed Notices to Adjoining Property Owners**
  - Exhibit 2. Notice of Publication**
  - Exhibit 3. Unified Development Code**
  - Exhibit 4. Application**
  - Exhibit 5. Growth Management Plan**
  - Exhibit 6. Staff Report**
  - Exhibit 7. Site Plan**

**Additional exhibits as presented during hearing**

## **PROPOSAL**

Outline of Requested Action: The applicant seeks to obtain a Conditional Use Permit to allow outdoor recreational activities on the property.

City Ordinance Requirements: 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 for a Conditional Use Permit, specifically, Section 470.030.

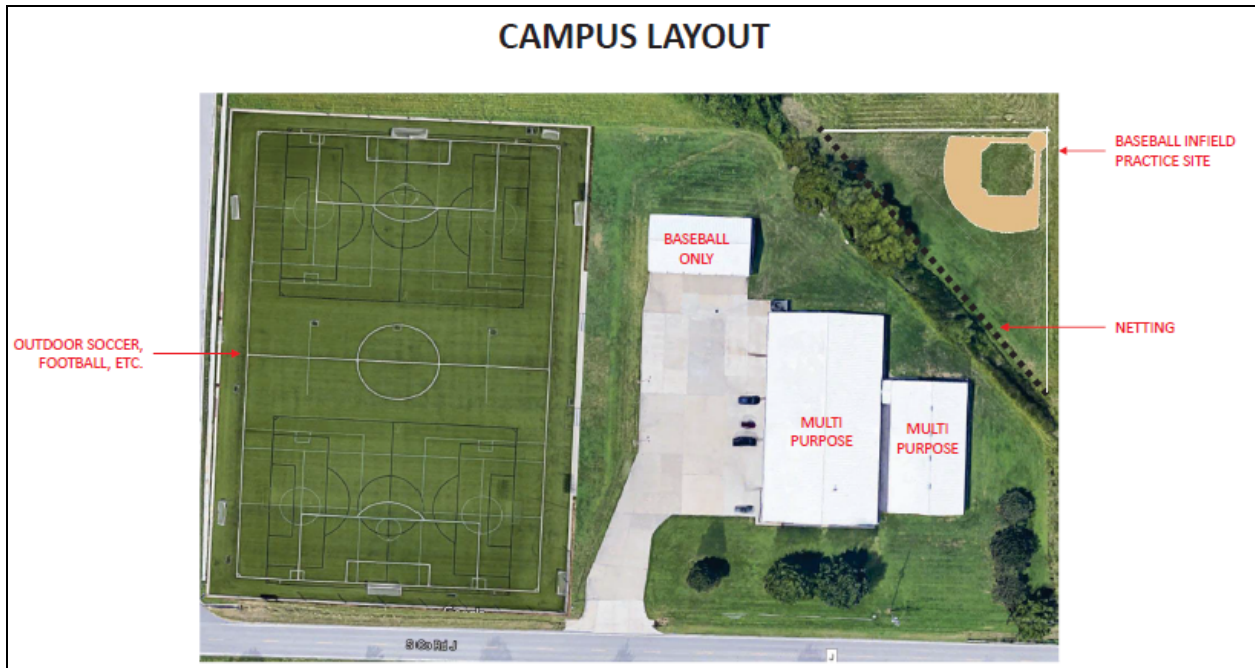
## **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. The subject property was zoned "M-1" Light Industrial on August 26, 1984.
2. Phase 4 of the Morningview Subdivision, located on the south side of Sunrise Drive, was zoned "PUD" on June 13, 2004.

## **STAFF COMMENTS**

1. The applicant's request for a CUP only applies to the use of the property for outdoor recreational activities. The use of the interior of the existing buildings for indoor recreational activities is a permitted use in the M-1 zoning district.

2. The applicant has submitted a conceptual site plan application for the property.



3. There are two distinct outdoor recreational areas proposed on the property. One on the northwest corner of the site behind the buildings for baseball infield practice, and one on the southeast corner of the site along Sunrise Drive for soccer/football activities.
4. The conceptual site plan indicates a fence is proposed around the soccer/football field area and netting is proposed along the stream channel for the baseball infield practice site. Although not specifically identified, the plan indicates a fence will be constructed at the northwest corner of the site for the baseball field.
5. The stream channel that crosses through the property is not within the floodplain.
6. Access to the parking lot area will be from the existing driveway onto J Highway.
7. The Unified Development Code does not establish a minimum parking space requirement for outdoor recreational activities. The UDC indicates the minimum parking requirement is to be established by the Development Services Director.
8. The existing three buildings on the site have a combined size of 19,887 square feet. Modifications will be required to transition the interior of the buildings to recreational space.

9. The minimum parking requirement for the indoor recreational component of the business is twenty-five (25) spaces.
10. The existing parking area for the buildings is approximately sixteen-thousand one-hundred fifty (16,150) square feet. With 9x18 parking spaces and 1-way traffic flow to maximize the number of parking spaces that would fit, approximately 35 parking spaces can be provided in the existing parking area.
11. A Type A landscape screen would be required of any M-1 use that would be developed on the vacant lot where the soccer/football field are proposed. In-lieu-of requiring a type A screen, staff would recommend the use of opaque mesh attached to the fencing along the southern and eastern property lines to create the required screening.
12. The current property owner has allowed youth soccer teams to periodically practice on the open field area.

## **PLANNING COMMISSION PROPOSED FINDINGS OF FACT**

Chapter 470, Section 470.030(E) of the Unified Development Code states that a Conditional Use Permit may be granted by the City Council by ordinance provided that specific written findings of fact have been made by the Planning and Zoning Commission based upon the particular evidence presented which supports the following conclusions :

1. **the proposed conditional use complies with all applicable provisions of the Unified Development Code.** The proposed Conditional Use Permit, and site conceptual plan, do comply with all of the applicable provisions within the UDC.
2. **it is in the interest of the public welfare or convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.** The requested CUP is in the general interest of the community, and will not have a significant adverse impact on surrounding properties. With the conditions recommended by staff, there will be minimal impact to neighbors.
3. **the proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.** With the conditions recommended by staff, the proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
4. **it is compatible with the character of the surrounding property in terms of site planning, building scale, and project design.**

With the conditions recommended by staff, the proposed use is compatible with surrounding property. Site layout and design are compatible with adjacent developments.

5. **it is compatible with the character of surrounding property in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation.** The proposed use is compatible with other uses that would be allowed upon the subject property under the current zoning classification. With the conditions recommended by staff, the use can be compatible with surrounding properties in terms of operating characteristics.
6. **the location and size of the conditional use, the nature or intensity of the proposed conditional use would prevent the development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will adversely affect the immediate neighborhood, consideration must be given to:**
  - a. **the location, nature and height of buildings, structures, walls, and fences on the site** The location, nature and height of buildings, proposed outdoor fields, and proposed fences on the site will not prevent the development of neighboring properties under the existing zoning classification.
  - b. **the nature and extent of landscaping and screening on the site.** Fencing of the outdoor fields is a condition recommended by staff. Proper fencing will minimize the impact of the proposed conditional use.
7. **off-street parking and loading areas will be provided in accordance with the standards set forth in the Unified Development Code, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.** With the proposed conditional use, additional parking area will be necessary to accommodate users of the facility.
8. **existing public facilities (infrastructure) and services are adequate to accommodate the additional demands of the proposed use or will be made to accommodate such demands without substantially increasing public expenditures.** Public infrastructure currently exists to serve the demands of the site under the proposed conditional use.
9. **it will not have a significant adverse impact on pedestrian safety and comfort.** Sidewalk exists along Sunrise Drive. There is no sidewalk along J Highway. Access to the outdoor fields will be from the parking lot area. The proposed use will not have a significant adverse impact on pedestrian safety and comfort.



10. **adequate access roads or entrance and exit drives will be provided and will be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys; and**

The site has an existing access drive off J Highway. The proposed use will not cause any adverse effects to traffic patterns.

11. **all special conditions have been met as set forth by Chapter 420.**

There are no special conditions set forth by Chapter 420 of the Unified Development Code for the conditional use.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	December 17, 2019	January 13, 2020	January 27, 2020

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19025: Impact Fieldhouse Outdoor Recreational Facilities Conditional Use Permit to the City Council with a recommendation for approval, subject to the following conditions:

1. The outdoor soccer/football field area shall be fenced along the east, south and west sides of the field with a fence height between eight (8) and twelve (12) feet.
2. Mesh or similar material shall be attached to the fencing along the southern and eastern property line to create an opaque screen.
3. No commercial signs or messaging is allowed on the fencing.
4. No lighting of the outdoor recreation fields is allowed.
5. Additional off-street parking shall be provided as illustrated on the potential parking expansion plan submitted by the applicant.
6. Any time the outdoor recreation fields are in use access must be provided to the restroom facilities on the site.
7. No outdoor recreational activities shall occur until all of the conditions are complied with.
8. No overflow parking shall occur along J Highway (Lincoln Avenue).

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its December 17, 2019 meeting, voted 8-0 to accept the staff proposed findings of fact and forward Case #19025: Impact

Fieldhouse Outdoor Recreational Facilities Conditional Use Permit to the City Council with a recommendation for approval, subject to the following conditions:

1. The outdoor soccer/football field area shall be fenced along the east, south and west sides of the field with a fence height between eight (8) and twelve (12) feet.
2. Mesh or similar material shall be attached to the fencing along the southern and eastern property line to create an opaque screen.
3. No commercial signs or messaging is allowed on the fencing.
4. No lighting of the outdoor recreation fields is allowed.
5. Additional off-street parking shall be provided as illustrated on the potential parking expansion plan submitted by the applicant.
6. Any time the outdoor recreation fields are in use access must be provided to the restroom facilities on the site.
7. No outdoor recreational activities shall occur until all of the conditions are complied with.
8. No overflow parking shall occur along J Highway (Lincoln Avenue).