

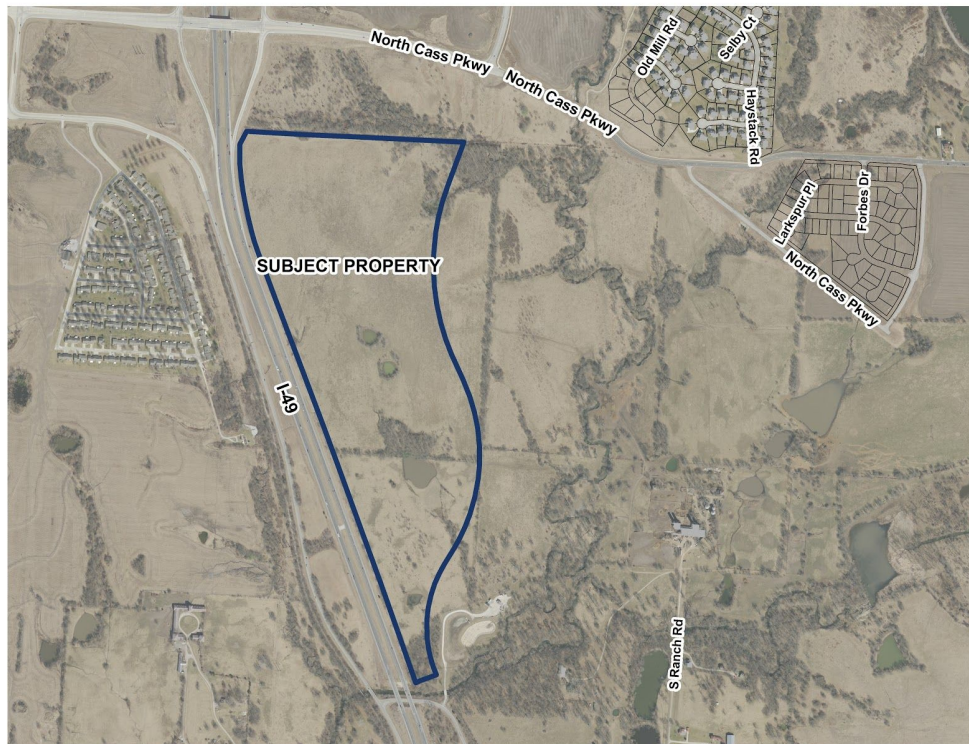
To: Planning and Zoning Commission
From: City Staff
Date: October 16, 2018
Re: **Case #18017 Raymore Industrial Development Site Plan**

GENERAL INFORMATION

Applicant: VanTrust Real Estate
4900 Main Street
Kansas City, MO 64112
Property Owner: Good-Otis, LLC
1464 Techny Road
Northbrook, IL 60062

Requested Action: Site Plan approval for an industrial warehouse development
Property Location: Generally located at the southeast corner of the I-49 & North Cass Parkway Interchange

Aerial Photograph:



Property Photographs:



Aerial View looking north toward N. Cass Parkway from the southern property line.

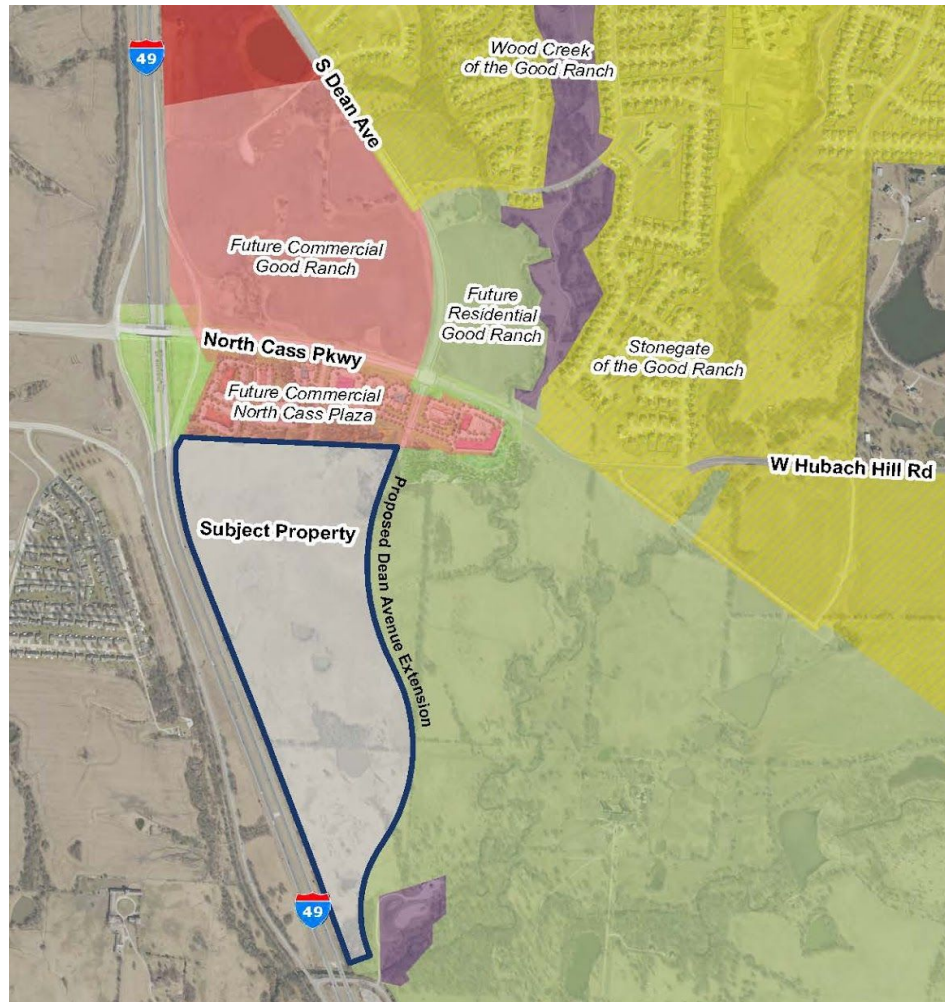


Aerial view looking northeast at Dean Avenue and North Cass Parkway.

View looking southwest from the Stonegate subdivision

Existing Zoning:

“BP” Business Park District



Existing Surrounding Uses:

- North:** Undeveloped
- South:** Undeveloped
- East:** Undeveloped
- West:** Undeveloped.

Total Tract Size: 136.38 Acres

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Commercial development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has N. Cass Parkway and Dean Avenue classified as a Minor Arterial Roadways

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 industrial warehousing development.

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 ground water;
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, and 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 MOU and Master Land Use Plan for the Good Ranch was approved by the City of Raymore on March 16, 1994. The subject property, identified as Tract 10 on the Land Use Plan, was identified as appropriate for Business Park development.
2. The property was rezoned from “A” Agricultural to “BP” Business Park on March 23, 2014.

ENGINEERING DIVISION COMMENTS

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

STAFF COMMENTS

1. **Development Standards:** The development standards applicable to the property are as follows:

	BP (Existing)	PUD (Proposed)
Minimum Lot Area		
per lot	1 acre	1 acre
per dwelling unit	-	-
Minimum Lot Width (feet)	100	100
Minimum Lot Depth (feet)	100	100
Yards, Minimum (feet)		
front	30	20
rear	20	20

side	10	10
side, abutting residential district	20	10
Maximum Building Height (feet)	80	80
Maximum Building Coverage (%)	50	50

- 2. Special Use Conditions:** There are no use-specific standards or conditions.
- 3. Parking:** The minimum parking standards for the used allowed within the proposed development are as follows:

Use	Minimum Parking Spaces Required (Existing)	Minimum Parking Spaces Required (Proposed)
INDUSTRIAL USES		
Office	1 per 300 square feet	1 per 300 square feet
Manufacturing, Production and Industrial Service	1 per 1,000 square feet of non-office floor area plus 1 per 300 square feet of office area	1 per 1,300 square feet
Trucking/Freight Terminal	1 per 1,000 square feet	1 per 1,300 square feet
Warehousing and Wholesaling	1 per 1,000 square feet	1 per 1,300 square feet

4. Landscaping

Twenty percent (20%) of the site is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. A total of thirty-five percent (35%) of the site is provided with landscaping.

A Type-C screen is required along the north property line between the proposed development and the adjacent commercial property. Adequate screening has been provided.

A total of 168 trees and 512 shrubs are required for interior parking lot landscaping. 201 trees and 512 shrubs have been provided.

No details as to plant location, type or size is required as part of the Preliminary Development Plan or site plan. A landscape plan compliant with Chapter 430 of the Unified Development Code, identifying details of the Landscaping Plan shall be submitted with building construction plans.

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

5. Building Design:

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of 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, whether 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.

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

6. **Pedestrian Access:** Pedestrian Access to the building has been provided. Sidewalk will be constructed on both sides of Dean Avenue in the future. Sidewalks will be constructed from the R.O.W. along Dean Avenue connecting to the parking areas and building entrances.
7. **Signage:** A master signage plan was not submitted with the application. Signage is not approved as part of the site plan but is shown for illustration purposes only. A sign permit is required prior to installation of any sign.
8. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. The applicant has addressed the concerns shared by the Fire District.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Stormwater will be collected on site and discharged into two separate detention basins. These basins will be constructed by phase.
10. **Site Lighting:** A site lighting plan was not required to be submitted as part of the site plan application.

Per the MOU, A site lighting plan compliant with the Unified Development Code shall be submitted with building construction plans. All light fixtures shall be installed and operational prior to the issuance of any certificate of occupancy for the applicable building.

11. **Trash Enclosure:** Trash enclosures have not been shown on the site plan. With facilities of this type and scale, trash is most commonly collected from the dock doors of the building, and therefore does not require a separate trash receptacle.

Should a trash receptacle be added as part of the site plan, it will have to comply with the screening requirements of the UDC.

12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building 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. The landscape plan does not show any screening around the equipment. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

- 13. Site Access:** Access to the site will be provided off of Dean Avenue. The applicant has proposed seven (7) separate access drives into the site, serving both passenger vehicles and truck traffic.

PLANNING AND ZONING COMMISSION 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 "BP" Business Park District, as well as the proposed "PUD" Planned Unit Development 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, and maximizes the separation of passenger vehicles and truck traffic.

- 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 Dean Avenue.

- 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;**

There are no unique natural resource features on the site that need to be preserved.

- 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;**

There are significant alterations to the existing topography of the site that will be made for this project. There are no natural watercourses on the site, with the exception of the stream the crosses under Dean Avenue. There are existing trees and vegetation throughout the site that will be removed.

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

Parking for the use meets 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 and screening is provided for the site. Detailed landscaping plans are required to be submitted and approved at the time building construction plans are submitted.

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

A site lighting plan was not required to be submitted as part of the site plan application.

Per the MOU, A site lighting plan compliant with the Unified Development Code shall be submitted and approved with building construction plans. All light fixtures shall be installed and operational prior to the issuance of any certificate of occupancy for the applicable building.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
October 16, 2018

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #18017 Raymore Industrial Development Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. The request to reclassify the zoning of the property to "PUD" Planned Unit Development District, which includes the preliminary development plan, must be approved by City Council.
2. 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.
3. 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:

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

Prior to issuance of a Building Permit

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

Prior to issuance of a Certificate of Occupancy:

6. A final plat shall be approved for that portion of the property that has been developed. The final plat must include all of the right-of-way for Dean Avenue that is adjacent to the subject property.
7. 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.

8. 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.
9. 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.
10. The public improvements shall be accepted by the City Council. Prior to acceptance of the public improvements by the City Council an easement shall be provided to the City for the off-site sanitary sewer line extension.
11. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

12. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
13. 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.
14. 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 - 10/16/2018

The Planning and Zoning Commission, at its October 18, 2018 meeting, voted 7-0 to accept the staff proposed findings of fact and approved Case #18017 Raymore Industrial Development Site Plan subject to the following conditions:

1. Approval of Case #18016, reclassification of zoning of 136.38 acres located south of North Cass Parkway, east of Interstate 49, from "BP" Business Park District to "PUD" Planned Unit Development District.

Prior to commencement of any land disturbance activities:

2. The request to reclassify the zoning of the property to “PUD” Planned Unit Development District, which includes the preliminary development plan, must be approved by the City Council.
3. 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.
4. 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:

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

Prior to issuance of a Building Permit

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

Prior to issuance of a Certificate of Occupancy:

7. A final plat shall be approved for that portion of the property that has been developed. The final plat must include all of the right-of-way for Dean Avenue that is adjacent to the subject property.
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. The public improvements shall be accepted by the City Council. Prior to acceptance of the public improvements by the City Council an easement shall be provided to the City for the off-site sanitary sewer line extension.
12. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

13. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
14. 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.
15. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.