



To: Planning and Zoning Commission
From: Katie Jardieu, City Planner
Date: January 5, 2021
Re: Case #20028 - Heartland Dental Site Plan

GENERAL INFORMATION

Applicant: John R Davis, Jr.
Foresight Real Estate Services, LLC

Property Owner: Raymore Group, LLC
3955 W. 83rd Street
Prairie Village, KS 66208

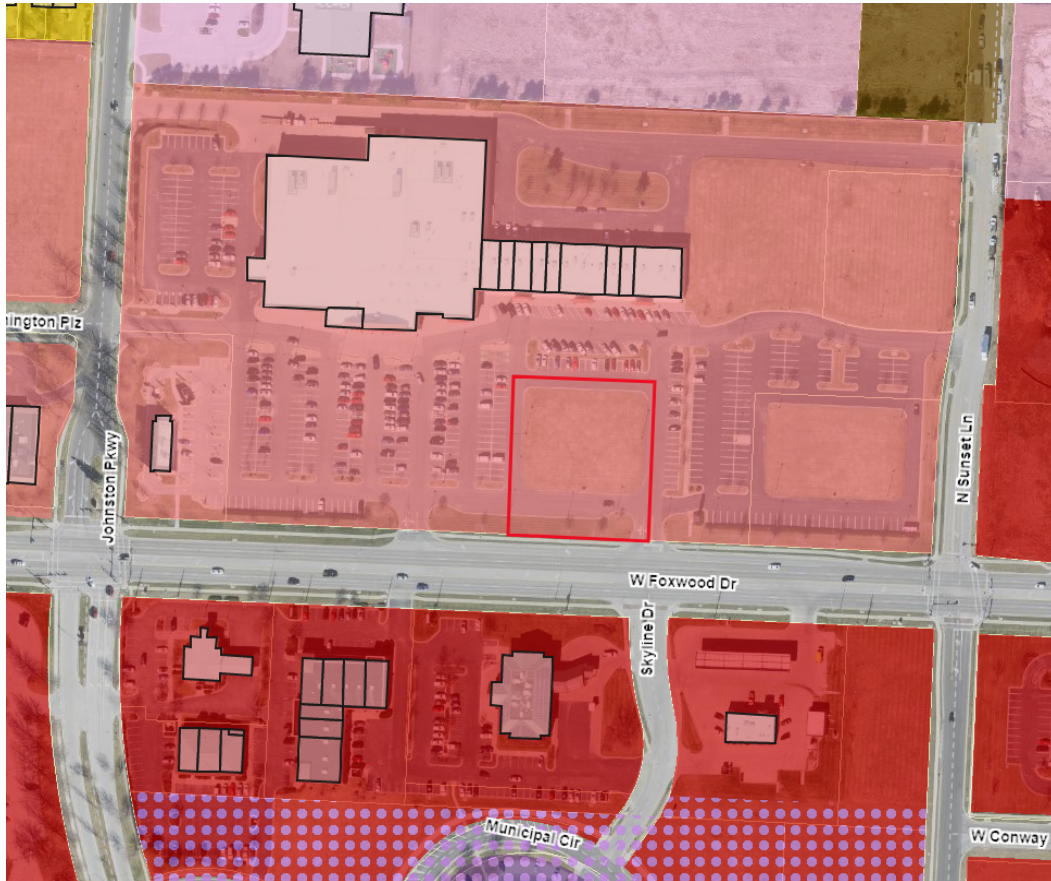
Requested Action: Site Plan approval for Lot 3 at Raymore Market Center

Property Location: 826 W. Foxwood Drive



Existing Zoning:

C-3 Regional Commercial District



Existing Surrounding Uses:

North: R-3B & PO
South: C-2
East: C-2
West: C-3

Total Tract Size: 1.01 acres

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

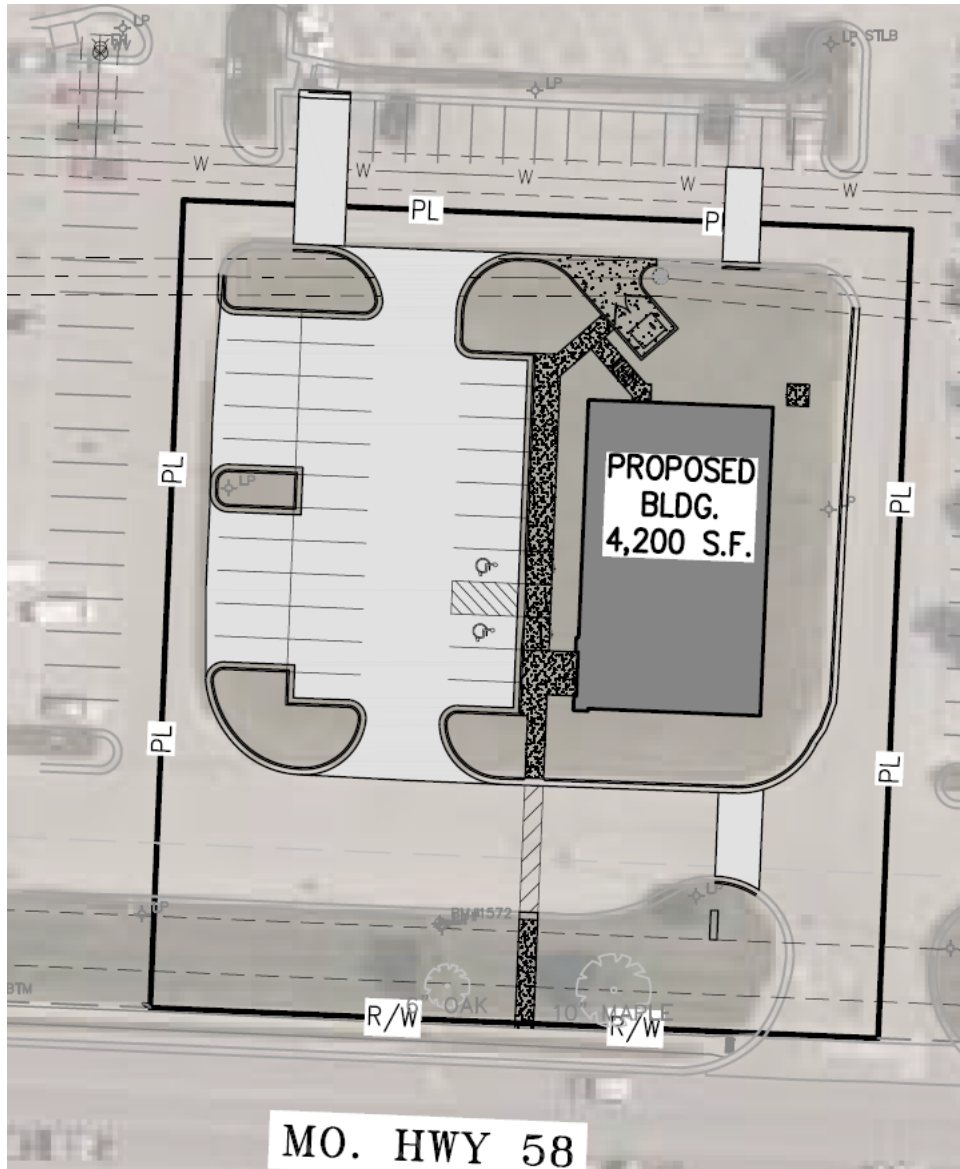
Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan identifies W. Foxwood Drive as a major arterial road. N. Sunset Lane to the east is identified as a minor collector road.

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 4,200 square foot dental office. The building will include 32 parking spots, including two accessible parking spaces.



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 Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Development Services Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Development Services Director Action
 - a. All site plans will be reviewed by the Development Services Director.

- b. The Development Services 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 Development Services 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 Development Services 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 Development Services 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 Development Services 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 Development Services 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 Development Services Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Development Services Director of their intent to appeal within 10 days of the date of decision from the Development Services Director.
 - b. The Development Services 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 Development Services 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 Development Services 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 subject property was rezoned to "C3" Regional Commercial District on May 21, 2006.
2. The Final Plat for the subject property was recorded in April 2007.
3. The subject property is part of the Raymore Market Center shopping center.

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 “C3” General Commercial District zoning classification for the property is provided below.

C-3	
Minimum Lot Area	
per lot	-
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)	80
Maximum Building Coverage (%)	50

The property and proposed building comply with the C-3 district development standards.

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

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

With 32 parking spaces provided, including 2 ADA compliant parking spaces, the building complies with the required 7 spaces minimum parking standards.

- 3. 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.

Two existing trees along Foxwood Drive will be preserved. A third existing tree near the access aisle to Foxwood Drive will be removed and replaced.

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

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

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

4. 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 stone, wood siding and aluminum metal accents and soffits. Articulation of the building walls are provided at one of the building corners. Window and door canopies are proposed to add articulation to the walls.

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

5. Pedestrian Access:

Sidewalk and ADA compliant access to the building is provided from Foxwood Drive at the southeast property corner.

A five-foot wide sidewalk is required to be installed from Foxwood Drive to the site and will be appropriately striped in the parking area.

6. Signage:

Signs are not approved as part of the site plan review. The site plan does reflect a potential location and landscaping for a monument sign.

7. 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.

8. Stormwater Management:

Stormwater runoff is collected and detained in an underground enclosed storm sewer system. This system will then connect to the public stormwater system that crosses through the front of the property.

Stormwater treatment is being provided on site through the use of a Nyoplast Envirohood over the outlet pipe to catch trash and debris.

9. Site Lighting:

There are two existing light poles on the property that will remain. Building accent lighting will also be provided. The site is currently in compliance with the lighting standards of the City.

10. Trash/Recycling Enclosure:

A trash enclosure is provided in the parking/access area to the north of the building. The trash enclosure is proposed to have a stone base to match the stone of the building. UDC section 430.110 states the trash and recycling enclosure to be permanently screened from view and all screens must match the primary color and material of the structure served. The trash enclosure is in compliance with City Code.

11. 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 transformer and utility connections near the northeast corner of the building.

12. Wetlands

No wetlands are on site.

13. Site Access:

Access to the site will be provided off of Foxwood Drive, Johnston Drive and Sunset Lane through cross access agreements with the shopping center.

14. Off-site Improvements: None

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 "C-3" Regional Commercial 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 provides access from the existing sidewalk along highway 58 to the site with a pedestrian crossing, as well as crossing at the northern property lines to allow pedestrian access from the shopping center parking 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;

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 as well as the existing commercial property to the north.

- 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;**

Open space is provided to the north and south of the building as well as through larger than typical parking islands, which help to delineate parking and vehicle movement through the site.

- 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 site plan avoids unnecessary alterations to the site. There is minimal site grading necessary to develop the property.

- 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. The required site trees are provided in addition to the on-site landscaping.

- 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
January 5, 2021

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #20028 Heartland Dental 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 issuance of a Building Permit

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

Prior to issuance of a Certificate of Occupancy:

4. 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.
5. 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.
6. The electrical transformer box and any other accessory utility facility is taller than three and a half feet or covers more than eight square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
7. Exterior utility connections to the building shall be screened.
8. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

9. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
10. 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.
11. 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 DECISION - 1/5/2021

The Planning and Zoning Commission, at its January 5, 2021 meeting, voted 7-0 to accept the staff proposed findings of fact and approved Case #20028 Heartland Dental 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 issuance of a Building Permit

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

Prior to issuance of a Certificate of Occupancy:

4. 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.
5. 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.

6. The electrical transformer box and any other accessory utility facility is taller than three and a half feet or covers more than eight square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
7. Exterior utility connections to the building shall be screened.
8. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.
9. All rooftop equipment shall be screened from view prior to the issuance of a Certificate of Occupancy.

Perpetual Conditions:

10. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
11. 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.
12. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.