



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-107
File Name	Special Use Permit for Raintree Lake maintenance facility
Applicant	Raintree Lake Property Owners Association (RLPOA)
Property Address	504 SW 163 rd St
Planning Commission Date	September 26, 2024
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: n/a

Neighborhood meeting conducted: August 13, 2024 and September 18, 2024

Newspaper notification published on: August 24, 2024

Radius notices mailed to properties within 300 feet on: August 16, 2024 and September 5, 2024

Site posted notice on: August 22, 2024

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Attachments

Special Use Permit Application, Narrative and Supporting Documents, received July 29, 2024 – 15 pages

Copy of Original Landscape Plan dated September 2, 2003

Minutes of August 13, 2024, Neighborhood Meeting – 3 pages

Copy of Ordinance No. 5550 (Original SUP approval) – 13 pages

Copy of Ordinance No. 7353 (SUP renewal) – 4 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	RLPOA / Property Owner
Applicant's Representative	Josh Cresswell
Location of Property	504 SW 163 rd St
Size of Property	+/- 3.88 acres (169,013 sq. ft.)
Number of Lots	1
Building Area (Existing)	5,000 sq. ft.
Zoning	R-1 (Single-family Residential)
Comprehensive Plan Designation	Residential 1
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit and the City Council takes final action on the special use permit.</p> <p>Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.</p>

Current Land Use
<p>The subject 3.88-acre property is the site of the existing 5,000 sq. ft. Raintree Lake subdivision maintenance facility, which was constructed in 2003. The building houses equipment and supplies used in the upkeep of the subdivision's physical assets and grounds. The maintenance building's exterior was constructed with materials and features common to or compatible with residential construction in order to blend in with the residential nature of its surroundings.</p>



Figure 1 - Street view of existing maintenance facility.

Description of Applicant's Request

The applicant requests renewal of an SUP to allow the continued operation of the subdivision's maintenance facility for an additional 10-year period. No proposed changes or expansion of the existing facility are proposed as part of this application. Staff has conducted an inspection of the subject property and finds the site to be maintained in good order and in compliance with the previously approved SUPs from 2003 and 2013 for operation of the maintenance facility.

2. Land Use

Description and Character of Surrounding Area

The subject property is located along SW 163rd St, which is the southern limit of the Raintree Lake subdivision and also serves as a southern city limit. It should be noted that there is a small jog in the city limits boundary line around the two lots to the immediate west that exclude said properties from the Lee's Summit corporate boundaries. SW 163rd St is a transition point from suburban-style single-family residential development to the north in the form of the Raintree Lake subdivision and large-acreage rural development outside the city limits to the south. More specifically, the subject property is abutted on three sides by single-family residences to the west, north and east. Across SW 163rd St to the south are large acreage agricultural properties—some with single-family residences.

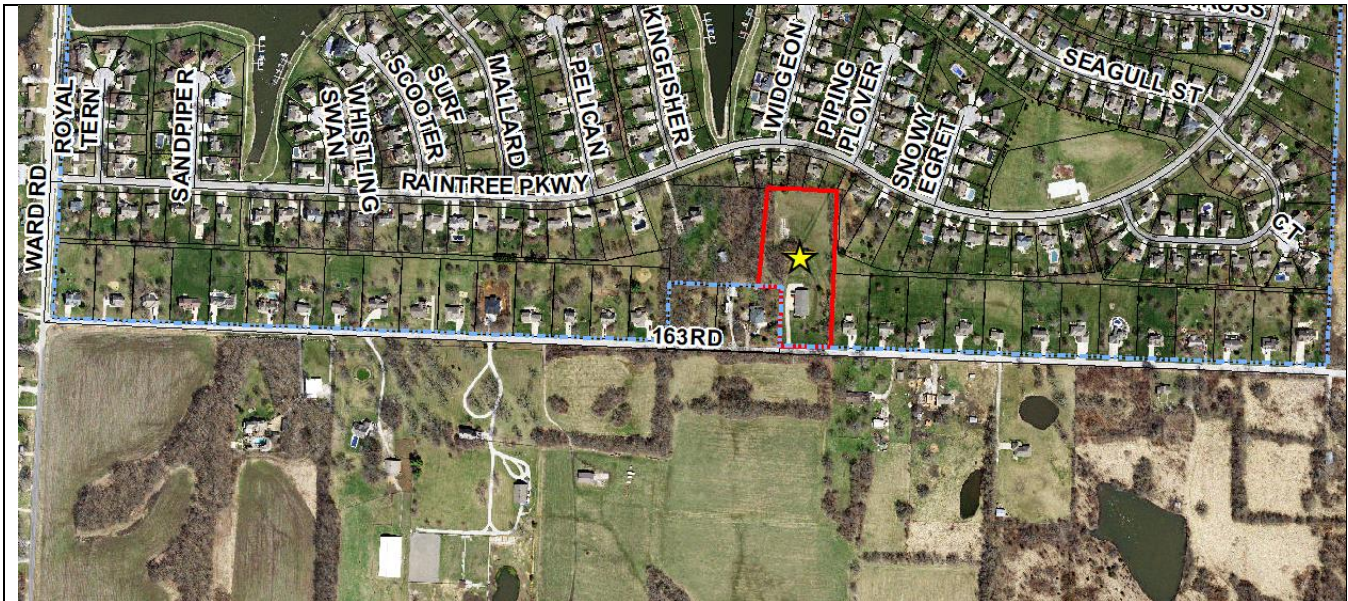


Figure 2 - Area map showing subject property (outlined in red) and city limits (dashed blue line).

Adjacent Land Uses and Zoning

North:	Single-family residential / R-1
South (across SW 163rd St):	Agricultural (outside city limits)
East:	Single-family residential / R-1
West:	Single-family residential / R-1; and Single-family residential (outside city limits)

Site Characteristics

The subject property at 504 SW 163rd St is developed with a 5,000 sq. ft. single-story maintenance facility building. The site is served by a single driveway from SW 163rd St. The building is set back approximately 400' from the rear property line; 110' from the south property line; 55' and 93' from the west and east property lines, respectively. A 6' vinyl fence exists along a portion of the western boundary parallel to the maintenance building to provide screening for the abutting residential lot to the west. Similarly, a berm and landscaping exist along the south and east side of the maintenance building to provide screening for the abutting residential lot to the east.

Special Considerations

None

3. Project Proposal

The applicant seeks approval of an SUP to allow the continued operation of the Raintree Lake maintenance facility for a period of 10 years on the subject property. No changes to the existing building or exterior site alterations are proposed at this time.

Parking

Existing		Required	
Total parking spaces:	4	Total parking spaces required:	Per plan
Accessible spaces provided:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Existing Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	30' (Building) / 20' (Parking)	110' (Building) / 138' (Parking)
Side	7.5' (Building) / 20' (Parking)	55' (Building) / 20' (Parking) - west; 93' (Building) / 113' (Parking) - east
Rear	30' (Building) / 20' (Parking)	400' (Building)/ 383' (Parking)

Structure(s) Design

Number and Proposed Use of Building
1 / maintenance facility building
Building Size
5,000 sq. ft. (existing)
Number of Stories
1 story
Floor Area Ratio
0.03

4. Unified Development Ordinance (UDO)

Section	Description
4.090	R-1 Single-family Residential District
6.020	Permitted, conditional and special use tables

The UDO allows for a maintenance equipment storage facility (under the broader land use category of “boats, recreational vehicles and maintenance equipment storage”) as a primary land use in all residential zoning districts, most commercial districts, industrial zoning district and agricultural zoning district with approval of a special use permit. The subject property is zoned R-1.

Use Conditions for “Boats, Recreational Vehicles and Maintenance Equipment Storage”.

Section 6.790 of the UDO lists the following use conditions for the subject lands use:

1. The facility is to be located on land owned by, leased by, or under control of the users or an association. **The subject maintenance facility for the Raintree Lake subdivision is located on land owned by the Raintree Lake Property Owners Association.**
2. Open yards are to be property screened by means of a solid, sight-obscuring fence, not less than six (6) feet in height. Screening directly adjacent to land zoned residential shall incorporate planted buffers as required in Article 8 of the UDO. **The existing facility has no open yards where equipment or materials are stored outside of the maintenance building. However, the existing facility provides screening adjacent to the residences located to the immediate west and east in the form of a 6' vinyl fence with landscaping (along the west) and a berm with landscaping (along the east).**
3. All parking areas and access drives shall be paved. **The existing driveway and parking lot serving the facility are paved in concrete.**
4. The requirements of the "exterior building materials design standards" in Article 8 of the UDO shall apply to all applicable buildings. **Exterior building design material standards are tied to zoning district classes (i.e. residential, office, commercial and industrial zoning districts). The UDO establishes exterior building material standards for only the office, commercial and industrial zoning districts; there are no exterior building material standards for residential zoning districts. However, the existing building's exterior materials are typical to or compatible with residential construction, and includes vinyl siding, stone veneer, and EIFS. Additionally, the existing building design incorporates architectural features also typical to or compatible with residential construction in order to blend in with area development, and includes a pitched composition roof, man doors facing the street, gabled front door porch feature and faux chimney on the front elevation.**

Neighborhood Meeting

The applicant hosted a neighborhood meeting on August 13, 2024, from 7:00 PM to 8:00 PM. Twenty-four (24) members of the public attended.

Discussion related to the subject application including the following topics:

- SUP renewal process
- Changes to any existing landscaping, such as removal **(none proposed)**
- Expansion/addition to the existing facility **(none proposed)**

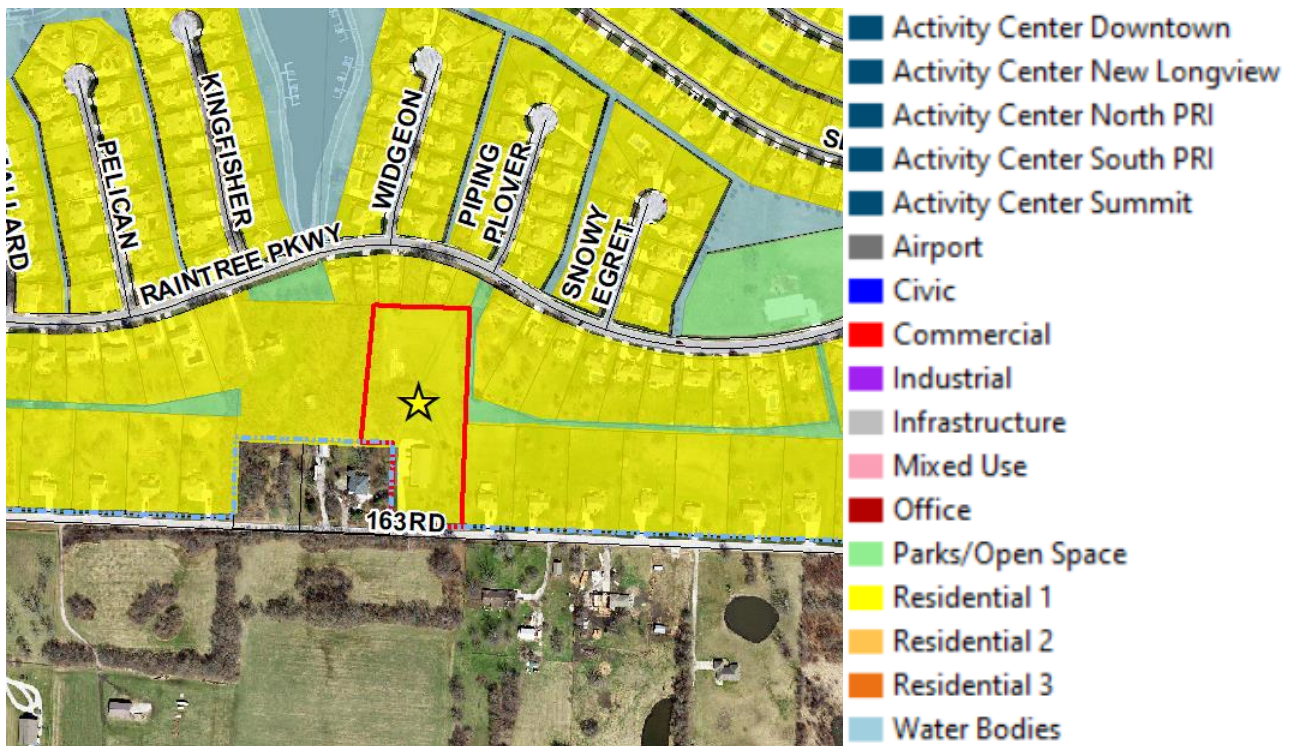
No objection to the proposed SUP application was raised by any member of the public, according to the meeting minutes provided by the applicant.

The applicant hosted a second neighborhood meeting on September 18, 2024, from 6:00 PM to 7:00 PM. No members of the public attended the second neighborhood meeting.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Increase overall property values by neighborhood.

The Ignite! Comprehensive Plan identifies a number of visions for “Strong Neighborhoods” to increase a neighborhood’s overall property values that include such things as: clean and safe neighborhoods; well-maintained properties and infrastructure; and quality open spaces for people to gather for neighborhood events. Raintree Lake is a community of over 2,000 homes, a 235-acre lake and over 350 acres of common property that includes two clubhouses and a pool complex. The maintenance facility provides a centralized facility for the storage of equipment and material used by the RLPOA to provide maintenance for the entire subdivision’s facilities and common property.



6. Analysis

Background and History

- July 7, 2003 – The City Council approved a special use permit (Appl. #2003-109) and preliminary development plan (Appl. #2003-110) for the Raintree Lake maintenance facility for a period of 10 years by Ordinance No. 5550.
- September 18, 2003 – A building permit (#B0301319) was issued for construction of the 5,000 sq. ft. Raintree Lake maintenance facility building.
- August 13, 2013 – The City Council approved a special use permit (Appl. #PL2013-057) for the Raintree Lake maintenance facility for a period of 10 years by Ordinance No. 7353. Said ordinance included the

requirement for planting of additional landscaping along the west property line parallel to the west-facing overhead door area, which were planted and continue to be maintained.

Compatibility

The facility serves as a centralized point of operations for maintenance activity for the Raintree Lake subdivision. The facility sits at the southern periphery of the subdivision in a transition area between the Raintree Lake development to the north and large-acreage agricultural/large-acreage residential to the south. In order to blend in with the area's residential character, the existing facility was constructed with the use of materials and architectural features common to or compatible with residential development.

Adverse Impacts

Renewal of an SUP to allow the continued operation of the Raintree Lake maintenance facility will not detrimentally impact the surrounding area. There is no expansion of the facility proposed with this application. No zoning violation cases were filed on the subject property during the life of the previously approved SUP.

From an operational standpoint, the facility's hours are Monday through Friday from 7:00 am to 4:00 pm, with an occasional Saturday. The facility's hours of operation fall in compliance with the City's noise ordinance that does not allow the outdoor use of tools and equipment (e.g. construction equipment, lawn/garden tools, snowblowers, etc.) between 10:00 pm and 7:00 am in residential or noise sensitive areas.

Public Services

Continued use of the site as a maintenance facility will not impede the normal and orderly development and improvement of the surrounding property. The abutting Raintree Lake property to the west, north and east are developed as single-family lots with full access to all necessary public infrastructure to serve said development. With no proposed expansion to the existing facility, no additional impacts will be imposed on existing public infrastructure.

Time Period

The applicant requests the SUP be granted for a 10-year time period to match the previously approved SUPs from 2003 and 2013 for the same use of the property. Staff recommends approval of the requested SUP for the requested 10-year period.

Recommendation

With the conditions of approval below, the application meets the goals of the, Ignite! Comprehensive plan and the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of ten (10) years from the date of the previous special use permit expiration, to expire on August 13, 2033.
2. There shall be no outside storage of equipment or materials.
3. The use is restricted to maintenance equipment storage.