

COMMUNITY PROJECT/ZONING

140584

Ordinance Fact Sheet

Ordinance Number

Case No. 14403-P-1

Brief Title	Approval Deadline
To consider approval of a development plan in District R-80 to allow multiple buildings on one lot and a commercial ranch	

Details

<p>Specific Address Generally located on the south side of E. 139th Street between Peterson Road to the west and Horridge Road to the east.</p>
<p>Reason for Legislation To allow for multiple principle buildings on one lot and a commercial riding and boarding ranch (Forbes Ranch).</p>
<p>Discussion EXISTING CONDITIONS:</p> <p>The subject site is an undeveloped low-density residential lot on the south side of E. 139th Street between Sampson Road to the east and Peterson Road to the west. The lot is zoned R-80 which allows agricultural uses and permits larger accessory structures to support these uses. Properties on the south side of E. 139th Street are located within the boundaries of Kansas City. Properties to the north of E. 139th Street are located in Lee's Summit.</p> <p>The lot slopes north toward E. 139th Street. The southwest corner of the lot is the highest point and sits approximately 60 feet above the lowest end of the lot which is the northeast corner. Because of the grade, the north side of the lot is prone to flooding. A small pond is located in the northeast corner of the lot. There are patches of trees located throughout the lot. There is an existing single family house at the southern end of the lot and a barn for horses in front of the house. To the east of the house is an existing mother-in-law quarters.</p> <p>PLAN REVIEW & ANALYSIS:</p> <p>The residentially zoned (R-80) lot is currently developed with an existing house and a mother-in-law quarter. Access to the site is via an existing driveway along the west side from E 139th Street.</p> <p>The request is for approval of a development plan to allow for multiple principle buildings on one lot and a commercial riding and boarding ranch. The plan proposes to allow the existing residential uses to remain and additional construction within three phases. Phase I will be an 8,000 square foot stall barn and an exercise area.</p>

Positions/Recommendations

Sponsor	Robert Langenkamp, AICP, Director Department of City Planning and Development
Programs, Departments, or Groups Affected	6th District (Taylor & Sharp)
Applicants / Proponents	<p>Applicant Kim Witherspoon Forbes Ranch 16101 Slater Avenue Belton, MO 64149</p> <p>City Department City Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (7-0) 05-20-2014</p> <p>By Aye: (Archie, Baker-Hughes, Gutierrez, Krum, Macy, Martin & Van Zandt).</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against No action taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

Details

CONTINUED:

Phase II is proposed to be a 40' x 60' office and Phase III is a hay barn and additional out buildings. The plan is to allow for boarding and training of horses. No employees are anticipated for this operation.

Per Chapter 88-517-02-F - Development plan review and approval is required whenever multiple principal buildings are proposed to be located on a single lot.

88-517-12 City Council approval of development plans:

88-517-12-A. An approved development plan shall be considered to be a part of the zoning for the site, and the city council shall retain its legislative discretion with regard to this approval.

88-517-12-B. The city council may consider the proposed development plan's consistency with the purposes of this zoning and development code, as stated in 88-10-05, and with the site plan criteria in 88-530-09, and may consider any other relevant factors during its consideration of the development plan.

88-517-12-C. The city council may approve a development plan that deviates from any of the lot and building standards of this zoning and development code if the proposed use is consistent with the zoning of the property. Any deviations from the standards of this code shall be specifically called out as deviations and described on the development plan and will not be considered to be approved unless so stated.

88-517-12-D. If a use is approved on a development plan that would have required special use approval, no separate special use review will be required.

88-517-12-E. The city council may act by a simple majority vote, except that when a valid protest petition has been submitted in accordance with 88-515-09 approval requires a 2/3 majority vote of the full membership of the city council.

Staff believes that all of these criteria are met with the requested amendment to the proposed application. At the DRC meeting staff informed the developer of the need to revise the submitted plan set to meet the requirements of Development Management Division's City Plan Commission application checklist in its entirety.

Policy/Program Impact

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

Fact Sheet Prepared By:

Olofu O. Agbaji
Staff Planner

Date: 07-16-2014

Reviewed by:

Diane M. Binckley, Division Manager
Development Management

Date: 07-18-2014

Initial application filed: 04-04-2014

Revised plans submitted: 07-17-2014

Reference Numbers

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