City of Lone Jack, Missouri

Staff Discussion Pertaining to Lot 8 of the Raveill Ranch Planned Development District

Background

In April 2007, the City approved the Raveill Ranch Planned Development District (the "PD"). The PD encompasses approximately 100 acres, more or less, and was divided into 8 lots. The intended primary use of each lot was to be single family residential, with additional allowance made for up to 3 detached buildings: a detached garage, a barn, and/or a carriage house. This was true for at least Lots 1-7. In 2016, the City approved an amendment to allow for a 15,000 square foot arena on Lot 7, adjacent to Lot 8.

Certain uses are allowed for Lot 8 distinct from the other lots. Specifically, a permitted use (whether or not a residential structure was constructed) was an indoor horse riding stable up to 45,000 square feet. The development desire was that other PD residents (and others) would stable their horses there. Additional uses permitted included faith-based events (sometimes known as "Cowboy Church"), and events such as weddings, receptions, concerts, rodeos, youth events, family reunions, birthday parties, and the like.

Over the last 13 years, the desired horse-themed draw did not materialize. While there were some Cowboy Church services, Staff’s understanding is that those do not occur at this time.

The owner has submitted an application to amend the PD as it pertains to Lot 8 to allow for additional uses. Specifically, 13 uses have been proposed, and they tend to be associated with uses allowed in the Neighborhood Commercial and Highway Commercial zones.

Discussion

Under the current PD, certain uses (e.g., weddings, concerts, parties, rodeos) are permitted that have the potential to generate negative external effects onto adjoining and nearby properties. These sorts of uses can involve late night hours, noise, trash, music, high traffic counts, and light pollution, to name a few. These certain uses are similar to event venue spaces, which are commercial in nature. While the previously mentioned external effects are not currently occurring, they can occur because the uses that would generate them are allowed.

Staff does not recommend approval of the application as submitted that contains the 13 proposed uses. The 13 proposed uses are not restrained in controlling for negative external effects. After the filing of the application, the applicant met with City Staff at the applicant’s request to discuss modifying the proposed use to allow for a prospective buyer’s business called AvidAir. AvidAir engages in light manufacturing of a certain helicopter part and is currently located in Lee’s Summit.
If the Planning and Zoning Commission determines to consider modified amendment language, then Staff would recommend the following be added to PD Section VI.A.2, as follows:

Notwithstanding any provision contained in Section VI.A.2 to the contrary, Light Manufacturing, hereby defined as a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts including processing, fabrication, assembly, treatment, and packaging of such products, and incidental interior storage, and distribution of such products, and provided further that the manufacture of industrial solvents and cleaners shall not be included, is permitted on Lot 8 subject to the following conditions:

1. Use must be conducted wholly within a completely enclosed building.
2. Hours of operation are limited to: 7:30 a.m. to 6:00 p.m.
3. No outdoor storage of any kind (such as equipment or supplies or machinery or shipping containers) is permitted, whether screened or not screened.
4. The number of persons (whether designated as employees or contractors) working in connection with the light manufacturing use shall not exceed 5 on-site at any given time.
5. No emission of noxious odors, dust, fumes, gas, noise or vibration shall occur.
6. Notwithstanding any provision of the UDO to the contrary, signage for Lot 8 permitted only as follows: One un-illuminated monument sign not larger than thirty-two (32) square feet in area and not to exceed 8 feet in height, and located approximately equidistance from the east and west property lines.
7. All trash and service areas shall be visually screened via structural and/or landscape screening.
8. Such use is limited to the south 550 feet of the lot.
Admittedly, Staff has wrestled with competing interests when it comes to Lot 8. On one hand, and in general, planning practice does not seek to place commercial or manufacturing near residential use because of the impact on the adjacent and nearby properties and impact on the infrastructure. On the other hand, and in general, in a rural setting, some commercial or manufacturing near residential may be able to co-exist if there are sufficient conditions to control the external impacts so as to not adversely affect adjacent and nearby properties and as long as the infrastructure is adequate.

Staff believes that, on balance, the modified language with its conditions would best prevent negative external effects coming from the property by ensuring that the use is not seen, heard, or smelled, or at least severely limiting its ability to be so, certainly as compared to the applicant’s original language. The modified language is designed to co-exist the use with nearby residential, but it is recognized that reasonable people may evaluate this situation and reasonably reach a different conclusion.

Submitted by:

Shannon Carmack 2-14-2020
City Clerk & Zoning Administrator

Carey Snider
Building Official & Zoning Administrator