

MEETING DATE: October 25, 2022 **STAFF:** Stuart Borders, Senior Planner

PROJECT NAME: East Independence Branch Library Preliminary Development Plan

CASE NUMBER/REQUEST: **Case 22-810-02 – Preliminary Development Plan – 4505 S. Little Blue Parkway** – A request by Jake Wimmer for a Preliminary Development Plan approval for a new Mid-Continent Public Library.

APPLICANT/OWNER: Jake Wimmer, Mid-Continent Public Library

PROPERTY ADDRESS: 4505 S. Little Blue Parkway

SURROUNDING ZONING/LAND USE:

North/West: R-18/PUD; Church campus, assisted living facility

South: R-A (Residential-Agriculture) R-18/PUD; church, mobile home park

East: O-1 (Office Residential), C-2 (General Commercial); apartment complex, various commercial properties

PUBLIC NOTICE:

- Letters to adjoining property owners – October 8, 2022
- Public Notice published in the Independence Examiner – October 8, 2022
- Signs posted on property – October 7/8, 2022

FURTHER ACTION:

Following action by the Planning Commission, this preliminary development plan request is scheduled for first reading by the City Council on November 21, 2022 and the public hearing/second reading on December 5, 2022.

RECOMMENDATION

Staff recommends **APPROVAL** of this preliminary development plan request with the following conditions:

1. A new sidewalk needs to extend to the end of property/parcel line (Valley View Road)
2. The sidewalk needs to tie into existing sidewalk along Little Blue Parkway. Please move it closer to the public right of way line.
3. Independence Power & Light has no way to provide service currently due to the lack of transformer stock; shipment time for new inventory is indefinite.
4. Remove the southern drive entrance into the site.
5. On the South Elevation 2, provide a faux window or something here to break up the blank wall expanse.
6. All roof mounted equipment must be screened by a parapet equal to the height of the parapet.

7. On the final landscape plans, include a table listing required plantings along with the plantings shown on the plan.
8. The trash enclosure must be designed/constructed per City Code Section 14-503-08 and relocated to the rear of the site as much as possible.
9. This preliminary development plan has not been reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final development plan.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: – A request by the Mid-Continent Public Library for preliminary development plan approval to construct a new library branch at 4505 S. Little Blue Parkway.

Current Zoning:	R-18/PUD (Moderate Density Residential/Planned Unit Development)	Proposed Zoning:	Same
Current Use:	Undeveloped property	Proposed Use:	New library branch
Building Area:	12,770 SF proposed building	Property Size:	5.49 acres +/-

Zoning History Annexed into the city in 1975, zoned A-1 (Agriculture)
 Mid-1980's – Property rezoned to RP-3 (Multi-family)
 April 1988 – A special use permit for homeless shelter was approved
 July 2009 – Present: R-18/PUD via change in district title

PROPERTY HISTORY

This site, along with other land along the Little Blue Parkway corridor, was annexed into the city in 1975 with an A-1 (Agriculture) zoning classification. As part of Tri-City Ministry plan for this site when the church owned it in the late 1980's, it was zoned to RP-3 (Moderate Density-Planned) and later received a special use permit for a group home for the disabled; this use was never constructed.

PHYSICAL CHARACTERISTICS OF PROPERTY

Since being annexed into the city in 1975, the site has received little development activity. From the high point on the west side of the tract, it slopes to the east with the low point in the southeast corner of the 5.49-acre site. A small stream and significant tree cover exist on the south half of the property.

CHARACTERISTICS OF THE AREA

This area of Little Blue Parkway, west of its junction with Valley View Parkway, is comprised of either residential or institutional uses. Adjacent to the south is the Independence Mobile Home Park; to the east is the newly completed Trinity apartment complex. To the southeast is land owned by the Independence Christian Center; across Little Blue Parkway to the north/west is the

First Baptist Church of Blue Springs campus and an assisted living facility. Commercial uses are to the northeast in the I-70/Little Blue Parkway/Valley View Parkway vicinity with Eastland Center and Trinity development.

PROPOSAL

The Mid-Continent Public Library (Library) seeks to construct its East Independence Branch on this 5.49 acre lot abutting the Little Blue Parkway, south of Interstate 70. The proposed library building is a 12,770 square foot, multi-sided structure facing Heartland Drive. The exterior of the structure will consist of grey brick veneer comprising most of the façades with tan vertical wall siding and complementing composite cladding on the north elevations. Windows are also being employed on the south and west elevations. A feature incorporated with this branch's design is a drive-through window on its south elevation. With a lot area of over five acres, the branch has room to expand in the future.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposed addition is a step towards implementing a strategy of the Independence for All Strategic Plan which is to 'Achieve livability, choice, access, health and safety through a quality-built environment.'

Comprehensive Plan Guiding Land Use Principles:

This site, along with properties in the area, is designated for 'Mixed Use' by the City's Comprehensive Plan. Such areas would feature a variety of townhomes and multi-family dwellings that support sites of local commercial and personal service activity, including institutional uses like a library.

Historic and Archeological Sites:

There are no apparent historic/archeological issues with this property.

Public Utilities:

Water, sanitary sewer, and electrical services surround this property and are adequate to serve this project. However, Independence Power & Light (IPL) indicates it has no means to provide electrical service here currently due to the lack of transformer stock; shipment time for new inventory is unknown.

Environmental:

City staff has reviewed the submitted preliminary drainage plan and found it acceptable; there are no other comments related to this issue at this time.

CIP Investments:

There are no City capital improvement projects (CIP) planned for this area.

Zoning:

Permitted R-18/PUD uses include duplexes, apartments, multi-unit houses, churches, schools, home-based child-care centers, government buildings, parks, cemeteries, home gardens, and field crops. Nursing homes, bed/breakfasts, and homeless shelters being a few of the uses which require special use permit approval. Library/Cultural Exhibits are a conditional use in a R-18/PUD

district. The only minimum condition is that they "... must be located on lots with frontage on collector or higher classification streets"; the Little Blue Parkway fulfills this requirement.

Parking and Driving Surface:

Parking for a building this size in a 'Library/Cultural Exhibit' use requires 32 parking spaces; the library is providing 50 spaces with two of those being ADA spaces. While its submitted plan currently shows two access points onto Heartland Drive, the City is requiring the southern drive be eliminated with the primary reasons being 1) It's within a curve and will have visibility/safety concerns; and 2) the proposed drive lacks adequate spacing distance between intersections/other driveways.

Landscaping/Screening:

The provided landscape plan appears to meet the City Code requirements for this type of project. Being a triangle-shaped lot with streets adjoining its northeast and northwest sides, this lot abuts a mobile home park on its south side. Plans show that the library intends to retain much of the existing tree line/undergrowth between its new building and the park. Roughly 65 feet of vegetation will be retained which provides more than an adequate buffer. If the library expands its building later, this topic will have to be revisited.

REVIEW CRITERIA

Recommendations and decisions for proposed preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H:

1. **The consistency with the Comprehensive Plan.**
The City's Comprehensive Plan notes that "All Neighborhood areas include high-density multi-family development, medium density townhome and duplex development as well as pockets of local commercial activity." The proposed development plan is consistent with the Comprehensive Plan.
2. **The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
This type of application is in accordance with Section 14-902-01-E which states "promote attractive and functional residential, nonresidential and mixed-use developments that are compatible with surrounding areas."
3. **The nature and extent of Common Open Space in the PUD.**
The open space provided with this project isn't 'Common' as such, but part of the library property.
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
The library system will own and maintain the entire property.
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
As this is not a residential PUD project; this is not relevant.
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**

This proposed project will not adversely affect traffic or the street network in the vicinity of the project. Staff does have concern with the southern driveway to Heartland Drive and has recommended that it be closed.

- 7. The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**

The construction of a library branch will not have adverse impact on neighboring properties but will serve as an off-site amenity to the nearby mobile home park, apartment complex, churches, and an assisted living center.

- 8. Whether potential adverse impacts have been mitigated to the maximum practical extent.**

No significant impacts are expected with this application.

- 9. Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**

Both libraries and cultural exhibits (museums) are conditional uses in all residential, office and commercial districts; the R-18/PUD zoning designation requires preliminary development plan approval.

- 10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**

This project will continue under one ownership.

EXHIBITS

1. Applicant's letter
2. Application form
3. Notification letter
4. Mailing list
5. Mailing affidavit
6. Survey
7. Dimension Plan
8. Landscape Plan
9. Elevations
10. Preliminary Storm Study
11. Comp Plan Map
12. Zoning Map
13. Preliminary Development Plan Criteria