

City of Lee's Summit

Development Services Department

January 20, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RM*
RE: **PUBLIC HEARING – Appl. #PL2016-217 – PRELIMINARY DEVELOPMENT PLAN – Kansas City Motors, 704 and 708 SE Oldham Court; Kansas City Motors, LLC, applicant**

Commentary

This preliminary development plan application is for the proposed Kansas City Motors development located on Lots 2 and 3 of *Oldham East Business Park*. The subject preliminary development plan covers two lots on 2.83 acres that yield a total building area of 4,200 square feet. The proposed building elevations incorporate split face and ground face CMU, cementitious stucco, and shed-style standing seam metal roof.

The applicant requests a modification to the lighting uniformity ratio. Staff supports the requested modification.

- 2 lots on 2.83 acres
- 61.2% proposed overall impervious coverage – 80% maximum allowed impervious coverage
- 38.8% proposed overall open area – 20% minimum required open area
- 0.03 proposed overall FAR – 0.55 maximum allowed FAR
- 18 parking spaces required – 140 parking spaces provided

This application is associated with an application for special use permit for automotive sales (Appl. #PL2016-218), also on this agenda.

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the required lighting uniformity ratios as required by Section 7.250.F of the UDO to allow for the lighting as proposed on the lighting plan date stamped January 3, 2017.
2. A total of five (5) wall signs and one (1) above canopy sign shall be allowed on the building. The signs shall comply with the size standards of the CS District.
3. Development shall be in accordance with the preliminary development plan, date stamped January 3 and 17, 2017.

Project Information

Proposed Use: auto dealership

Current Zoning: CS (Planned Commercial Services)

Land Area: 2.83 acres (123,301 square feet)

Building Area: 4,200 sq. ft.

Number of Lots: 2 lots

Location: 704 and 708 SE Oldham Court

Surrounding zoning and use:

North (across US 50 Hwy. and SE Blue Pkwy.): CP-2 (Planned Community Commercial)—Lawn & Leisure, vacant commercial property, and auto repair shops

South (across SE Oldham Pkwy.): CS & CP-2—Landmark 2 Skate skating rink and Chevy auto dealership

East (across SE Oldham Pkwy.): CP-2—Chevy auto dealership

West: CS—vacant property owned by Marvmar Properties, LLC

Background

- December 29, 1951 – A portion of what is now 700 SE Oldham Court was annexed into the City.
- March 27, 1962 – The 715 Zoning Ordinance and associated Zoning Map was adopted. Property that now comprises 700 SE Oldham Court was shown as M-1 (Light Industrial).
- December 31, 1964 – The remainder of what is now 700 SE Oldham Court, 701 SE Oldham Court, and 704 SE Oldham Court were annexed into the City.
- August 12, 1972 – A building permit (#5593) was issued for the existing skating rink located at 919 SE Oldham Parkway (now 701 SE Oldham Court).
- January 4, 1979 – A building permit (#77-495) was issued for occupancy of a 2,675 sq. ft. building at 911 SE Oldham Parkway (now 704 SE Oldham Court). The building has since been razed. The property is currently vacant.
- October 10, 1980 – A building permit (#80-306) was issued for occupancy for Mid-America Homes Center, Inc., located at 609 SE Oldham Parkway, now 700 SE Oldham Court. The property is currently vacant.
- June 2, 1987 – The City Council approved a rezoning (Appl. #1987-012) from District A (Agricultural) and M-1 (Light Industrial) to C-1 (General Business) (now CP-2 [Planned Community Commercial]), by Ord. #2979. This rezoning included a portion of the property that is now addressed as 700 SE Oldham Court.
- July 7, 2016 – The City Council approved a vacation of right-of-way (Appl. #PL2016-021) for all of SE Oldham Court and a portion of SE Oldham Parkway located at its intersection with SE Oldham Court by Ord. #7912.
- July 7, 2016 – The City Council approved a rezoning (Appl. #PL2016-066) from CP-2 (Planned Community Commercial) and PI (Planned Industrial) to CS (Planned Commercial Services) by Ord. #7913.

Analysis of Preliminary Development Plan

This preliminary development plan is for the construction of a 4,200 square foot auto sales facility.

Uniformity Ratio, Lighting. Modification requested. **Staff supports the request.**

- Proposed – The applicant proposes a 10.45:1 average to minimum illumination ratio and a 35.50:1 maximum to minimum illumination ratio.
- Required – According to Section 7.250.F of the UDO, the maximum ratio of average to minimum illumination shall be 6:1 and the ratio of maximum to minimum illumination shall not exceed 20:1.
- Recommended – Staff supports the requested modification. The ratios are skewed because the minimum illumination level falls below 1 footcandle in a small 25' x 50' area at the driveway entrance. Lighting levels are otherwise above 2 footcandles and compliant with the UDO throughout the site.

Signage.

- **Ordinance.** Table 13-1 under Article 13 of the UDO sets the sign standards for the various zoning districts. The CS District is allowed one (1) attached (includes over canopy and wall signs) sign per façade with a maximum of two (2). Wall signs are allowed at 10% of the building façade and over canopy signs are limited to no more than six (6) square feet. However, Section 13.160 allows the Planning Commission to consider sign applications when the maximum number of signs is exceeded.
- **Request.** The applicant requests approval for five (5) wall signs and one above canopy sign. As shown in the table below, three wall signs are proposed for the north elevation and two (2) for the south elevation and an above canopy sign is proposed for the east elevation. No information regarding the size of the proposed signs has been provided at this time.

#	Sign Copy	Elevation
1	KansasCityMotors.com	North
2	Sales	North
3	Service	North
4	Sales	South
5	Service	South
6	KansasCityMotors.com	East (above canopy)

- **Recommendation.** Staff recommends approval of the number of wall signs and locations as proposed. Staff also recommends that the overall sizes not exceed the 10% per façade with the above canopy sign not to exceed six (6) square feet. The signs are also comparable with the number approved for several other similar developments as shown in the attached Table of Sign Applications & Modification 2001-Present, Number of Signs in Commercial Areas.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Engineering

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
3. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the Final Development Plan/Engineering Plans.
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the minor plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of public infrastructure as outlined in Section 1000 of the City's Design & Construction Manual.
5. Private pavement sections shall either follow Article 12 of the UDO or Table LS-2 or LS-3 of the Design & Construction Manual for pavement thickness and base requirements.
6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Fire

7. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.
8. IFC 506.1-Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.
506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: Knox padlock required on the gate.
9. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

10. IFC 507.5.4-Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

Action required: Show the existing hydrant on the north side of the building. Unobstructed access from the parking lot shall be maintained without landscaping or fencing.

Planning

11. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.

12. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All proposed signs must comply with the sign requirements of Article 13 of the UDO.

13. A minor plat shall be approved and recorded prior to any building permits being issued.

RGM/cs

Attachments:

1. Preliminary Development Plan—7 pages
 - Cover Sheet, date stamped January 3, 2017—1 page
 - Preliminary Development Plan Site Plan, date stamped January 17, 2017—1 page
 - Landscape Plan, date stamped January 17, 2017—1 pages
 - Utility Plan, date stamped January 3, 2017—1 page
 - KC Motors Lighting Plan, date stamped January 3, 2017—2 pages
 - Elevations and Floor Plan, date stamped January 3, 2017—1 page
2. Table of Sign Applications & Modifications 2001-Present, Number of Signs in Commercial Areas—5 pages
3. Location Map