

Legislation Text

File #: 2017-0901, **Version:** 1

PUBLIC HEARING - Appl. #PL2016-217 - PRELIMINARY DEVELOPMENT PLAN - Kansas City Motors, 704 and 708 SE Oldham Court; Kansas City Motors, LLC, applicant.

Issue/Request:

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.

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Appl. #PL2016-217 - PRELIMINARY DEVELOPMENT PLAN - Kansas City Motors, 704 and 708 SE Oldham Court; Kansas City Motors, LLC, applicant.

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.

Committee Recommendation:

On the motion of Ms, Roberts, seconded by Mr. Rader, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-217, Preliminary Development Plan: Kansas City Motors, 704 and 708 Oldham Ct., Kansas City Motors, LLC, applicant; subject to staff's letter of January 20, 2017, specifically Recommendation Items 1 through 3.