

STAFF REPORT
Planning Commission Meeting March 27, 2017

AGENDA ITEM NO.: 2

PROJECT NUMBER / TITLE: Case # 16-09

REQUEST: Preliminary & Final Plat of Downtown Mission, Lots 1-2

LOCATION: 6101 and 6201 Johnson Drive

PROPERTY OWNER:
RH Johnson Company
4520 Madison Ave, Ste 300
Kansas City, MO

APPLICANT:
Nick Ewing
Sullivan Palmer Architects
8621 Johnson Dr
Merriam, KS

STAFF CONTACT: Danielle Sitzman

ADVERTISEMENT: February 21, 2017-The Legal Record

PUBLIC HEARING: March 27, 2017-Planning Commission



Property Information

The subject property is developed with a restaurant and office building and is currently zoned "MS1" Main Street District 1.

Surrounding properties are zoned and used as follows:

West,North, East- "MS1" Main Street District 1 , Midsize free-standing retail, small row building retail/restaurant, Auto service, Office buildings, Public park,
South-"MS2" Mission Community Center, Senior Independent Housing

Comprehensive Plan Future Land Use Recommendation for this area:

The subject property is identified as appropriate for "Mixed Use Medium-Density" development and Parks and Pathways.

All surrounding properties are currently developed:

Surrounding properties are developed with a mix of attached and freestanding buildings for commercial uses. The property directly to the west contains an unoccupied office building.

Project Background

In 2014 the property changed ownership and underwent a renovation to convert it from a gas/service station to a bar and grill. A site plan review was conducted administratively by staff in August of 2014 as the proposed changes to the existing building were not significant in scope. Changes included the removal of the gas pump island canopy, conversion of one overhead door into storefront, and the addition of a small outdoor patio. All new materials used matched the existing ones. The applicant also resolved all staff comments regarding improvements to the site such as street trees, landscaping, equipment and trash screening. The surrounding sidewalk and streetscape had previously been reconstructed by the City as part of the Johnson Drive improvements. A variance was granted by the Board of Zoning Appeals to allow for the installation of a monument sign on the corner of the property in October 2014.

In 2016, the property underwent an expansion adding 531 square feet to the west side of the building in the place of a drive aisle around the building. An additional 265 square feet of outdoor patio area was also added adjacent to the north side of the addition. The project expanded the service areas of the building. The applicant had originally considered adding a second story to the building but did not pursue it. The proposed west side addition matched the architectural style of the existing building and was sided with matching materials. The roofline over the addition expanded the current line. An 10'x15' overhead door faced the patio area which was enclosed with a wrought iron fence matching the existing fence.

At this time the applicant is requesting approval of a two lot plat in order to divide the currently unplatted property into separate lots and transfer approximately 4,300 square feet of land from the office parcel to the bar parcel. The existing buildings will remain, however redevelopment of the property at 6201 Johnson Drive (office building) is anticipated.

The final plat will not include dedication of land for public purposes, therefore the City

Council is not required to review the preliminary plat. The decision of the Planning Commission to approve or deny the proposed plats will be final.

Code Review: Consideration of Preliminary Plats (440.220)

Preliminary plats shall be approved by the Planning Commission if it determines that:

1. The proposed preliminary plat conforms to the requirements of this Title, the applicable zoning district regulations and any other applicable provisions of this Code, subject only to acceptable rule exceptions.

-The proposed plats are in conformance. Existing buildings or site developments which may already be in nonconformance do not increase their non-conformity due to platting.

2. The subdivision or platting represents an overall development pattern that is consistent with the Master Plan and the Official Street Map.

-The plat represents a development pattern already established and supported by the Comprehensive Plan.

3. The plat contains a sound, well-conceived parcel and land subdivision layout which is consistent with good land planning and site engineering design principles.

-The plat supports good land planning and allows for future redevelopment in compliance with adopted standards.

4. The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

-The plat does not propose any changes to curb cuts or intersections.

5. All submission requirements have been satisfied.

-All of the requirements of 440.220-Submission of Preliminary Plats have been satisfied

Code Review: Consideration of Final Plats (440.260)

Final plats shall be approved by the Planning Commission if it determines that:

1. The final plat substantially conforms to the approved preliminary plat and rule exceptions granted thereto.

-A preliminary plat matching the final plat is under review with this application.

2. The plat conforms to all applicable requirements of this Code, subject only to approved rule exceptions.

-Code requirements are described below. The proposed plat is in conformance.

3. All submission requirements have been satisfied.

-All of the requirements of 440.250-Submission of Final Plats have been satisfied.

4. Approval of a final plat shall require the affirmative vote of a majority of the membership of the Planning Commission.

Analysis:

Lots

In the presented plat the applicant proposes to subdivide the subject property which is composed of two parcels into two lots. The subject property has never been platted before. The “MS1” District has no requirements for minimum lot sizes. The only yard requirements are for a front build-to line of zero. The existing buildings are 1-2 stories in height, below the maximum height of 3 stories or 45 feet.

- Lot 1: 122,669 sq ft or 2.8161 acres
- Lot 2: 25,352sq ft or .5820 acres

Right-of-way

No right-of-way is being dedicated at this time. The previous Johnson Drive street rehabilitation acquired land for public use at that time. Right-of-way needs will be reevaluated at the time of redevelopment of Lot 1.

Easements

No additional public easements are needed at this time.

Staff Recommendation

Staff recommends the Planning Commission approve the preliminary and final plat for Case # 16-09 the plat of land to be known as “Downtown Mission Lots 1-2”.