

STAFF REPORT
Planning Commission Meeting March 27, 2017

AGENDA ITEM NO.: 3

PROJECT # / TITLE: Case # 16-10

REQUEST: Final Site Plan-Parking Lot Expansion

LOCATION: 6101 Johnson Drive (The Bar)
Mission, Kansas 66202

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

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

ADVERTISEMENT: NA

PUBLIC HEARING: NA

STAFF CONTACT: Danielle Sitzman



Property Information

The property is located on the southeast corner of Johnson Drive and Beverly Avenue. The property is currently zoned Main Street District 1 "MS-1". It is located in the Downtown District and subject to the Johnson Drive Design Guidelines. The Main Street District 1 "MS1" was assigned to this property at the time of the city initiated rezoning of entire downtown in 2006.

The District was designed to reinforce and encourage the existing character within the core of the downtown.

Surrounding properties are zoned as follows:

Properties surrounding the subject property are zoned “MS-1” Main Street District 1 and are used for retail, hair salon, animal care, restaurant, auto repair, and office (now vacant).

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.

BACKGROUND INFORMATION:

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.

Plan Review

The applicant is proposing to add approximately 4,300 square feet to the south side of the existing parking lot behind the building. This would accommodate approximately 18 additional parking stalls, reconfigure the dumpster, and replace the existing evergreen trees.

The Main Street District 1 zone does not require any off-street parking in the Downtown District (410.190.A). At the time of its creation the City conducted a study of the existing traffic and parking conditions in the Downtown area to determine if the public on-street parking and off-street private parking was sufficient to support the mix of permitted uses. It was determined that it would be. In 2016 staff requested the applicant conduct a parking study to analyze the demand for parking generated by the subject property to confirm that this was still the case before adding onto the building. The study found that the amount of off-street parking provided

by The Bar was sufficient to contain most of their customers on site. Any spill over demand could be absorbed by the surrounding public parking on Johnson Drive which is less than half full. Most of the surrounding businesses are closed by 6:00 PM which coincides with The Bar's peak hours of operation. The City's on-call traffic engineer at GBA reviewed the study and agreed with the findings. The proposed expansion adds additional on-site parking thus reducing the demand for the on-street stalls from this use.

The additional parking field will add to the site's impervious surface area and generate additional storm water runoff. Stormwater runoff will be collected into an infiltration area at the southeast corner of the lot. The infiltration bed is designed to slow and capture water so that more of it can soak into the ground on or around the site rather than running off to the local stream system.

Design Guidelines Review

City Code encourages reinvestment in existing buildings and structures, as well as compliance with the Design Guidelines. The Planning Commission has the authority to conduct Design Review of any proposed new construction. If appropriate, the applicant can be requested to make revisions to proposed plans, or additional stipulations can be added to any motion for approval. As Design Review is conducted, Staff encourages the Planning Commission to consider the intent of the Design Guidelines and evaluate whether this application meets the goals of the document.

Parking

Section 3-2 of the Johnson Drive Corridor Design Guidelines addresses parking.

Parking quantity should not be the only issue considered in parking area design. Physical organization, distribution, pedestrian links, and screening are issues that must be addressed in parking lots and on-street parking.

- Parking lot islands and green space shall be incorporated within all parking lots to provide shade and visual relief from large expanses of pavement. Parking lots shall provide a minimum of 6% green space.
- Existing surface parking lots on side streets between Martway Street and Johnson Drive shall be effectively screened from the surrounding street network. Where a parking lot abuts a street, a minimum 9' wide buffer zone (including sidewalks) shall be required to effectively screen views to parked vehicles. Where a parking lot abuts an interior property line (not a street) a minimum of 4' shall be maintained as a green space. Screening shall be a minimum height of 3' and be of either softscape (vegetation) or hardscape (walls/fencing) or a combination of both.
- Parking lots in the Downtown District should not front on Johnson Drive, but be located behind the building with access from side streets.

Staff Notes: The applicant is proposing to extend the existing parking lot to the south without any other changes to the site access. Existing sidewalks and parking lot curbs were designed and replaced by the City as part of the Johnson Drive improvement project before the current owner purchased the property. Sufficient green space, buffer zones, and softscape screening are provided. Street trees and screening landscaping were installed at staff's request in 2014 when the building was renovated.

Screening & Landscaping

Section 3-4 & 3-5 of the Johnson Drive Corridor Design Guidelines addresses screening and landscaping.

Minimizing or eliminating the views to undesirable areas will improve the overall visual quality of the Johnson Drive Corridor. Appropriate areas to be screened include parking lots, delivery areas, loading docks, dumpsters, ground mounted mechanical equipment, utility service connections, ice and vending machines, freezers and coolers, and transformers.

- Screening can be accomplished by the incorporation of softscape (vegetation) or hardscape (walls).
- Plant materials are encouraged for screening uses.
- Shade along the Johnson Drive Corridor is a priority.
- Property owners are encouraged to provide landscaping on private property that is compatible with that on public property to ensure a consistent appearance along the corridor.

Staff Notes: The view of the south side of the building will be screened using Eastern Red Cedar trees to replace those which will be removed for the expansion of the parking lot. Yew shrubs will be installed to screen the parking stalls from Beverly Avenue.

Code Review: Consideration of Final Site Plans (440.160)

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

1. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space.

-The building, parking area, driveways, and open space have been designed to meet codes and guidelines.

2. The plan provides for safe and easy ingress, egress and internal traffic circulation.

-There is adequate space on the site to allow for circulation of customer traffic and service by trash haulers after the parking lot expansion is made with no impact to traffic on adjacent public streets.

3. The plan is consistent with good land planning and site engineering design principles.

-While the existing building is not in conformance with the Johnson Drive design guidelines for building placement, the proposed project does not make the site a greater nonconformity.

4. An appropriate degree of harmony will prevail between the architectural quality of the proposed building(s) and the surrounding neighborhood.

-The proposed project does not alter the building. Site changes are in compliance with the design guidelines for the downtown district.

5. The plan represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted planning policies.

-While a freestanding is not the intended development pattern for the downtown, the proposed on-site parking is appropriately designed.

6. Right-of-way for any abutting thoroughfare has been dedicated pursuant to the provisions of Chapter 455.

-Any required right-of-way changes for this site were addressed with the Johnson Drive improvement project. A plat has been prepared under Case #16-09. All of the applicable requirements of 455-Subdivisions have been satisfied.

Staff Recommendation

Staff recommends approval of the Final Site Plan for Case # 16-10 The Bar Parking Lot Expansion pending Planning Commission Design Review.