

**STAFF REPORT**  
**Planning Commission Meeting June 25, 2018**

**AGENDA ITEM NO.:** 1

**PROJECT NUMBER / TITLE:** Case # 18-04

**REQUEST:** Preliminary & Final 1st Plat of 5655 Broadmoor

**LOCATION:** 5655 Broadmoor

**PROPERTY OWNER:** CAPROCQ  
5700 Broadmoor Street  
Mission, KS 66202

**APPLICANT:** Michael OsBourn, P.E.  
Kaw Valley Engineering  
14700 West 147th Street  
Lenexa, KS 66215

**STAFF CONTACT:** Brian Scott, Assistant City Administrator

**ADVERTISEMENT:** June 5, 2018-The Legal Record

**PUBLIC HEARING:** June 25, 2018 -Planning Commission



**Property Information**

The subject property is developed as a parking lot and is currently zoned “C-O” (Office Building) District.

Surrounding properties are zoned and used as follows:

West: Former J.C. Penny call center (currently vacant) - Zoned "M-P"  
Mission Tower office building - Zoned "C-O" Office Building  
South: Broadmoor Park - Zoned "C-O" Business Office  
East: Private Homes - Zoned "R-1" Single-Family Residential  
North: Office Building - Zoned "C-O" Office Building

Comprehensive Plan Future Land Use Recommendation for this area:

The subject property is identified in the City's comprehensive plan as appropriate for "Mixed-Use Medium-Density" development. The property also lies within the City's West Gateway Vision area where it is identified as Block E, future park land.

All surrounding properties are currently developed:

Surrounding properties are developed with a mix of free-standing commercial buildings, residential property, and park land. The property directly to the west contains an unoccupied office building.

**Project Background**

The subject property is currently developed as a surface parking lot, and appears to have been a surface parking lot since at least the early 1990s. Prior to that aerial photos indicate it was part of a larger undeveloped parcel that included the Mission Tower office building and the former J.C. Penny call center building. Aerial photos also indicate that the Kansas City Interurban Railroad, better known as the Strang Line, crossed the southern boundary of this property at one time.

The subject property is owned by CAPROCQ, the same owner of the Mission Tower office building. The City recently discovered that vehicle parking was occurring on the property, which is only allowed with a special use permit when the property is separate from the use that is generating the parking (offsite parking). In this situation the property was being used as overflow parking for the Mission Tower office building, which is across the street.

The owner worked with the City to obtain the Special Use Permit, which was granted by the City Council in February of this year. The Special Use Permit will run with the property for as long as it is utilized as an offsite parking lot.

In considering the application for the Special Use Permit, staff discovered that this property has never been formally platted. The City encourages that property be plated for better land use control. In addition, a portion of the property is being dedicated for right-of-way which will need to be shown on the plat.

At this time the owner is requesting approval of a plat for this property. The owner is proposing the plat consist of one lot. The final plat will include a dedication of four (4) feet along the western boundary for public right-of-way (sidewalk). This will become a sidewalk. The City Council is required to review the preliminary plat because of the dedication for public purpose. 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 plat is in conformance. 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. The plat will dedicate four (4) feet along the western boundary for public use, in particular a sidewalk which allows for better pedestrian connectivity.

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**

The applicant is not proposing any changes to the subject property with this plat application, which indicates one lot for the entire property. The subject property has never been platted before. The “C-O” District has no requirements for minimum lot sizes.

- Lot 1: 45,089 sq ft or 1.035 acres

**Right-of-way**

Four (4) feet of right-of-way is being dedicated with this plat.

**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 # 18-04 the plat of land to be known as “5655 Broadmoor.”

**Planning Commission Action**

*To be completed once the Planning Commission has made its determination.*

**City Council Action**

*To be completed once the City Council has made its determination.*