

CITY PLANNING COMMISSION

August 14, 2017

Minutes

The City Planning Commission met in regular session on Monday, August 14, 2017, at 6:30 p.m., in the Commission Chamber of the Municipal Office Building with the following members present: Ms. Joanne Huey, Chairman Presiding, Mr. Jeff Carson, Vice Chairman, Mr. Jerrold Childress, Mr. James Connelly, Mr. James Ernst, Mr. Eric Gonzalez (arrived at 7:35 p.m.), Ms. Karen Jones, Mr. Paul Mose, Ms. Susannah Pauley, and Dr. Daniel Serda, (Absent: Rank.) Mr. Robin H. Richardson, AICP, Director of Planning, Ms. Janet L. Parker, CSC/APC, Administrative Assistant, Mr. Byron Toy, AICP, Principal Planner, Mrs. Jamie Hickey and Mr. Zach Flanders, AICP, Planners, Mr. Grant Williams and Mr. Patrick Waters, Assistant Counsel, were also present.

Chairman Huey called the meeting to order at 6:30 p.m.

Recording Secretary Parker read the **Planning Commission Statement**: “We would like to welcome all present to the meeting of the City Planning Commission. Ms. Joanne Huey is serving as chairman this evening. The Planning Commission is a voluntary body of citizens, which will review each zoning proposal. For all change of zones, special use permits, vacations, and preliminary plan reviews on tonight’s agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on **Thursday, August 31, 2017**. For final plats and final plan reviews heard tonight, the Planning Commission’s decision is final and there will not be another hearing. The format for this evening’s meeting is as follows:

1. As each application is called, we would ask that all those both for and against to please come to the front of the room.
2. The applicant will make the opening statement explaining the proposal. Please note that the applicant will be given fifteen (15) minutes to present their case. The fifteen (15) minutes includes the applicant, consultants and other members of the applicant’s team. Members of the Planning Commission will then address any questions they may have to the applicant. Any persons wishing to speak in favor will be allowed to do so at that time.
3. Then those persons in opposition will be allowed to make their statements and ask questions. Please note that each member of the public who wishes to speak will be given five (5) minutes to express their opinions. Time may not be shared between speakers.
4. A speaker at the podium may request to extend their time and the Planning Commission may by two-thirds (2/3) majority vote extend any speaker’s time in five (5) minute increments.
5. The applicant will then answer questions and make a closing statement.
6. The public hearing portion of the meeting will be closed and the public will only be allowed to address the Commission if a question is directed to them.

7. The Planning Commission will discuss the application and make their recommendation.
8. Also, all items/exhibits submitted and/or shown either to the Planning Commission or staff during the hearing will be retained and become part of the official record of these proceedings.

In the event that persons in opposition want to formally protest a change of zone or special use permit, a means is available by a legal protest petition which can be obtained along with the necessary instructions, by calling the Urban Planning and Land Use Department at 573-5750 tomorrow morning. Any application receiving a unanimous vote of recommendation by the Planning Commission will appear on the consent agenda of the Unified Government Board of Commissioners. Unless there is a request to remove an item from the consent agenda by the applicant, a member of the Unified Government Commission, or other interested parties, the Planning Commission's recommendation will be adopted. The consent agenda is heard at the beginning of the meeting at 7:00 p.m. If you are interested in an item you should appear promptly on **Thursday, August 31, 2017 at 7:00 p.m.** to see what action is taken or to ask that it be removed from the consent agenda.

The Planning Commission will also have a consent agenda as part of their meeting this evening. The Consent Agenda is the first part of the agenda. Items on the Consent Agenda are Final Plats, Final Plans or Special Use Permit Renewals that have received a staff recommendation to approve. Unless there is a request to **REMOVE** an item from the Consent Agenda by the applicant, a member of the staff, a member of the Planning Commission or other interested parties, the staff recommendation on all of the items on the Consent Agenda will be adopted by the Planning Commission at one time.

I will read a list of agenda items on the Consent Agenda, and when I have completed the list the Chairman will ask if there are any requests to remove items. This is your time to come to the microphone and request that an item be removed from the Consent Agenda if you do not agree with the staff recommendation. All items not removed from the Consent Agenda will be approved by the Commission with the Staff recommendation.

The Planning Commission is required to disclose contacts with regard to any item on the Planning Commission Agenda. Before each item I will ask if any contacts have been made and members of the Commission will be asked to disclose those contacts at that time.

We appreciate the attendance of those here this evening and we recognize the seriousness of each case and each person's opinions, but would like to request that each side keep their comments as concise as possible. Your opinions will be forwarded to the Governing Body for their consideration in making a final decision. In addition, those who received notices for this evening's hearing will again receive them for the hearing on **Thursday, August 31, 2017.** We ask that anyone with a cell phone to please turn them off or switch to non-audio so you will not disturb the meeting. I will now read the items on the **Consent Agenda (Starts at 5:30:)**

CONSIDERATION OF THE JULY 10, 2017 CITY PLANNING COMMISSION MINUTES

PLAN REVIEW APPLICATION #PR-2017-10 – KHALID CHEEMA/CHEEMA FOOD AND PETROLEUM INC. – SYNOPSIS: Final Plan Review for a gas station with c-store and two retail spaces at 2425 Metropolitan Avenue. Detailed Outline of Requested Action: Mr. Cheema is seeking approval of the Final Plan for renovations to a gas station, convenience store, and retail tenant spaces at 2425 Metropolitan.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? (No one responded in the affirmative.)

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone comes forward and asks that an item be removed from the Consent Agenda.”

Chairman Huey asked if any member of the public, staff or Commission wished to remove an item from the Consent Agenda. Ms. Darcy Thompson requested that Plan Review Application #PR-2017-10 be removed from the Consent Agenda.

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows to **APPROVE the July 10, 2017 City Planning Commission Minutes:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to APPROVE Passed: 8 to 0

PLAN REVIEW APPLICATION #PR-2017-10 – KHALID CHEEMA/CHEEMA FOOD AND PETROLEUM INC. – SYNOPSIS: Final Plan Review for a gas station with c-store and two retail spaces at 2425 Metropolitan Avenue. Detailed Outline of Requested Action: Mr. Cheema is seeking approval of the Final Plan for renovations to a gas station, convenience store, and retail tenant spaces at 2425 Metropolitan.

Present in Support:

- ❖ Mr. Gerald Menefee, KAM Design, representing the applicant
- ❖ Mr. Adel Cheema, applicant

Present in Opposition:

- ❖ Darcy Thompson, 1805 Metropolitan Avenue, Kansas City, Kansas
- ❖ Dawn Beaman, 1418 South 34th Street, Kansas City, Kansas
- ❖ Tiffany, 1807 Metropolitan, Kansas City, Kansas

Staff Recommendation Starts: 20:10 Director Richardson stated that the plan before the Commission does comply with the preliminary plan approved by the Court and staff recommends approval. He further stated that if a citation is issued and goes to the Court the judge can be told that this is part of what they said they would do (in their testimony tonight) and they are not doing it. He stated that he believes action would come quickly.

Motion and Vote Starts: 22:15

On motion by Dr. Serda, seconded by Mr. Connelly, the Planning Commission voted as follows to **APPROVE Plan Review Application #PR-2017-10:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	No
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	No
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to APPROVE Passed: 6 to 2

Subject to:

Urban Planning and Land Use Comments:

- The following was a comment in the Preliminary Plan Review Staff Report:
 - **Police Calls – Police calls ranging from traffic stops, hold up alarms, theft to building checks (investigation follow up excluded information calls, hang-ups and illness):**

2015 – 13
2014 – 6
2013 – 17
2012 – 23
2011 – 8
2010 - 13

Of the 80 calls for service listed above over six (6) years (1 per month) most were for burglary and theft. Many were suspicious persons, welfare checks, domestic violence, suicide attempts, or civil process. The owners and operators need to be diligent in creating an atmosphere that discourages police calls for service. Prior to submitting a final plan review, the applicant should meet with a KCK Police Department representative that can help them with Crime Prevention Through Environmental Design (CPTED).

See attachments for CPTED review from KCK Police Department.

After reviewing the recommendations from the KCK Police Department, Staff stipulates the following:

1. Cameras installed at the north side entrance, as well as along the perimeter of the building
2. Update exterior lighting, including gas pump area and add additional lighting to the parking lot (lighting plan to be submitted with DRC application. Must comply with Commercial Design Guidelines)
3. Add/update alarm system
4. Make any necessary repairs to and maintain trash enclosure in good working order
5. Repair or replace rear fence line
6. Resurface and stripe parking lot according to site plan
7. Update exterior wiring and meters on southeast corner
8. Repair or replace signage (subject to staff review, must comply with sign code)
9. Remove signage from windows.
 - While technically code compliant, the KCK PD does recommend removing window signs from the building. Staff agrees that this will increase eyes on the street and improve site safety.

Additional stipulations are as follows:

10. Property owner must honor the maintenance and upkeep plan submitted in October 2015 (*see attachments*).
11. All signage must meet sign code requirements and applicant must obtain proper sign permits
12. Downspouts shall be internalized
13. Stone banding on Convenience Store building shall be continued around to the south façade
14. Stone banding on Retail Center building shall be continued around to the south façade
15. Roof-mounted mechanical equipment shall be screened by parapet
16. Landscaping shall be irrigated
17. Dryvit may only be used as an accent and may not exceed 15% of the façade.

Staff feels that, if the stipulations are met (to be enforced by the Planning Department's Zoning Enforcement Officer), this rehabilitation of a gas station and retail center that is currently vacant and in some state of

disrepair, will be a positive development for the neighborhood. CPTED theories and research suggests that improvements to and upkeep of buildings helps to reduce crime rates, in addition to providing an overall more pleasant aesthetic and increased property values often found when delinquent properties are remediated.¹

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) The fuel dispensing area, pavement and drainage design, sedimentation manhole, etc., shall meet UG standards and the MARC BMP manual, Appendix B, Pollution Controls for Hot Spots.
 - 2) Provide a copy of the signed, executed, and recorded sanitary sewer easement document prior to construction permit acquisition.
 - 3) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Recording Secretary Parker stated that the Consent Agenda is completed and the Commission will now move on to the Non-Consent Agenda **Starts at 23:30**

CHANGE OF ZONE APPLICATION #3145 – ROBERT WESSEL – SYNOPSIS:

Change of Zone from R-1 Single Family District to CP-1 Planned Limited Business District for an employee parking lot in conjunction with a doctor's office at 8932 State Avenue.

PLAN REVIEW APPLICATION #PR-2017-28 – ROBERT WESSEL – SYNOPSIS:

Final Plan Review for an employee parking lot in conjunction with a doctor's office at 8932 State Avenue

Detailed Outline of Requested Action: The representative, Robert Wessel on behalf of the owners, PSB Investments, LLC, has submitted a change of zone and final plan review to build a parking lot addition on a portion of 8932 State Avenue for a medical office building at 8940 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated July 20, 2017 for the change of zone application; and

7. The Notices to property owners dated July 19, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Robert Wessel, P.E., applicant representing PSB Investments, LLC, 6309 Kennett Place, Mission, KS 66202

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 28:05 Director Richardson stated that there is a plan for this parcel to be redeveloped as another office and then there will be screening along that property line. With the comment for no additional screening for this project (which will rely on the plan for the property to the north) the staff recommends approval.

Motion and Vote Starts: 28:40

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application #3145,**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. **Subject to approval, a \$50.00 rezoning ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Board of Commissioners meeting.**
2. **Only decorative lighting may be used on the façade of the office building.**
 - a. **Any site or building lighting shall have 90 cutoff fixtures.**

Applicant Response: Lighting is not proposed.

3. **The ends of parking stalls shall be curbed and landscaped islands installed.**

Applicant Response: The entire proposed parking lot is to be curbed.

4. The CP-1 Planned Limited Business District landscaping requirement is one (1) tree for every 7,000 square feet of site area. The Commercial Design Guidelines requires that landscape exceed the district requirement by at least 75 percent.

Based on the site area, .75 acre (32,831 square feet), 8 (8.20) trees are required based on the guidelines. Please submit a landscape plan that meets this requirement. Please show required screening as well. (See #7 below)

Applicant Response: In order to meet the screening for the proposed parking lot, we have added 13 – 6’ foot evergreen trees along the north and east line of the proposed parking lot. We are providing 6 – 2” deciduous hardwood trees along State Avenue.

5. Landscaping shall be irrigated.

Applicant Response: Irrigated landscaping will be provided in islands and around the parking lot exterior.

6. All shade trees shall be at least 2” caliper when planted. All evergreen trees shall be at least 6’ in height when planted.

Applicant Response: Acknowledged.

7. The northern landscape screen will be installed with the north building.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

On motion by Dr. Serda, seconded by Mr. Ernst, the Planning Commission voted as follows to **APPROVE** Plan Review Application #PR-2017-28,

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye

Pauley Aye
Rank Not Present
Serda Aye
Motion to APPROVE Passed: 8 to 0
Subject to the above stipulations

Hearing Starts: 29:55

SPECIAL USE PERMIT #SP-2017-28 – ABDUL MAZID – SYNOPSIS: Special Use Permit for a used car dealership at 1010 Merriam Lane. **Detailed Outline of Requested Action:** The applicant, Abdul Mazid, has applied for a special use permit to operate a used car dealership at 1010 Merriam Lane. This property was operated as an antique car sales business from 1987 to 2001. Since that time it has been operated as a variety of businesses including an automobile repair business from 2004-2005 and a retail market (Kimo’s Market) from 2005-2008. In 2016, the property was issued a court summons for being a residential rental property without a rental permit. This case was dismissed. The property has received numerous code citations for graffiti, trash, and abandoned vehicles in the past, prior to Mr. Mazid’s ownership.

The following items were included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 13, 2017; and
7. The Notices to property owners dated April 12, April 24, May 23 and July 17, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support (requesting a continuance):

- ❖ Bryant Parker, attorney for the applicant, 4510 Belleview Avenue, Suite 300, Kansas City, Missouri 64111

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 31:28 Director Richardson stated that the staff supports the hold over request until the September 11, 2017 meeting.

Motion and Vote Starts: 31:55

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows to **HOLD OVER Special Use Permit Application #SP-2017-28 (as per the applicant's representative's request),**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to HOLD OVER Passed: 8 to 0

Hearing Starts: 32:25

SPECIAL USE PERMIT APPLICATION #SP-2017-31 – JOE MCLAUGHLIN WITH BHC RHODES – SYNOPSIS: Special Use Permit for the Temporary Use of Land for a security office trailer at 8130 Kaw Drive

PLAN REVIEW APPLICATION #PR-2017-30 – JOE MCLAUGHLIN WITH BHC RHODES – SYNOPSIS: Final Plan Review for a security office trailer at 8130 Kaw Drive

Detailed Outline of Requested Action: The applicant, Joe McLaughlin with BHC Rhodes, is seeking approval for the use of a temporary trailer as a security office for the site at 8130 Kaw Drive.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 13, 2017 for the special use permit; and
7. The Notices to property owners dated April 12, April 26 and July 17, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Mr. Joe McLaughlin, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101
- ❖ Murray Rhodes, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 39:45 Director Richardson stated that the initial special use permit approval would be for two (2) years and the Health Department and the Public Works Department have agreed to the holding tank for that period of time but not beyond and he is not at liberty to change their recommendation. The staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts: 40:40

On motion by Dr. Serda, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-31:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Could you provide photographs and diagrams of the structure?

Applicant Response: The trailer has not been ordered yet but will be comparable to the diagrams below and will be bracketed to the ground similarly to the third picture.



2. How long are you planning to utilize this trailer on the site? Are there plans to build a permanent structure for this use?

Applicant Response: *The trailer will be utilized for a term of 5 years and there are no plans to build a permanent structure at this time.*

3. Please explain and provide any relevant documentation regarding your use of the land?

Applicant Response: *The trailer is going to be used as temporary office space and will provide a way for the occupants to ensure security of the site by allowing them to occupy the site.*

4. Please provide a site plan with building, sewer and floodplain elevations.

Applicant Response: *Based on the site contours the elevation of the proposed temporary structure is out of the floodplain. FEMA Maps show the property being in Flood Zone AE with a base flood elevation of 766'. The elevation of the temporary structure is at an elevation of roughly 773.5' which is 7.5' above BFE.*

5. The trailer must be skirted.

6. Approval is for two (2) years.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) None

- B) Items that are conditions of approval (stipulations):

- 1) The A/E shall coordinate with Wyandotte County Health department regarding the proposed temporary holding tank and show applicable information on plans, calculations, and specifications for review and approval by the Health department.
- 2) The proposed temporary holding tank shall be a state certified septic tank, and shall be installed underground in accordance with the manufacturer's recommendations and the Wyandotte County Health department approval.
- 3) The proposed temporary holding tank shall be equipped with audible and visual alarms with high water floats, and indicated on plans and specifications for Health department approval.
- 4) All electrical wiring for the temporary holding tank shall be done by a licensed and insured electrician.
- 5) Obtain an on-site wastewater permit from Wyandotte County Health department, and provide a copy to Planning Engineering prior to construction permit acquisition.
- 6) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

- 7) The proposed septic holding tank shall be temporary for two years. At the end of two years or when a permanent building structure is constructed, whichever occurs first, a public sanitary sewer main extension and service line connection shall be constructed to serve this property.
 - 8) The future/public sanitary sewer main extension will require a separate public improvement plan set that meets UG standards and criteria, and shall be reviewed and approved by the UG.
 - 9) The future/public sanitary sewer main extension may require an easement across the adjacent property. A signed, executed, and recorded copy of the sanitary sewer easement shall be provided with the sewer main extension plans.
 - 10) When the future/public sanitary sewer system is installed, the proposed temporary holding tank shall be removed/abandoned per UG and KDHE specifications and requirements.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

Business License Comments:

Our office finds no record of any business associated with this address. If this location is to be occupied by a business enterprise, they will need to file and maintain the annual occupation tax application with this office. In addition since this permit would be for a security trailer, any third party security company that would be providing service to the associated business would need to file with our office as a security company. If security would be provided by EMPLOYEES of the occupying business, security company license would not be applicable.

On motion by Dr. Serda, seconded by Mr. Connelly, the Planning Commission voted as follows to **APPROVE Plan Review Application #PR-2017-30:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to APPROVE Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. **Landscaping shall meet MP-2 district requirements, which include the Commercial Design Guidelines. Any departure from this will require a**

deviation that may only be granted by the Planning Commission.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) The A/E shall coordinate with Wyandotte County Health department regarding the proposed temporary holding tank and show applicable information on plans, calculations, and specifications for review and approval by the Health department.
 - 2) The proposed temporary holding tank shall be a state certified septic tank, and shall be installed underground in accordance with the manufacturer's recommendations and the Wyandotte County Health department approval.
 - 3) The proposed temporary holding tank shall be equipped with audible and visual alarms with high water floats, and indicated on plans and specifications for Health department approval.
 - 4) All electrical wiring for the temporary holding tank shall be done by a licensed and insured electrician.
 - 5) Obtain an on-site wastewater permit from Wyandotte County Health department, and provide a copy to Planning Engineering prior to construction permit acquisition.
 - 6) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
 - 7) The proposed septic holding tank shall be temporary for two years. At the end of two years or when a permanent building structure is constructed, whichever occurs first, a public sanitary sewer main extension and service line connection shall be constructed to serve this property.
 - 8) The future/public sanitary sewer main extension will require a separate public improvement plan set that meets UG standards and criteria, and shall be reviewed and approved by the UG.
 - 9) The future/public sanitary sewer main extension may require an easement across the adjacent property. A signed, executed, and recorded copy of the sanitary sewer easement shall be provided with the sewer main extension plans.
 - 10) When the future/public sanitary sewer system is installed, the proposed temporary holding tank shall be removed/abandoned per UG and KDHE specifications and requirements.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Hearing Starts: 42:00

SPECIAL USE PERMIT APPLICATION #SP-2017-46 – BRIAN ARBELAEZ WITH NORTHLAND IMAGING LLC– SYNOPSIS: Special Use Permit for a mobile MRI unit at 9201 Parallel Parkway. **Detailed Outline of Requested Action:** The applicant, Bran Arbelaez of Northland Imaging, LLC, is seeking approval for the use of a temporary trailer MRI unit.

The following items were included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated June 15, 2017; and
7. The Notices to property owners dated June 14 and June 29, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Brian Arbelaez, applicant, 4909 West 144th Terrace, Leawood, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 44:00 Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts: 44:10

On motion by Mr. Carson, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-46:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to recommend APPROVAL Passed: 8 to 0
Subject to:

Urban Planning and Land Use Comments:

1. How long are you planning to utilize this trailer on the site?

Applicant Response: *12 months*

Planning Commission Approval: 2 years

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations):

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

Hearing Starts: 44:47

SPECIAL USE PERMIT APPLICATION #SP-2017-47 – DARYL EVERS–

SYNOPSIS: Special Use Permit to relocate existing liquor store in the same shopping center (Northwood Shopping Center) at 2862 West 47th Avenue. ***Detailed Outline of Requested Action:*** The applicant filed this special use permit application to relocate an existing liquor store from one tenant space to another within an existing shopping mall. The existing business has been at the current location since May, 2014. A different liquor store was located at the same location prior to the existing business. This application has been submitted in conjunction with a zoning variance (Petition #2255) for a zoning variance to the spacing requirements between a liquor store and a church and school.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated July 19, 2017; and
7. The Notices to property owners dated July 20, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Director Richardson stated that he would request that audio file from the Board of Zoning Appeals meeting this evening also be included as part of this application.

Present in Support:

❖ Mr. Daryl Evers, 19715 West 105th Street, Olathe, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 46:50 Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report and would note that initial special use permits are for two (2) years.

Motion and Vote Starts: 47:02

On motion by Mr. Mose, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-47:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Approval is for two (2) years

Public Works:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Hearing Starts: 47:41

SPECIAL USE PERMIT APPLICATION #SP-2017-49 – KIMBERLY WISENER–SYNOPSIS: Special Use Permit for a bed and breakfast at 3228 and 3230 Hutton Road. *Detailed Outline of Requested Action:* The applicant is seeking a special use permit in order to operate a bed and breakfast out of the four bedroom home.

The following items were included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;

2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated July 20, 2017; and
7. The Notices to property owners dated July 19, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Marsha Cook, 3228 Hutton Road, Kansas City, Kansas 66109
- ❖ There were two persons present that did not speak

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 52:25 Director Richardson stated that the part of the driveway that is in the public right-of-way has to be constructed to Public Works requirements. The parking area by the house where people will park should be asphalt and if they used asphalt or chip and sealed on the driveway portion that would be fine.

Motion and Vote Starts: 53:05

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2017-49:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

Urban Planning and Land Use Comments

1. **How do you plan to advertise your business?**

Applicant Response: Internet, word of mouth, partnerships/relationships with local businesses, sign in front.

Staff Response: No signage will be allowed on the property

- 2. In your estimation, how many nights do you anticipate to be booked each year?**

Applicant Response: 175+ nights

- 3. The application states that 16 guests can be accommodated, is that individual guests or assuming some are families traveling together? Will unrelated guests be sharing bathrooms?**

Applicant Response: 16 individual guests, no unrelated sharing of bathrooms

- 4. Aerial images show that there are two homes on the property, please describe the configuration of bedrooms and bathrooms and number of guests for each house and for each bedroom/bathroom.**

**Applicant Response: The West House has 3 bedrooms and 2 bathrooms (1 on-suite) that will sleep 6 adults with 2 living spaces and a kitchen
The East House has 3 bedrooms and 2 bathrooms (1 on-suite) that will sleep 8 adults with a grand living room/kitchen addition to a second living room with a sleeper sofa that will sleep 2 additional adults.**

- 5. What time will check in and check out be?**

Applicant Response: We are flexible but anticipate check-in early evening and check-out mid-morning.

- 6. Will you be hiring outside help for housekeeping, cooking, yard maintenance, etc.?**

Applicant Response: No, but maybe in the future.

- 7. Will meals be provided to the guests?**

Applicant Response: Yes

- 8. Will guests be allowed to bring pets?**

Applicant Response: To be determined on an individual basis, most likely not.

- 9. Please provide a more detailed overview of your daily operations**

Applicant Response: This will be a typical B&B... we will be providing lodging and breakfast. We do have a relaxing environment that our guest may want to explore such as our miniature farm, fishing hole, fire pit, etc. When guest are on the premises we will manage the activity and be available if any issues may arise. When we do not have guest we will be maintaining the property by completing indoor cleaning from laundry

to detailed dusting etc. and outdoor yard work never ends such as pruning, mowing, and tending to our livestock.

10. The driveway approach must be paved

11. Parking areas must be paved and landscaped

If approved the following will apply:

1. No signage will be permitted
2. No on-street parking will be permitted
3. Owners must maintain residence in the home
4. Approval for two (2) years initially
5. All proper building permits must be obtained for any work to be done to the house
6. A Business License must be obtained.
7. The driveway approach must be paved prior to opening to guests
8. Parking areas must be paved and landscaped prior to opening to guests
9. Public Works requirements (below) must be met prior to opening to guests

Public Works Comments

A) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) None

B) Items that are conditions of approval (stipulations):

- 1) Provide complete final site engineering and construction level drawings prepared by a Professional Engineer (PE) registered in the state of Kansas. The site plan and construction drawings shall include dimensions, construction notes, details, and final engineering design.
- 2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- 3) Provide a concrete driveway approach within Hutton Road right-of-way, in accordance with UG standards and criteria.
- 4) The existing driveway is gravel and should be at least chip and sealed.
- 5) On a site plan, show the existing septic tank and lateral field locations. Provide a PE sealed sanitary sewer memo addressing the existing tank size and if the existing system can handle additional wastewater flows or indicate applicable improvements.
- 6) Obtain approval from Wyandotte County Health Department regarding the existing and/or proposed septic system.
- 7) Provide an erosion control plan in accordance with UG criteria including erosion control notes, construction sequence, indicate when BMP's are to be placed and when they are to be removed, and reference applicable UG standard details.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

Hearing Starts: 53:45

NEW MIDDLE SCHOOL 01 - SYNOPSIS: Preliminary Plat for one (1) lot at 1735 North 64th Terrace

PLAN REVIEW APPLICATION #PR-2017-33 – BRIAN HILL WITH MKEC ENGINEERING, INC. – SYNOPSIS: Preliminary Plan Review for a new school at 1735 North 64th Terrace

Detailed Outline of Requested Action: The applicant, Brian Hill with MKEC Engineering, Inc. on behalf of Kansas City Kansas Public Schools wants to demolish Coronado Middle School and build a new, 82,142 square foot middle school on the same grounds located at 1735 North 64th Terrace.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated June 19, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Doug Clements, Director of Physical Properties for the Kansas City, Kansas School District (USD 500), 2010 North 59th Street, Kansas City, Kansas
- ❖ Brian Hill, MKEC Engineering, Inc., applicant, 11827 West 112th Street, Suite 200, Overland Park, Kansas 66210
- ❖ Karen Oppliger, Hollis and Miller Architects, 1812 Walnut Street, Kansas City, Missouri

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 1:03 Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report. He further stated that at some other schools they have used black chain-link fence but they are not going to replace much of the fence at this location so that is why they have gone back to galvanized.

Motion and Vote Starts: 1:03:30

On motion by Ms. Jones, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE New Middle School 01 Preliminary Plat:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to APPROVE Passed: 8 to 0
Subject to:

Urban Planning and Land Use:

1. While the preliminary plat shows the existing conditions, the preliminary plat must also show the proposed development, per Sec. 27-215(e)(8). Revise the preliminary plat to include a second sheet.

Applicant Response: The information proposed development has been added to a second sheet. The information will be included in the PDP resubmittal.

2. As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.

Applicant Response: The site plan table has been added to the cover sheet listing the required information, see sheet 0CS1.

3. There are 118 parking spaces proposed. How many staff members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Applicant Response: The calculated assembly area in the school seats 470. 470 seats/4 seats equal 117.5 seats. 118 seats are provided. See attachment.

4. The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided.

Applicant Response: The proposed fence shall be galvanized chain link to match existing.

5. The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Applicant Response: The trash enclosure shall be constructed to provide the same appearance as the materials on the school, with a gate system to remain closed when not in service.

6. All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Applicant Response: Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of building is not visible from the street. All wall packs are full cutoff fixtures.

7. All lighting, whether mounted on the wall or installed in the parking lot shall have 90 degree cutoff fixtures.

Applicant Response: All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.

8. Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Applicant Response: Comment acknowledged. All items will be screened, see landscape plan, sheet L01.

9. All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.

Applicant Response: Comment acknowledged. The information has been added to landscape plan, sheet L01.

10. All parking lot islands shall be curbed and landscaped. Please revise the landscape plan to include trees in the three islands that do not have trees in them.

Applicant Response: Trees provided. See landscape plan, sheet L01.

11. All landscaping shall be irrigated.

Applicant Response: All areas to be irrigated. The information has been added to landscape plan, sheet L01. See note 31 & 32.

12. Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.

Applicant Response: Comment acknowledged.

13. Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Applicant Response: Comment acknowledged.

Public Works:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations):

1) N. 64th Terrace is classified as a collector street which requires sidewalks on both sides of the road. In lieu of a sidewalk along the west side of the road, crosswalks shall be shown on final plans and installed in accordance with a revised traffic study, MUTCD, ADA, and UG standards and criteria, and shall be reviewed and approved by UG.

2) Provide a revised traffic study to include an expanded scope area along N. 64th Terrace to address school/pedestrian traffic counts, safe route to school, and coordination with the UG. The traffic study shall be submitted prior to or with final development plans for review and approval by the UG.

3) Provide a minimum of 3' green space buffer between the back of curb and proposed sidewalk along the east side of N. 64th Terrace. The sidewalk shall be a minimum of 5' width and can transition to a 6' wide sidewalk at the back of curb at each of the two proposed school entrances.

4) In accordance with the above comment, provide an additional 12' of right-of-way for a total of 42' from the centerline of N. 64th Terrace to be dedicated on the final plat. The adjacent 20' Water One easement can be dedicated from the proposed right-of-way.

5) The County Surveyor makes separate technical review of the plat, and submits comments directly to the preparer of the plat. Provide preliminary and final plats in accordance with engineering and County Surveyor comments.

6) Final development plans shall include final engineering, calculations, studies, and complete construction level drawings with construction notes and details, in accordance with UG standards and criteria and shall be reviewed and approved by UG.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

The applicant has worked with staff to resolve a majority of engineering issues, however there remain a few issues that will be rectified during the final plan review.

On motion by Ms. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Plan Review Application #PR-2017-33:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Not Present
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to recommend APPROVAL Passed: 8 to 0

Subject to the above stipulations

Planning Commissioner Gonzalez joined the Commission at 7:35 p.m.

Hearing Starts: 1:05:15

PLAN REVIEW APPLICATION #PR-2017-24 – BRIAN HILL/MKEC ENGINEERING

– SYNOPSIS: Preliminary and Final Plan Review for a new school building (Welborn Elementary) at 5200 Leavenworth Road **Detailed Outline of Requested Action:**

The applicant, Brian Hill with MKEC Engineering, Inc. on behalf of Kansas City Kansas Public Schools wants to demolish Welborn Elementary School and build a new 42,204 square foot elementary school on the same grounds located at 5200 Leavenworth Road.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated June 14 and July 5, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Doug Clements, Director of Physical Properties for the Kansas City, Kansas School District (USD 500), 2010 North 59th Street, Kansas City, Kansas
- ❖ Brian Hill, MKEC Engineering, Inc., applicant, 11827 West 112th Street, Suite 200, Overland Park, Kansas 66210
- ❖ Don Pruitt, HTK Architects, 13816 Horton Drive, Overland Park, Kansas
- ❖ Dennis Brennan, 3127 East Barker Circle, Kansas City, Kansas 66104

Present in Opposition/Questions:

❖ John Kessler, 3153 North 52nd Terrace, Kansas City, Kansas

Staff Recommendation Starts: 1:40:42 Director Richardson stated that the staff recommends approval. He stated that the only significant issue is the walkway and he thinks that it is worth addressing. The kids use that path now and the driveway is on the Unified Government right-of-way and it is allowed to remain there. He thinks that they will be happy to keep their driveway and let the kids walk across it rather than remove the driveway from the right-of-way. It is a difficult issue and he would go through that in an official capacity and create the path for them there rather than having someone yelling at the kids every day for walking across their yard. He stated that providing a safe and reliable way for them to do that is the way to go. It isn't inexpensive or an easy fix but in terms of difficult engineering, it does not meet that criteria. He showed where the area will be fenced off (as the kids are getting through the hole in the fence) and circulation will be improved in the front so there will be room to queue both buses and vehicles which really does not exist well today.

Motion and Vote Starts:1:43:10

On motion by Ms. Jones, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Preliminary and Final Plan Review**

Application #PR-2017-24:

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Gonzalez	Aye
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Aye
Rank	Not Present
Serda	Aye

Motion to APPROVE Passed: 9 to 0

Subject to:

Urban Planning and Land Use Comments:

- 1. As part of the site plan, please include a site data table, listing the zoning regulations for setbacks, parking, landscaping, etc. and how the proposed development complies with each requirement.**

Applicant Response: Information has been added to the cover sheet and sheet Ocs1. The information is listed in a table named site plan data, R-1 zoning requirements.

- 2. Staff has concerns about the lack of building articulation with the proposed concrete tilt-up panels. It should be noted that there are different material styles being used on the building, with thin brick paneling and precast concrete panels, but with the large, expansive**

sections of wall especially on the east and west facades, staff does not want this building to appear overly dominant at the pedestrian scale. How do you intend on breaking up the façade through recesses, articulations and incorporating different building materials?

Applicant Response: As noted, the building will be constructed of precast concrete wall panels. This material is not inherently adept to create offsets in vertical plane. However, the architect has worked diligently to provide a good deal of articulation throughout the exterior facades. The main elevation to the public is the south façade, which contains elements of red brick, dark exposed aggregate, light sandblasted texture, dark brick, glass, and metal sunshades. Additionally, there is a sculptural element facing the street. Wall planes are pushed in and out significantly here to provide changes in scale and building massing. The east and west facades are primarily the classroom wings. As with any typical school building there are areas where classrooms are grouped together in five (5) to six (6) units. These classroom wings contain a unifying architectural language that, while not prone to major changes in height or plane, does provide articulation through the use of material changes, color changes, and a breakdown of scale around openings. There are approximately eight different finish materials proposed. It is the architect's professional opinion that the school design contains the appropriate amount of articulation, and in the absence of any arbitrary quantities assigned for such elements, is fitting for the application.

3. There are 88 parking spaces proposed. How many members are employed at the school? Additionally, the parking requirement for an assembly area is one (1) space for every four (4) seats, so please identify your assembly area with a floor plan and calculate the parking for such use.

Applicant Response: The school is anticipated to have around 50 staff. Parking will more than adequately provide for staff and visitors. The parking provided is consistent with Frank Rushton Elementary, a similar school recently built in KCK. In addition, the hard play will accommodate an additional 38 cars for overflow events. It is our understanding that there are no UG parking code requirements for schools. The parking provided is more than adequate for the building and site uses. The gym is the assembly space and is designed for 573 people. The parking provided meets nearly 90% of the 1:4 assembly space suggestion.

4. The fence that is proposed around the perimeter of the property, what is the proposed material? Fence details have not been provided. In previous applications, KCKPS has erected wrought-iron fences around the perimeter with masonry columns every 32' on center and vinyl coated, black chain-link fence within the soft play area.

Applicant Response: The 6' tall black vinyl-coated chain link fence will be provided for the play area, as well as to secure the back of the building.

5. The trash enclosure shall be constructed from the same building materials as the school. The gate shall be closed at all times, except when in service.

Applicant Response: Comment acknowledged. Trash enclosure will be the same materials as the building, and gate will be closed at all time, except when in service.

6. All wall mounted lighting shall be decorative. Wall pack lighting is not permitted.

Applicant Response: Wall pack lighting is only utilized for security purposes (i.e. security camera viewing purposes) around perimeter of building that is not visible from the street. All wall packs are full cutoff fixtures.

7. All lighting, whether mounted on the wall or installed in the parking lot, shall have 90 degree cutoff fixtures.

Applicant Response: All exterior light fixtures will have full cutoff (90 degree) shielding. Refer to light fixture schedule's description on photometric plan E02, 'Full Cutoff' is listed as a requirement under every exterior fixture description.

8. Utility connections (including transformer boxes) shall be screened with landscaping or an architectural screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Applicant Response: Comment acknowledged. All items will be screened, see landscape plan, sheet L01.

9. The landscape plan must be revised to include a legend indicating the quantity, size and species of the proposed trees and shrubs.

Applicant Response: The information has been added to landscape plan, sheet L01.

10. The district requirement for trees is one tree per 7,000 square feet of site area. The site is 6.31 acres, so 39 trees are required to be planted. The total does not include trees that are required to be planted in the parking lot islands.

Applicant Response: The information has been added to landscape plan, sheet L01. 39 trees are shown on the landscape sheet to meet UG minimum requirements.

11. All trees shall be at least 2" caliper when planted. Shrubs that are exterior to the site shall be 5 gallons when planted and those that are interior to the site; adjacent to the building shall be 3 gallons when planted.

Applicant Response: Comment acknowledged. The information has been added to landscape plan, sheet L01.

12. All landscaping shall be irrigated.

Applicant Response: All areas to be irrigated. The information has been added to landscape plan, sheet L01. See note 31 & 32.

13. Value engineering modifications that impact this approval may require additional approvals prior to authorizing construction.

Applicant Response: Comment acknowledged.

14. Attached and detached signs must receive a sign permit prior to being installed. Staff will perform the review when a sign permit application is filed.

Applicant Response: Comment acknowledged.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations):

1) Provide PACP sewer inspection report for the existing sanitary sewer service line and indicate any required improvements on construction plans prior to construction permit acquisition.

2) Provide sidewalk that meets ADA requirements, north of the school property, connecting to Farrow Avenue. Further coordination with the UG may be required. The sidewalk and all associated details shall be indicated on construction plans prior to construction permit acquisition.

3) Provide a copy of the signed, executed, and recorded sanitary sewer easement document prior to construction permit acquisition.

4) Construction plans shall meet UG standards and criteria and shall be reviewed and approved prior to construction permit acquisition.

5) Based on the current traffic study indicating that a traffic signal is not warranted, the school district shall provide appropriately trained crossing guard(s) for the proposed pedestrian crossing across Leavenworth Road. Further coordination with the UG may be needed.

6) After the proposed Leavenworth Road improvements are constructed by the UG, and after the school is constructed and in operation, the school district shall provide traffic counts, pedestrian counts, queue observations, etc. with an updated traffic study regarding school pedestrian crossing, traffic signal warrants, turn lane warrants, etc. If the traffic study indicates that a traffic signal is warranted at the vehicle drive entrance & North 52nd Street with Leavenworth Road, the UG will install a traffic signal as discussed with the school district.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

The applicant has worked with staff to resolve a majority of engineering issues, however there remain a few issues that will be rectified during building permitting at DRC.

Hearing Starts: 1:43:50

PLAN REVIEW APPLICATION #PR-2017-31 – RON SHAFFER – SYNOPSIS:

Preliminary and Final Plan Review for an office renovation with second floor living unit at 3120 Strong Avenue. **Detailed Outline of Requested Action:** The applicant, Ron Shaffer, has applied for a preliminary and final development plan to renovate an existing office building on Strong Avenue and add a private dwelling unit to the building. The renovation includes improvements to the building such as adding a ramp to access to the building. The renovation adds a partial second floor to the building for the dwelling unit and expands the footprint of the building.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated August 14, 2017;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated July 19, 2017.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Ramon Murguia, member of the LLC that owns the property, 2500 Strong Avenue, Kansas City, Kansas 66103
- ❖ Sally Murguia, 2500 Strong Avenue, Kansas City, Kansas 66103
- ❖ Ron Shaffer, RLF Architects, 4011 Homestead Drive, Prairie Village, KS 66208

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts: 1:45:37 Director Richardson stated that the staff recommends approval.

Motion and Vote Starts: 1:45:44

On motion by Mr. Carson, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Preliminary and Final Plan Review**

Application #PR-2017-31:

Carson **Aye**
Childress **Aye**

Connelly **Aye**
Ernst **Aye**
Gonzalez **Aye**
Huey **Chairman**
Jones **Aye**
Mose **Aye**
Pauley **Aye**
Rank **Not Present**
Serda **Aye**
Motion to APPROVE Passed: 9 to 0
Subject to:

Urban Planning and Land Use Comments:

None

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None****
- B) Items that are conditions of approval (stipulations):
 - 1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.****
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None****

There being no further business, the meeting adjourned at 8:16 p.m.