



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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Kansas City, Kansas 66101
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To: Board of Zoning Appeals
From: Planning and Urban Design Staff
Date: March 13, 2023
Re: **Appeal BOZA2022-074**

GENERAL INFORMATION

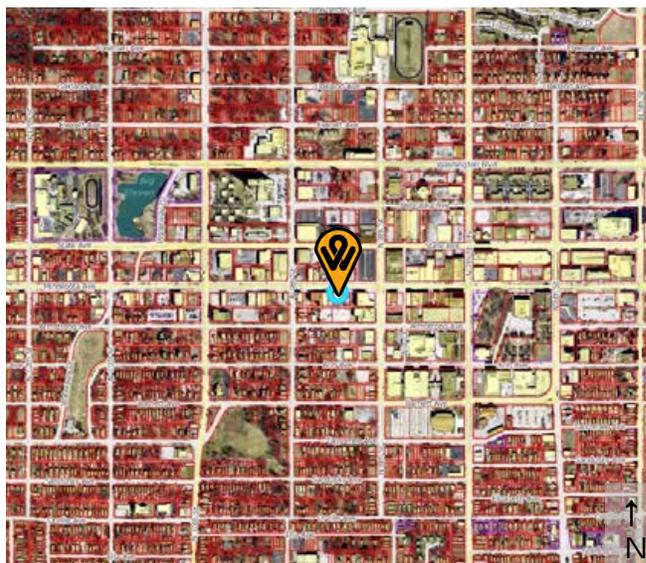
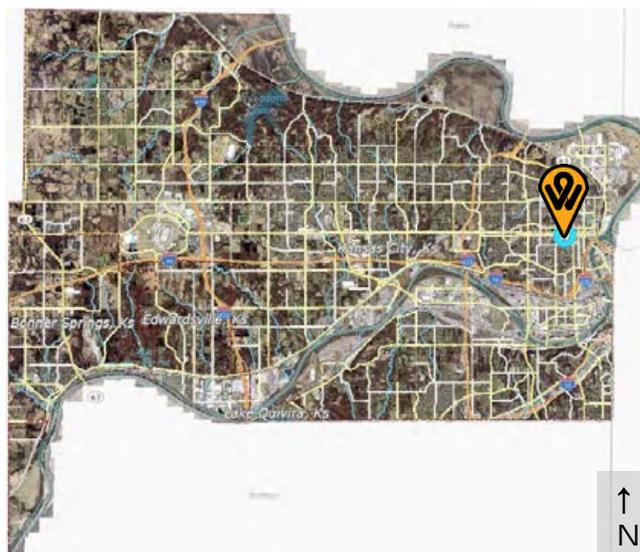
Applicant:
Fernando Gomez

Status of Applicant:
Contractor
Envision Construction, Inc.
12438 Slater Avenue
Overland Park, Kansas 66213

Requested Actions:
Approval of a variance request.

Date of Application:
December 30, 2022

Purpose:
This appeal has been filed to grant a variance from the parking minimum requirement for a restaurant in the C-D District. Section 27-465(f)(1) states that non-residential or hotel uses in this district need not provide off-street parking. Section 27-668(a)(5) states, however, that for restaurants, one (1) space for each 50 square feet of seating area plus one (1) space for each remaining 300 square feet of total floor area is required.



Purpose (cont.): The existing and proposed floor space of the subject building measures a total of 5,037 square feet. Of this total area, 2,072 square feet will be used for seating and 2,965 square feet will be remaining floor area, resulting in a total of 52 required parking spaces. The appellant is requesting 11 parking spaces, a violation of 41 parking spaces.

Property Location: 825 and 827 Minnesota Avenue
Kansas City, Kansas 66101

Commission Districts: Commissioner At-Large, District #2: Tom Burroughs
District #2 Commissioner: Brian McKiernan

Existing Zoning: C-D Central Business District

Adjacent Zoning:
North: C-D Central Business and CP-2 Planned General Business Districts
South: C-D Central Business District
East: C-D Central Business District
West: C-D Central Business District

Adjacent Uses:
North: Commercial buildings
South: Vacant multi-family residential building and parking lot
East: Parking lot
West: Shared-wall commercial building

Neighborhood Characteristics: The subject property is within the Riverview Statistical Neighborhood and is not within a neighborhood group. The subject property is located within downtown Kansas City. The downtown area is characterized by a mix of commercial, residential, and civic buildings; while not all buildings are zoned C-D, the downtown is the only area within the Unified Government which has the C-D Central Business Zoning District. Sidewalks on both sides of each street offer a comprehensive grid of pedestrian access, and public parking garages and on-street parking spaces offer a variety of parking options for drivers.

Total Tract Size: 0.28 Acre

Master Plan Area: The subject property is within the Downtown Area Master Plan.

Master Plan Designation:	The Downtown Area Master Plan designates this property as Downtown Mixed-Use. The Downtown Mixed-Use Land Use District is for multi-story buildings with commercial/retail uses at street level preferred, with office uses and some residential uses above. Live/work units with commercial/retail on the first floor and residential above are allowed if the work units on the first floor contribute to the commercial/retail nature of the block. The Downtown Mixed-Use Land Use District is characterized by: mixed-use multi-story parking structures; pedestrian amenities and spaces – plazas, mid-block walkways, enhanced crosswalk, streetscape furnishings; outdoor café and display area to allow periodic extension of business activity outdoors; multi-story, mixed-use buildings; alley access for limited surface parking, services and equipment; transit – local and regional availability; maximized on-street parking; and zero (0) building set-back, except to allow entry, plaza, small park or outdoor use spaces.
Major Street Plan:	The Major Street Plan classifies Minnesota Avenue as a Class B Thoroughfare.
Required Parking:	Section 27-465(f)(1) states that non-residential or hotel uses in this district need not provide off-street parking. Section 27-668(a)(5) further states that for restaurants, one (1) space for each 50 square feet of seating area plus one (1) space for each remaining 300 square feet of total floor area is required. The total existing and proposed floor plan requires a total of 52 parking spaces. The subject property is served by 11 parking spaces in the parking lot on the parcel adjacent to the subject property to the east. The appellant is requesting a variance, BOZA2022-074, from the remaining required 41 parking spaces.
Advertisement:	<u>The Wyandotte Echo</u> – January 19, 2023 Letters to Property Owners – January 18, 2023 and March 6, 2023
Public Hearing:	March 13, 2023
Public Support:	None to date.
Public Opposition:	None to date.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The previous property owners have not received any noise or disturbance complaints.
2. The current property owner has not received any noise or disturbance complaints.

Building or Code Enforcement Complaints:

1. Previous property owners have received citations associated with 825 Minnesota Avenue for the following violations:
 - a. Graffiti, 11/20/2009, (09220-02085)
 - b. Other Multiple Violations (trash), 1/27/2010 (10200-00260)
 - c. Other Multiple Violations (trash), 2/14/2011 (11200-00484)
 - d. Other Multiple Violations (trash), 10/27/2011 (11200-04182)
 - e. Other Multiple Violations (grass and brush), 8/1/2014 (14200-02809)
 - f. Other Multiple Violations (junk outside), 11/18/2014 (14200-04455)
 - g. Other Multiple Violations (grass and weeds), 6/11/2019 (19200-02928)
 - h. Stop Work Order (rebuilding rear deck with permits), 9/19/2019 (19395-00208)
2. Previous property owners have received citations associated with 827 Minnesota Avenue for the following violations:
 - a. Graffiti, 9/27/2007, (07220-01375)
 - b. Other Multiple Violations (grass and weeds), 6/1/2015 (15200-01952)
3. The current property owner has received citations associated with 825 Minnesota Avenue for the following violations:
 - a. Enforcement complaint (throwing food into alley), 9/12/2022 (CMP22-2308)
4. The current property has received no citations associated with 827 Minnesota Avenue.

Outstanding or Related Permits and Cases:

1. The current property owner does not have any outstanding or related permits and cases.

STATUTORY REQUIREMENTS/FACTORS TO BE CONSIDERED

1. ***The variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

This variance request has been filed to grant a variance from the parking minimum required for restaurants. The subject property features a zero-lot line,

multi-tenant commercial building in the Downtown Area of Kansas City. The eastern tenant space currently operates as a restaurant, Las Palmas, while the western tenant space (divided by a shared wall) is vacant. The proposal is for Las Palmas to expand throughout the entirety of the subject building as achieved through interior renovations to the space. The existing building takes up the entire footprint of the subject parcel, less a 23-foot by 100-foot loading area in the rear next to the alley. The design of the building—consistent with downtown planning practices, but inconsistent with the Unified Government’s current parking minimum standards—prevents any reasonable attempt to place parking on site. The subject property is served by 11 parking spaces immediately adjacent to the restaurant’s current location. Due to the subject property’s location along Minnesota Avenue within downtown Kansas City, there is angled on-street parking in front of the building; there is also sufficient structured parking provided by the several parking garages located with the downtown area.

The existing footprint of the building is a condition under which the requested variance arises that is unique to the subject property, and such condition is also mitigated by nearby parking options, both on-street and structured. Furthermore, neither Property Owner nor Applicant have created the condition by their actions.

2. *The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

The adjacent parcel to the east provides the aforementioned 11 parking spaces, thus reducing the number of parking spaces requested by the variance and mitigating any adverse effects the variance may have on other adjacent properties. The adjacent parcel to the west is of a similar design and site arrangement as the subject property—it does not have any on-site parking. On-street parking is provided on Minnesota Avenue; while this cannot be counted toward the subject property’s parking minimum requirement, in actuality on-street parking does reduce the burden for the proposed use. Therefore, granting the variance will not adversely affect the rights of adjacent property owners or residents.

3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

Strict application of the provisions of the zoning ordinance would either require Las Palmas to find additional off-street parking or prevent the restaurant from expanding into the rest of the building. Off-site, off-street parking is achieved by entering into a parking agreement with another property owner. Given the size of parcels and building arrangement of the properties around the subject property, there is no off-street, off-site parking that would meet Section 27-672. This section regulating off-street parking requires parking for customers that is not on the same parcel to be within 100 feet of the subject parcel. The other alternative under strict application of the provisions of the zoning ordinance is that the footprint of the restaurant cannot expand further in order to prevent an increase

in the violation of parking minimums. Preventing an expansion of a downtown business due to lack of on-site parking runs counter to the several value statements of the Downtown Area Master Plan: community assets, place diversity, vitality, infrastructure and facilities, and economic development.

As no reasonable off-street parking accommodation exists without requesting further variances, and with the other alternative to be no further expansion of the existing use, strict application of the relevant provisions of the zoning ordinance of which variance is requested constitutes unnecessary hardship upon the applicant.

4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The increase of intensity of uses without a proportional increase in on-site parking is not only anticipated by the Downtown Area Master Plan, but is encouraged. The Plan envisions the Downtown Core District, where the subject property is located, to be “a primary destination and activity area... supporting transit development”. Surface parking lots, such as the parking lot that currently serves the subject property, are accepted as holdovers from a time when efficient land use of the downtown area was less of a priority, but such parking lots that “exist and remain” must be screened and landscaped. Parking around the Downtown Core in general, and around the subject property specifically, is plentiful with both on-street and structured parking spaces available. Reliance on shared public parking, rather than individual private parking for each use or business, allows for a greater intensity of uses within an area by using the same parking spaces for different uses and different times of the day and different days of the week. While the expansion of the restaurant is anticipated to bring in more customers, and thus more traffic and parking needs, such traffic would likely come during the lunch and dinner times; these times overlap with, but do not match, the standard office and business hours and therefore both types of uses can be accommodated by on-street parking along Minnesota Avenue and structured parking at the several nearby parking garages. Therefore, the requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.*

The spirit of Section 27-465(f)(1) is to allow for a higher density of residential, commercial, office, and civic uses without requiring private parking for each distinct parcel or use. This is accomplished by utilizing on-street and public parking garages that are common within downtown Kansas City.

The spirit of Section 27-668(a)(5) is to ensure an amount of parking proportional to the higher intensity of use experienced by bars and restaurants at peak hours. This increased parking requirement, does not anticipate a downtown within the C-D District and subject to the Downtown Area Master Plan and Downtown

Parkway District Plan; the last amendment made to Section 27-668 was in 1990, and the Downtown Area Master Plan and Downtown Parkway District Plan were adopted in 2007 and 2014, respectively.

Despite the greater intensity of use per area that is associated with bars and restaurants, the subject property is located within the most connected and public transit-heavy area of Wyandotte County. The C-D District anticipates a level of density and an availability of multi-modal transportation options that would not require all employees and customers to drive their personal vehicles to each separate location. While the increased parking requirements for bars and restaurants do address legitimate parking needs for such uses, the ratios required (one (1) parking space per 50 square feet of eating/drinking area, and one (1) parking space per 300 square feet of remaining area) are designed for a suburban development pattern and do not anticipate the density and arrangement of a downtown area. Therefore, the variance would not be opposed to the general spirit and intent of the zoning ordinance.

PREVIOUS ACTIONS

- N/A

NEIGHBORHOOD MEETING

Applicant held a neighborhood meeting via Zoom on January 23, 2023. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted.

KEY ISSUES

Compliance with the Downtown Area Master Plan
Landscaping
Parking Agreement
Parking and Maneuvering

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. Property Owner must provide the current effective parking agreement with the property owner of the parking lot at 821 Minnesota Avenue.

Applicant Response: There is a 2[-]year lease contract for the parking lot at 821 Minnesota Avenue from 2016. A verbal agreement for leasing the lot was reached after that contract expired. Currently, there are negotiations for purchasing this property by the restaurant owner.

Staff Response: A variance is an entitlement which runs with the land, and such conditions of this variance, if approved, will continue to apply to the subject property long after the current property owner and tenants. Due to the longevity and seriousness of the entitlement, a written parking agreement that is recorded with the Register of Deeds must be produced in order to mimic the permanency of the requested variance. The parking agreement need not be indefinite, but any parking agreement or sets of parking agreements must provide enough parking spaces so that the subject property (825 and 827 Minnesota Avenue) shall not have a violation of more than 41 parking spaces.

2. What are the current hours of operation? Will these hours of operation change after the proposed expansion of the restaurant?

Applicant Response: Current hours of operation are: 10:00 AM. to 9:00 PM. Business operation hours after expansion will be 10:00 AM to 12:00 AM.

3. What is the current capacity of the restaurant? What will the capacity be after the proposed expansion?

Applicant Response: There is not an [e]stablished max occupancy for this restaurant. However, if table 1004.5 IBC 2018 is applied, the occupancy for the dining area is 1,097 square feet along with the kitchen area (442 square feet) will be 76[.] The maximum occupancy after expansion will be 140. (See submitted Plan sheet #2)

Staff Response: Applicant has submitted a revised site plan, which can be found under "Site Plan of 825 and 827 Minnesota Avenue Submitted by Applicant: Proposed Floor Plan" within the *Attachments* section of this report.

4. In light of the floor area expansion, does Applicant's clients plan to have live entertainment, either infrequently or on a regular basis?

Applicant Response: The business owner does not plan on having any kind of living entertainment.

Staff Response: A temporary permit for live entertainment may be issued up to three (3) times in a year. If in the future there is live entertainment and the number of live entertainment events exceed a frequency of three (3) events per year, then a Special Use Permit is required.

5. No amplified speakers or entertainment is allowed in outdoor spaces.
6. Any exterior work must be in compliance with the Commercial Development Guidelines Overlay District (Sections 27-573—578).

Parking Lot:

1. The adjacent parking lot measures 50 feet wide by 100 feet deep. Submitted site plans demonstrate 11 designated parking spaces, all striped as head-in parking

at 90 degrees. Submit a revised site plan and/or a separate parking plan with an arrangement providing more than 11 parking spaces. Section 27-699(a) provides standard parking cross dimensions for seven (7) distinct parking arrangements:

- a. Standard parking stall dimensions shall be not less than nine feet by 18 feet, plus the necessary space for maneuvering into and out of the space.
- b. For standard parking lots the minimum cross dimensions shall be as follows:
 - i. 90-degree pattern, single-loaded aisle: 44 feet;
 - ii. 90-degree pattern, double-loaded aisle: 60 feet;
 - iii. 60-degree pattern, single-loaded aisle: 37 feet with one-way drive;
 - iv. 60-degree pattern, double-loaded aisle: 57 feet with one-way drive, and 60 feet with two-way drive;
 - v. 45-degree pattern, single-loaded aisle: 33 feet with one-way drive;
 - vi. 45-degree pattern, double-loaded aisle: 49 feet with one-way drive, 52 feet with two-way drive; and,
 - vii. Parallel space: 9 by 23 feet, each space.

Applicant Response: The size and shape of the parking lot allows for...a single loaded aisle which will allow for 11 vehicles parking;...and a 45 degree pattern double loaded aisle (49") with one way drive into the public alley (see attached plan)[.]

Staff Response: Applicant has submitted a revised parking plan, which can be found under "Site Plan of 825 and 827 Minnesota Avenue Submitted by Applicant" within the *Attachments* section of this report.

2. The current parking lot is in disrepair and must be repaved.

Applicant Response: Parking lot will be repaired before expansion work for the restaurant is completed[.]

3. Per Section 27-675(b)(1), parking, loading and maneuvering areas for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to Unified Government standards.

Applicant Response: Parking lot will be repaired before expansion work for the restaurant is completed[.]

4. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel. The Unified Government engineer shall determine acceptable alternatives.

Applicant Response: Parking lot will be repaired before expansion work for the restaurant is completed[.]

5. Per the Downtown Area Master Plan, the surface parking lot must be screened by a combination of fencing and shrubs. Provide either a screening key as part of

a revised site plan or a separate landscaping/screening plan for the parking lot parcel.

Applicant Response: See attached revised Parking lot feasible options.

Staff Response: Applicant has submitted a revised parking plan, which can be found under “Site Plan of 825 and 827 Minnesota Avenue Submitted by Applicant” within the *Attachments* section of this report.

Planning Engineering Comments:

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

STAFF RECOMMENDATION

Staff recommends that the Board of Zoning Appeals **APPROVE** Appeal **BOZA2022-074** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **A parking agreement between the property owner of the subject property and the property owner of 821 Minnesota Avenue must be signed, notarized, and recorded with the Register of Deeds;**
2. **All future effective parking agreements, regardless of the off-site location, must provide enough parking spaces so that all but 41 of the required parking spaces are provided for use by the subject property;**
3. **The barbed wire on the exterior east wall facing the parking lot at 1821 Minnesota Avenue must be removed;**
4. **Current hours of operation are: 10:00 AM to 9:00 PM Business operation hours after expansion will be 10:00 AM to 12:00 AM.**
5. **A temporary permit for live entertainment may be issued up to three (3) times in a year. If in the future there is live entertainment and the number of live entertainment events exceed a frequency of three (3) events per year, then a Special Use Permit is required;**
6. **No amplified speakers or entertainment is allowed in outdoor spaces;**
7. **Any exterior work must be in compliance with the Commercial Development Guidelines Overlay District (Sections 27-573—578);**
8. **The current parking lot is in disrepair and must be repaved;**
9. **Per Section 27-675(b)(1), parking, loading and maneuvering areas for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to Unified Government standards;**

10. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel. The Unified Government engineer shall determine acceptable alternatives;
11. Per the Downtown Area Master Plan, the surface parking lot must be screened by a combination of fencing and shrubs;
12. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
13. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org begin this process;
14. The applicant has filed and maintained a current business occupation tax application;
15. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
16. A Right-of-Way Permit may be required for any use of the right-of-way while erecting fencing along the subject property's boundary. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
17. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
18. All conditions of approval herein must be constructed, executed, implemented, or otherwise completed within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Five Statutory Requirements Answered by Applicant
Neighborhood Meeting Materials
Site Plan of 825 and 827 Minnesota Avenue Submitted by Applicant
Parking Plan for Parking Lot Serving the Subject Property Submitted by Applicant
Excerpts from the Downtown Area Master Plan
Site Visit Photographs by Staff, Dated January 26, 2023

REVIEW OF INFORMATION AND SCHEDULE

Action	Board of Zoning Appeals
Public Hearing	
Variance	March 13, 2023

STAFF CONTACT: **Michael Farley**
 mfarley@wycokck.org

MOTIONS

I move the Kansas City, Kansas Board of Zoning Appeals **APPROVE** Appeal **BOZA2022-074** as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare, subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas Board of Zoning Appeals:

1. _____
2. _____; AND
3. _____

OR

I move the Kansas City, Kansas Board of Zoning Appeals **DENY** Appeal **BOZA2022-074**, as it is not in compliance with the City Code, as it will not promote the public health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

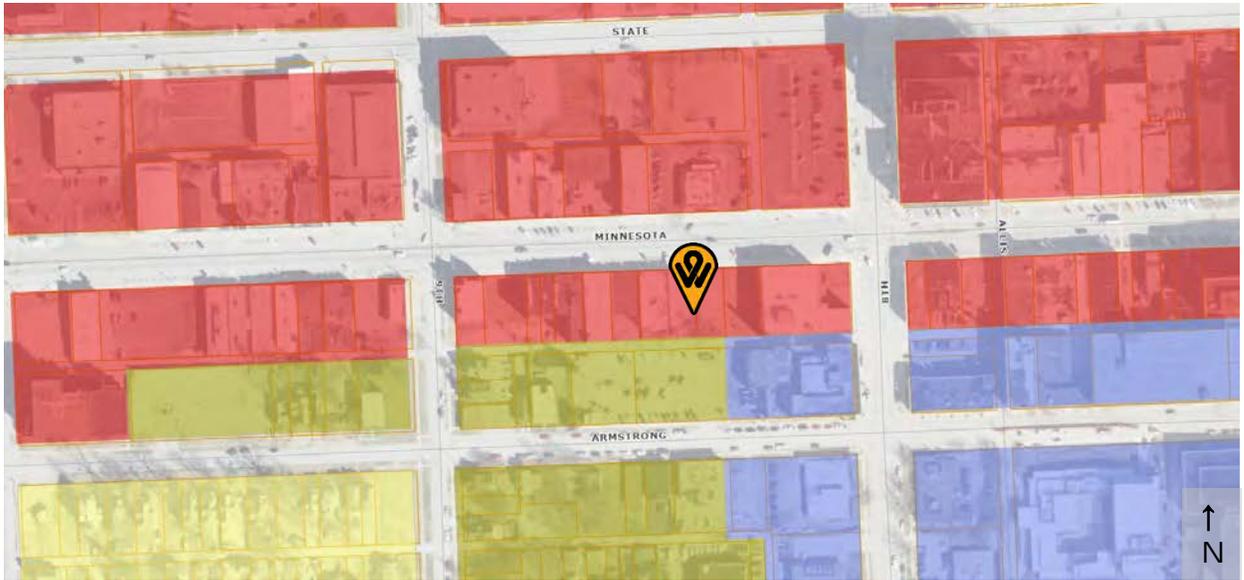
AERIAL MAP



ZONING MAP



LAND USE MAP



Downtown Area Master Plan Land Uses

-  Catalyst Block
-  Downtown Mixed-Use
-  Neighborhood Mixed-Use
-  Neighborhood Residential
-  Planned Open space
-  Public / Semi-Public
-  Urban Residential

FIVE STATUTORY REQUIREMENTS ANSWERED BY APPLICANT

- 1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.**

Parking variance may be required if enough parking cannot be provided

C-D (Central District) does not require parking, however, Sec 27-668(2)

requires additional parking for restaurants

- 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Granting the variance will not affect the rights of adjacent property owners as the proposed

project is for an already existing building use which will not change the economic or social

dynamics on the site and its surroundings

- 3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

The strict application of the provisions of sect. 27-668 (2) which requires additional

parking for the restaurant occupancy will constitute unnecessary hardship upon the

property owner as the restaurant expansion is necessary for improving his/her business operation

as well as getting into today's standards (kitchen preparation, food storage, accessible bathrooms per ADA)

- 4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The desired variance will in fact positively affect public health by allowing food preparation

to meet today's standards. It will also allow for improving public safety by occupying

a vacant space and improving accessibility (ADA); improving the convenience for customers

with more diverse service options. Improvement of this business operation through

investing in retrofitting will be reflected in the economical prosperity in the area as well.

- 5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.**

The desired variance is in compass with the intent of the zoning ordinance

which allows for business operation without requiring additional parking

in the C-D central District

NEIGHBORHOOD MEETING MATERIALS

825 MINNESOTA AVE, LAS PALMAS RESTAURANT

MINUTES:

Application Number: **BOZA 2022-074.**

Date and Location: **Monday January 23**

Address:

<https://us05web.zoom.us/j/82716666448?pwd=ZTR6U2E1L3INdzBuY1h uUUdCNmY3QT09>

Meeting called to order at: **5:30p.m.**

Names of people in attendance: **None** other than the Host/applicant,
Fernando J Gomez

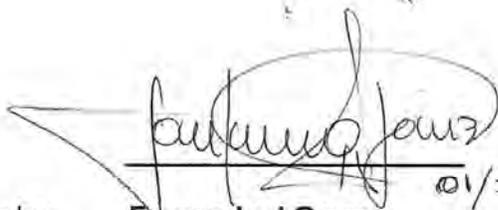
Introductions: **None** was done

Presentation : **None** was done

Questions and answers : **None**

Meeting adjourned at: **6:30 p.m.**

Minutes taken by:


Fernando J Gomez

01/24/2023

SITE PLAN OF 825 AND 827 MINNESOTA AVENUE SUBMITTED BY APPLICANT: PROPOSED FLOOR PLAN

GENERAL NOTES

The proposed commercial space uses - RESTAURANT & BAR
 BUILDING IS NOT EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM
 Project No. 2203
 Date: 10-25-22

RESTAURANT OCCUPANT LOAD CALCULATION

AREA	AREA (SQ. FT.)	OCCUPANT LOAD
RESTAURANT	1,200	120
BAR	1,000	100
KITCHEN	1,000	100
TOILET	100	10
STORAGE	100	10
MECHANICAL	100	10
UNOCCUPIED	100	10
TOTAL	3,600	360

AREA DISTRIBUTION FOR OCCUPANT CALCULATION

AREA	AREA (SQ. FT.)	OCCUPANT LOAD
RESTAURANT	1,200	120
BAR	1,000	100
KITCHEN	1,000	100
TOILET	100	10
STORAGE	100	10
MECHANICAL	100	10
UNOCCUPIED	100	10
TOTAL	3,600	360

TOILET ACCESSORY LOCATION

TOILET ACCESSORY LOCATION

RESTAURANT EQUIPMENT SCHEDULE

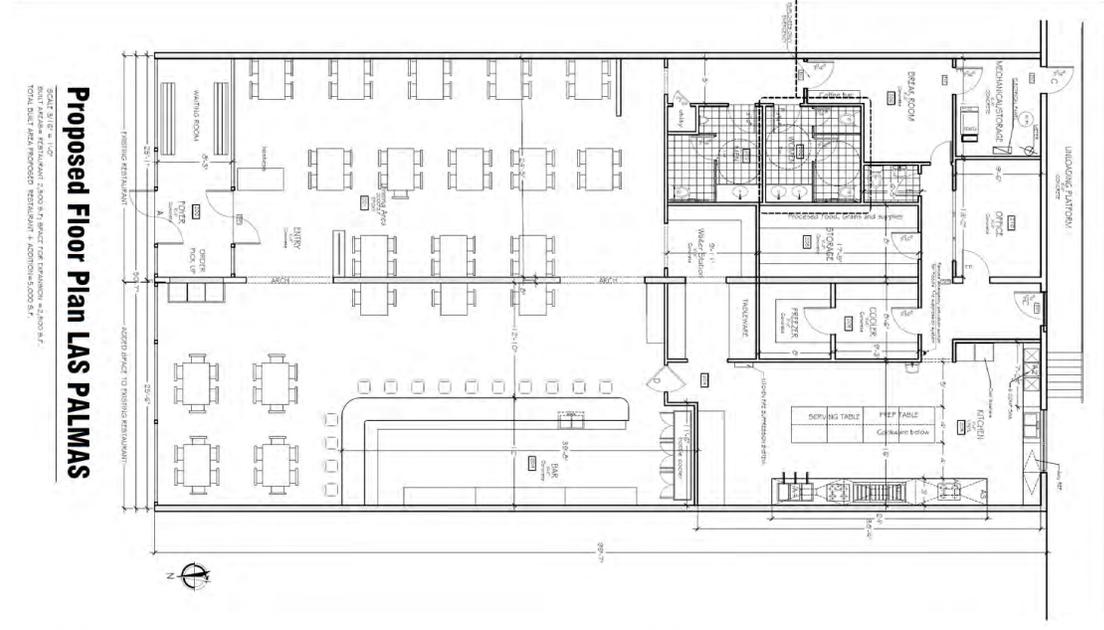
NO.	DESCRIPTION	MANUFACTURER	MODEL	DATE	REMARKS
1	Commercial Range	GE	JEP3030	10/25/22	30" WIDE, 3 BURNERS, 1 OVEN
2	Commercial Oven	GE	JEP3030	10/25/22	30" WIDE, 2 OVEN
3	Commercial Dishwasher	GE	JEP3030	10/25/22	30" WIDE, 3 DRAWERS
4	Commercial Refrigerator	GE	JEP3030	10/25/22	30" WIDE, 2 DOOR
5	Commercial Freezer	GE	JEP3030	10/25/22	30" WIDE, 1 DOOR
6	Commercial Sink	GE	JEP3030	10/25/22	30" WIDE, 1 SINK
7	Commercial Hood	GE	JEP3030	10/25/22	30" WIDE, 1 HOOD
8	Commercial Exhaust Fan	GE	JEP3030	10/25/22	30" WIDE, 1 FAN
9	Commercial Water Heater	GE	JEP3030	10/25/22	30" WIDE, 1 WATER HEATER
10	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
11	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
12	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
13	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
14	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
15	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
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18	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
19	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK
20	Commercial Dish Rack	GE	JEP3030	10/25/22	30" WIDE, 1 DISH RACK

TOILET ACCESSORY SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL	DATE	REMARKS
1	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
2	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
3	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
4	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
5	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
6	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
7	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
8	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
9	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
10	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
11	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
12	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
13	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
14	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
15	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
16	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
17	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
18	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
19	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET
20	Commercial Toilet	GE	JEP3030	10/25/22	30" WIDE, 1 TOILET

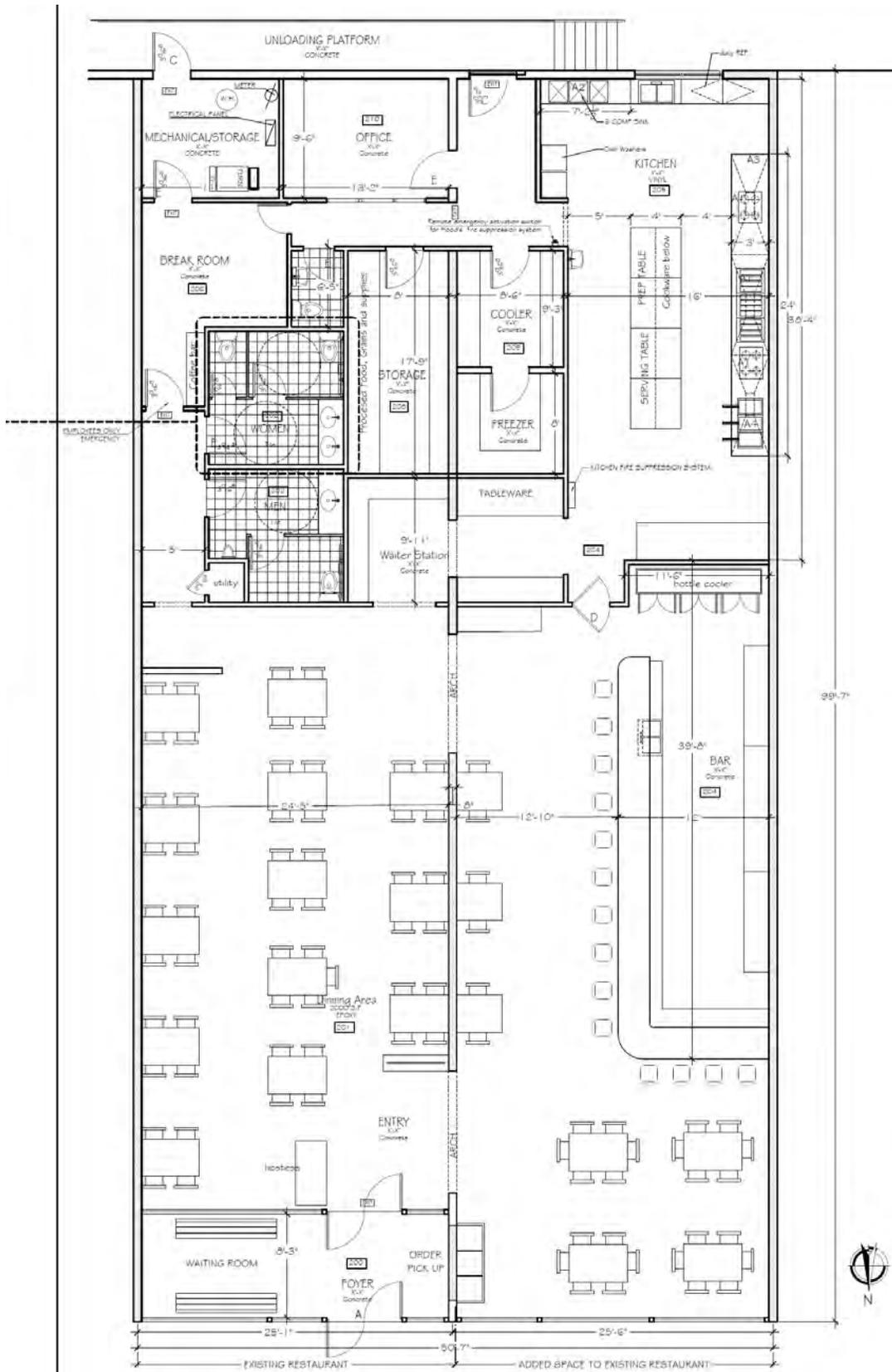
DOOR TYPES

DOOR TYPES



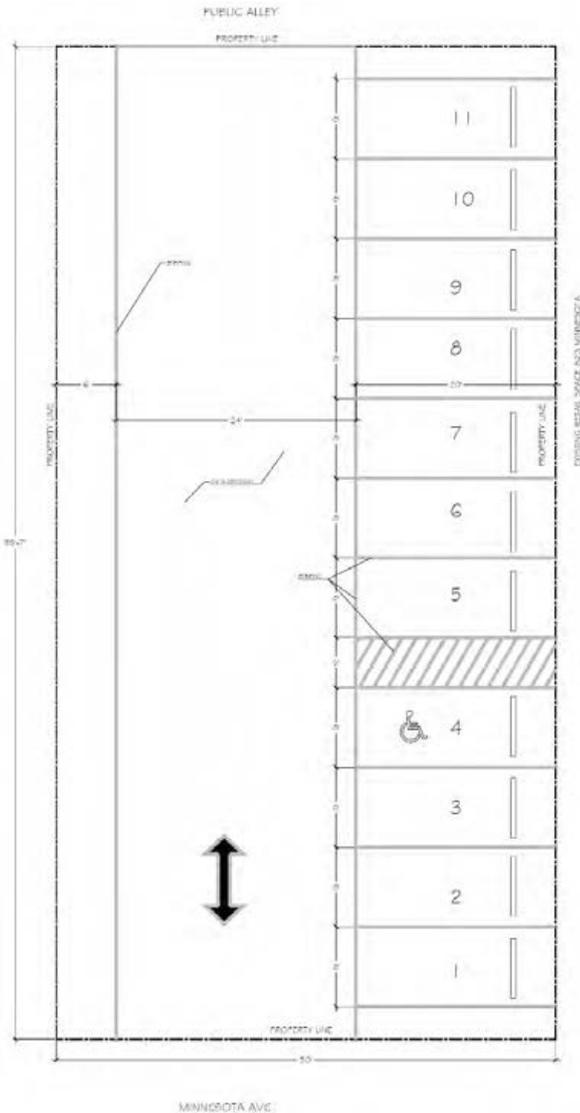
REVISIONS NO. DATE DESCRIPTION	STRUCTURAL ENGINEER LAS PALMAS RESTAURANT 825 MINNESOTA AVE. Kansas City, KS.	BUILDER
JOB # 2203 DATE 10-25-22 SHEET 2.0	SCALE: 3/8" = 1'-0" DATE: 10-25-22 DRAWN: J. PALMAS CHECKED: J. PALMAS	

**SITE PLAN OF 825 AND 827 MINNESOTA AVENUE SUBMITTED BY APPLICANT:
PROPOSED FLOOR PLAN, CONT.**



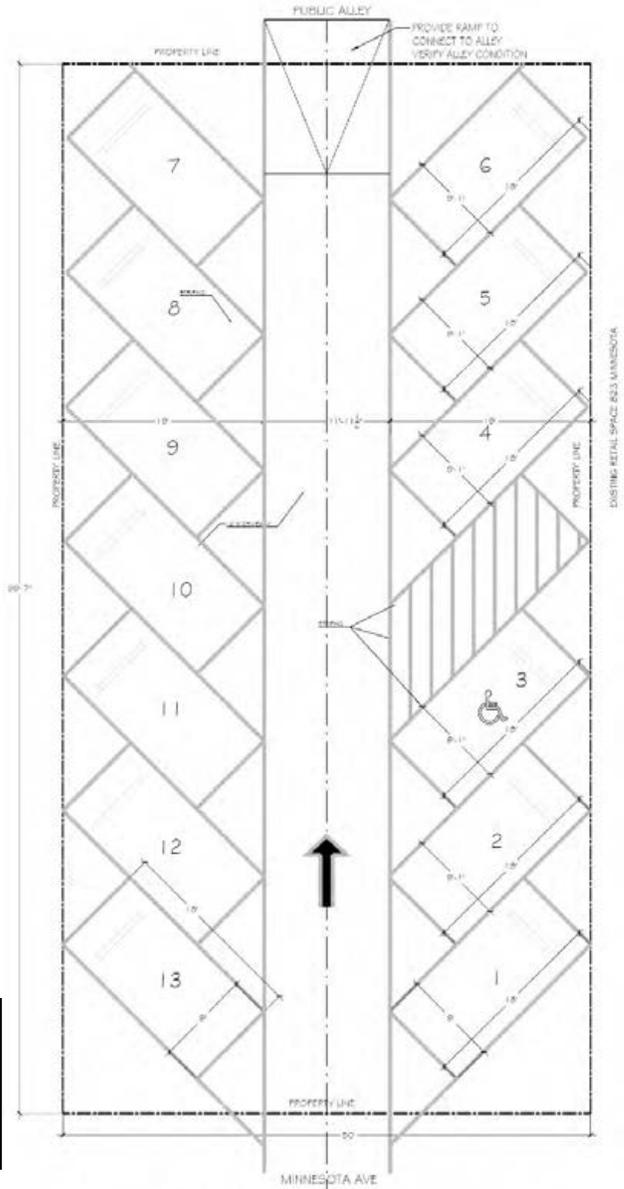
**SITE PLAN OF 825 AND 827 MINNESOTA AVENUE SUBMITTED BY APPLICANT:
PROPOSED PARKING PLAN**

Below: Revised parking plan for 819 Minnesota Avenue. This parking lot serves the subject property with 13 parking spaces, and features connectivity with the alley to the south.



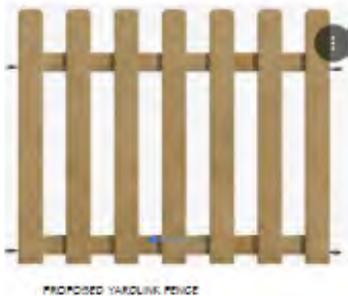
Existing Floor Plan 819 Minnesota Ave.

Above: Revised parking plan for 819 Minnesota Avenue. This parking lot currently serves the subject property with 11 parking spaces and has no connection to the rear alley.



Alternate Plan 819 Minnesota Ave.

PARKING TYPE 2502 - 45 DEGREE PARKING WITH 1 WAY DRIVE TO ALLEY
SCALE 3/16" = 1'-0"



Left: Sample of fencing to be used as requisite screening.

EXCERPTS FROM THE DOWNTOWN AREA MASTER PLAN

DOWNTOWN MIXED-USE



Use Definition:

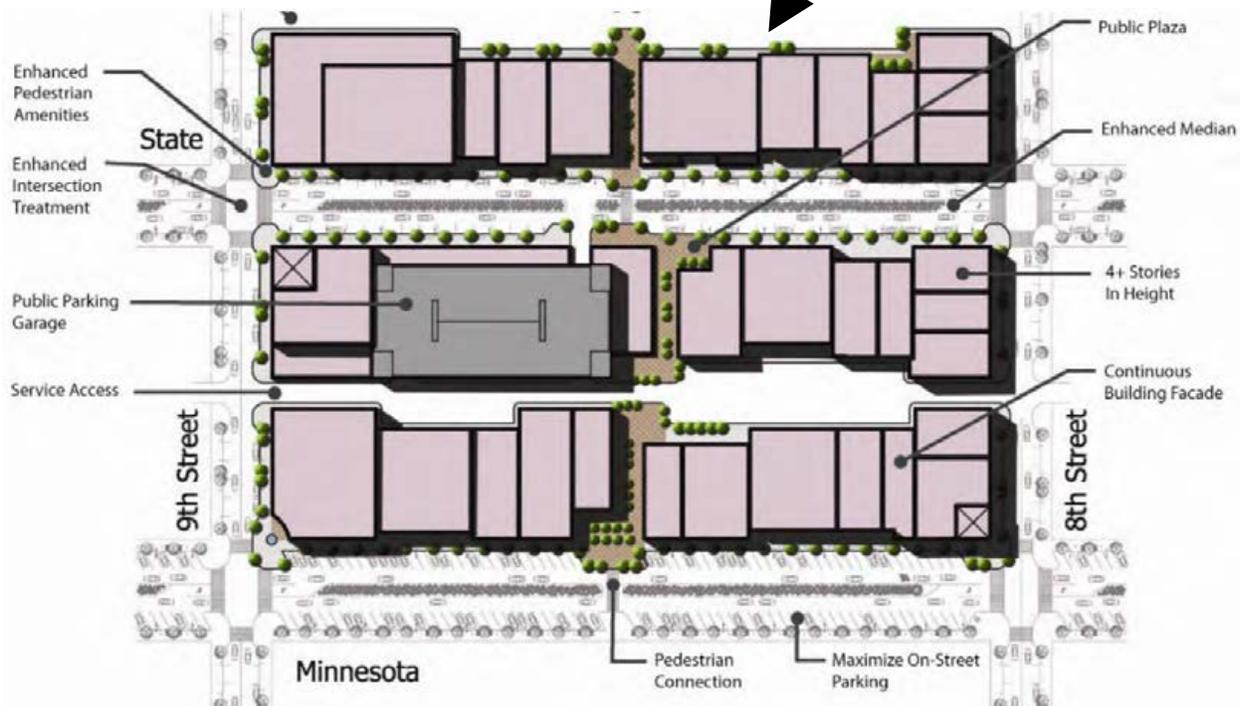
Multi-story buildings with commercial/retail uses at street level preferred, with office uses and some residential uses above. Office uses may be allowed on first floor but should not dominate any block face. Similarly, access to residential uses is allowed at street level but residential units themselves are not. Live/work units with commercial/retail on the first floor and residential above are allowed if the work units on the first floor contribute to the commercial/ retail nature of the block.

Character:

- Mixed-use multi-story parking structures
- Pedestrian amenities and spaces – plazas, mid-block walkways, enhanced crosswalk, streetscape furnishings
- Outdoor café and display area to allow periodic extension of business activity outdoors
- Multi-story, mixed-use buildings
- Alley access for limited surface parking, services and equipment
- Transit – local and regional availability
- Maximized on-street parking
- Zero building set-back, except to allow entry, plaza, small park or outdoor use spaces



I-9 DOWNTOWN MASTER PLAN



SITE VISIT PHOTOGRAPHS BY STAFF, DATED JANUARY 26, 2023

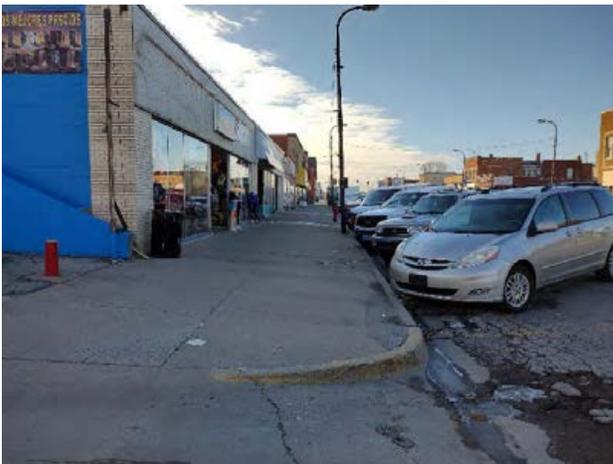


Upper Left: View of the current restaurant storefront (825 Minnesota Avenue).

Upper Right: View of the current restaurant storefront (825 Minnesota Avenue) and the proposed expanded storefront (827 Minnesota Avenue) on the right side of the picture.

Lower Left: View of the on-street parking in front of the subject property on Minnesota Avenue, facing west.

Lower Right: View of additional on-street parking along Minnesota Avenue, facing west.



SITE VISIT PHOTOGRAPHS BY STAFF, DATED JANUARY 26, 2023, CONT.



Upper Left: Entrance to the current parking lot, at 819 Minnesota Avenue and adjacent to the subject property.

Upper Right: View of the parking lot, facing west.

Direct Left: View of the south alley, from the parking lot.



Above: Examples of the deteriorated parking lot. This parking lot must be repaired.

Direct Right: Barbed/razor wire fencing is located on the top of the building. This type of fencing is not allowed in the C-D District and must be removed.

