



Urban Planning and Land Use

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To: City Planning Commission
From: City Staff
Date: June 12, 2017
Re: Petition PR-2017-15

GENERAL INFORMATION

Applicant:
Curtis Peterson

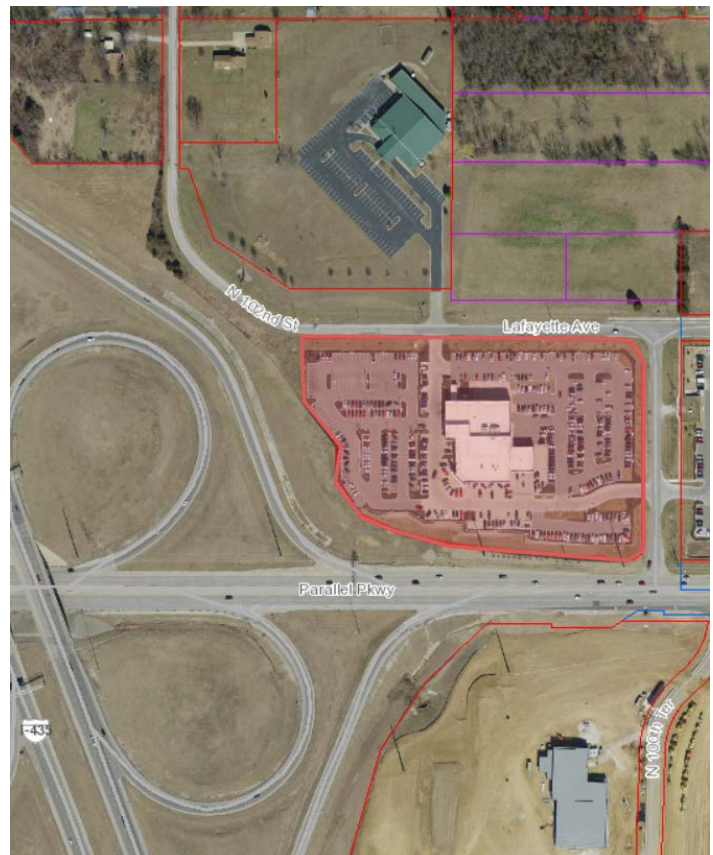
Status of Applicant:
Representative
Polsinelli PC
6201 College Blvd.
Suite 500
Overland Park, KS

Requested Actions:
Final Plan Review for changes to
auto dealership

Date of Application:
July 8, 2016

Purpose:
Approve plans to change the façade
of the Toyota dealership

Property Location:
10100 Parallel Parkway



Existing Zoning: CP-2 Planned General Business District

Surrounding Zoning:

North:	AG Agriculture and R-1 Single Family Districts
South:	CP-2 Planned General Business District
East:	CP-2 Planned General Business District
West:	Interstate I-435

Existing Uses:

North:	Church and large lot residential
South:	Commercial, Legends Auto Plaza
East:	Commercial, Honda dealership
West:	Interstate I-435

Total Tract Size: 8.05 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Commercial District.

Major Street Plan: Parallel Parkway is a designated Class A Thoroughfare.

Advertisement: The Wyandotte Echo – Not Required
Notice to Property Owners – April 13, 2017 and May 16, 2017

Public Hearing: June 12, 2017

Public Opposition: Staff has not been made aware of public opposition at this time.

PROPOSAL

Detailed Outline of Requested Action: Mr. Petersen is seeking approval to revise the façade of the previously approved Toyota auto dealership at 10100 Parallel Parkway, originally approved in 2010.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

STATUTORY REQUIREMENTS/FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

This property is surrounded by current or future commercial development, the proposed use is compatible with other projects in the area.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of properties nearby are set out above. The proposed use is compatible with them.

- 3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?***

The removal of the restrictions will not detrimentally affect nearby property.

- 4. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use will not increase traffic and parking demands for the site.

- 5. *The degree of conformance of the proposed use to the Master Plan.***

This use is in line with the Master Plan use of commercial space.

- 6. *The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of nearby property.***

The use is existing.

- 7. *The extent to which the proposed use could cause environmental harm or enhance the environment.***

This is not an issue.

- 8. *The extent to which utilities and public services are available and adequate to serve the proposed use.***

a. *Water service*

Existing

b. *Sanitary sewer service*

Existing

c. *Storm water control*

Existing.

d. *Police*

Police service is provided by the West Patrol, District #223

e. Fire

Fire service is provided by Station #6

f. Transit

Transit stops are located on Village West Parkway

g. Schools

Piper USD 203

9. The capability of the proposed use to meet applicable ordinance and other requirements.

This plan meets all ordinance requirements.

PREVIOUS ACTIONS

Change of Zone from R-1 Single Family to CP-2 and Preliminary Plat, approved in 2009 and Final Plat approved 2010. Special Use Permit for on-site signage for Legends Auto Plaza and Legends Auto Mall approved in 2015. The initial Final Plan Review was approved in 2010.

KEY ISSUES

Compliance with the Commercial Design Guidelines

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

1. Please provide color elevations of all facades.

RESPONSE: Color elevations are provided with this resubmittal.

2. All downspouts must be internalized.

RESPONSE: Acknowledged.

3. All roof mounted units must be screened by parapet.

RESPONSE: Acknowledged.

4. All signs must be approved and permitted separately by the Planning staff.

RESPONSE: Acknowledged.

5. Please explain why masonry panels cannot be utilized as they were on the original building.

RESPONSE: The tile that was originally utilized on the building façade is no longer manufactured in that color. Therefore, when the Scion sign is removed, the applicant cannot fill in that area with the same tile. For that reason, the applicant wants to replace the existing tile and the area of the former Scion sign with an ACM material of similar color.

Staff Response: According to the revised plans submitted, the elevations are in compliance with the Commercial Design Guidelines. If approved, applicant must provide sealed plans prior to modifications being made.

Public Works Comments:

None

June 12, 2017 Update: Please see Mr. Petersen’s letter of June 7, 2017. The requested deviation is less than 1%; staff now recommends approval.

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition #PR-2017-15 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

Letter from Curtis Petersen
Plan
Aerial photograph
Zoning map
Site and landscape plan
Elevations

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	May 8, 2017	Not Required
Plan Review	Held Over June 12, 2017	

STAFF CONTACT: **Jamie Hickey**
 ihickey@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition #PR-2017-15 as meeting all the requirements of the City code and being in the interest of the public health, safety and 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 City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **#PR-2017-15**, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.



6201 College Boulevard, Suite 500, Overland Park, KS 66211 • 913.451.8788

June 7, 2017

Curtis J. Petersen
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(816) 572-5313 Direct Fax
cpetersen@polsinelli.com

Via Email

Mr. Rob Richardson
Director of Planning
Unified Government of Wyandotte County
City Hall, Room 423
701 North 7th Street
Kansas City, KS 66101

Re: **Legends Toyota – PR 2017-15**

Dear Rob,

As you know, after significant dialogue with the Planning Commission last month, the Planning Commission continued this application to its June meeting so that the Applicant could work with professional staff to reduce the amount of proposed ACM on the south-facing portion of the Toyota dealership building, which was represented to be approximately 20% of the south facade.

Since that time, we have determined that the project's design professionals made multiple errors in calculating the amounts and percentages of the various building materials on the south-facing portion of the building. For example, the significant glass "portal" located at the front entry of the building was entirely omitted from the calculations.

The materials calculations on the attached elevations have been corrected and now accurately depict the proposed plan's ACM percentage of 15.68%. On behalf of the Applicant, we apologize for the confusion caused by the inaccuracies in the original calculations.

Sincerely,

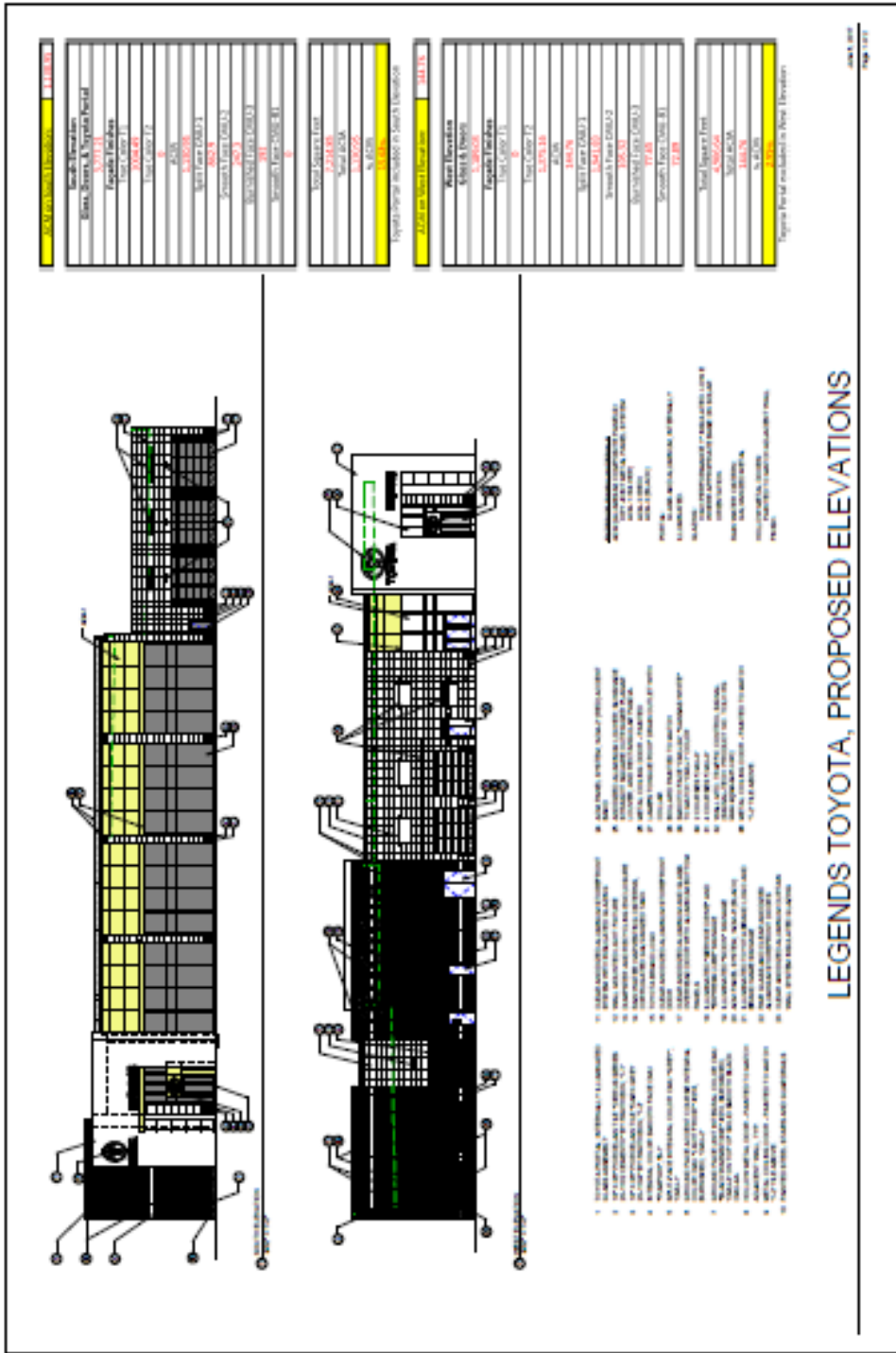
Curtis J. Petersen

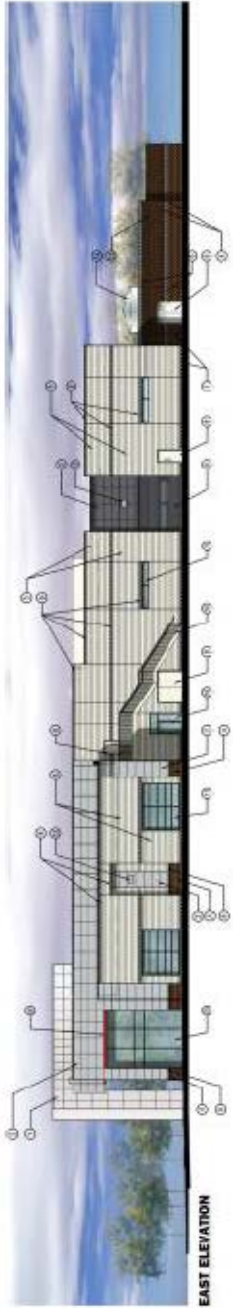
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polsinelli.com

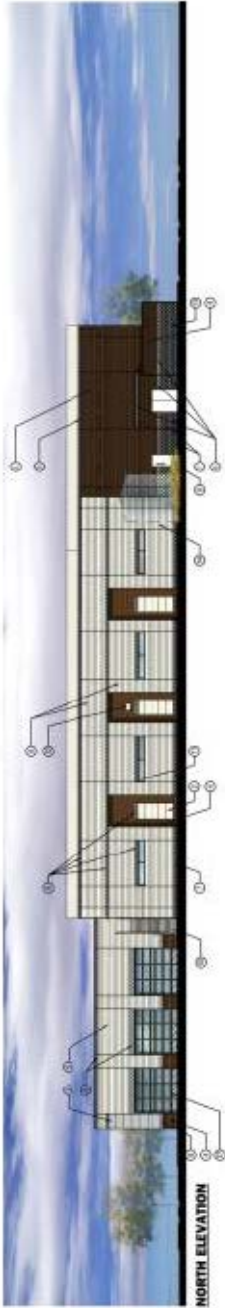
Atlanta Boston Chattanooga Chicago Dallas Denver Edwardsville Houston Jefferson City Kansas City Los Angeles
Nashville New York Overland Park Phoenix Raleigh St. Joseph St. Louis San Francisco Topeka Washington, D.C. Wilmington
Polsinelli PC, Polsinelli LLP in California

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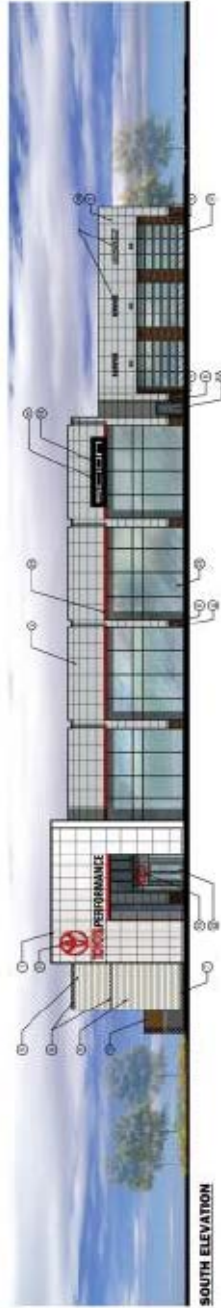




EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- KEY NOTES**
1. TOYOTA PERFORMA, KANSAS CITY, MISSOURI
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#PR-2010-8

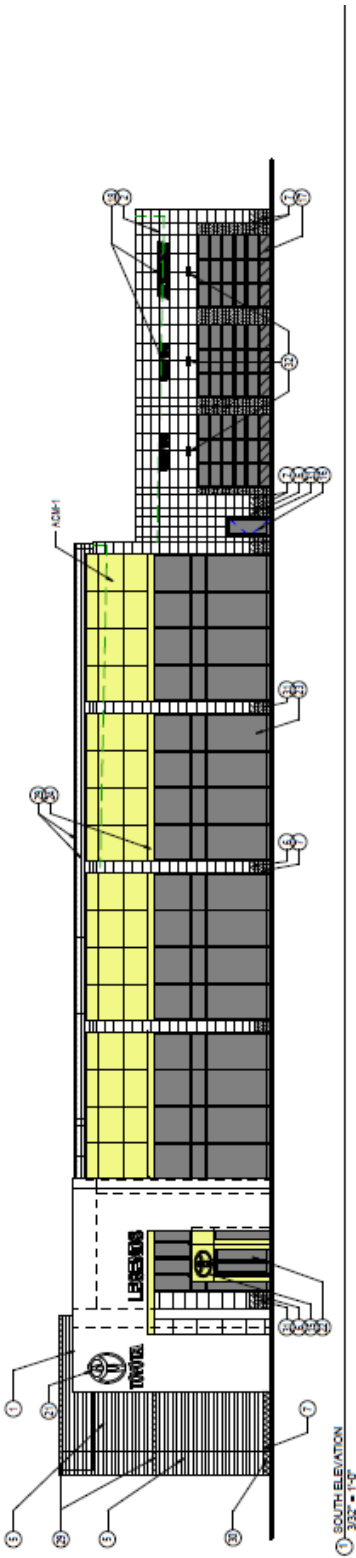
March 8, 2010

PERFORMANCE TOYOTA - KANSAS CITY, KS

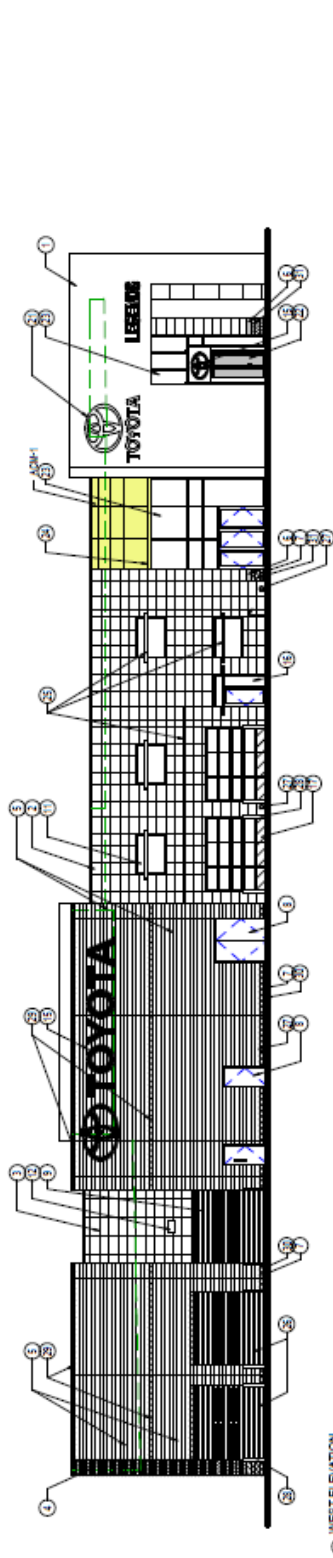
EXTERIOR ELEVATIONS




Proposed elevations (2017)



1 SOUTH ELEVATION
3/22/17



2 WEST ELEVATION
3/22/17

ACM on South Elevation: 1,130.95

South Elevation	
Glass, Doors, & Toyota Portal	
	3,777.21
Façade Finishes	
True Color T1	1004.49
True Color T2	0
ACM	1,130.95
Split Face CMU-1	862.9
Smooth Face CMU-2	247.3
Burnished Face CMU-3	192
Smooth Face CMU-B1	0

Total Square Feet	
	7,214.85
Total ACM	
	1,130.95
% ACM	
	15.68%

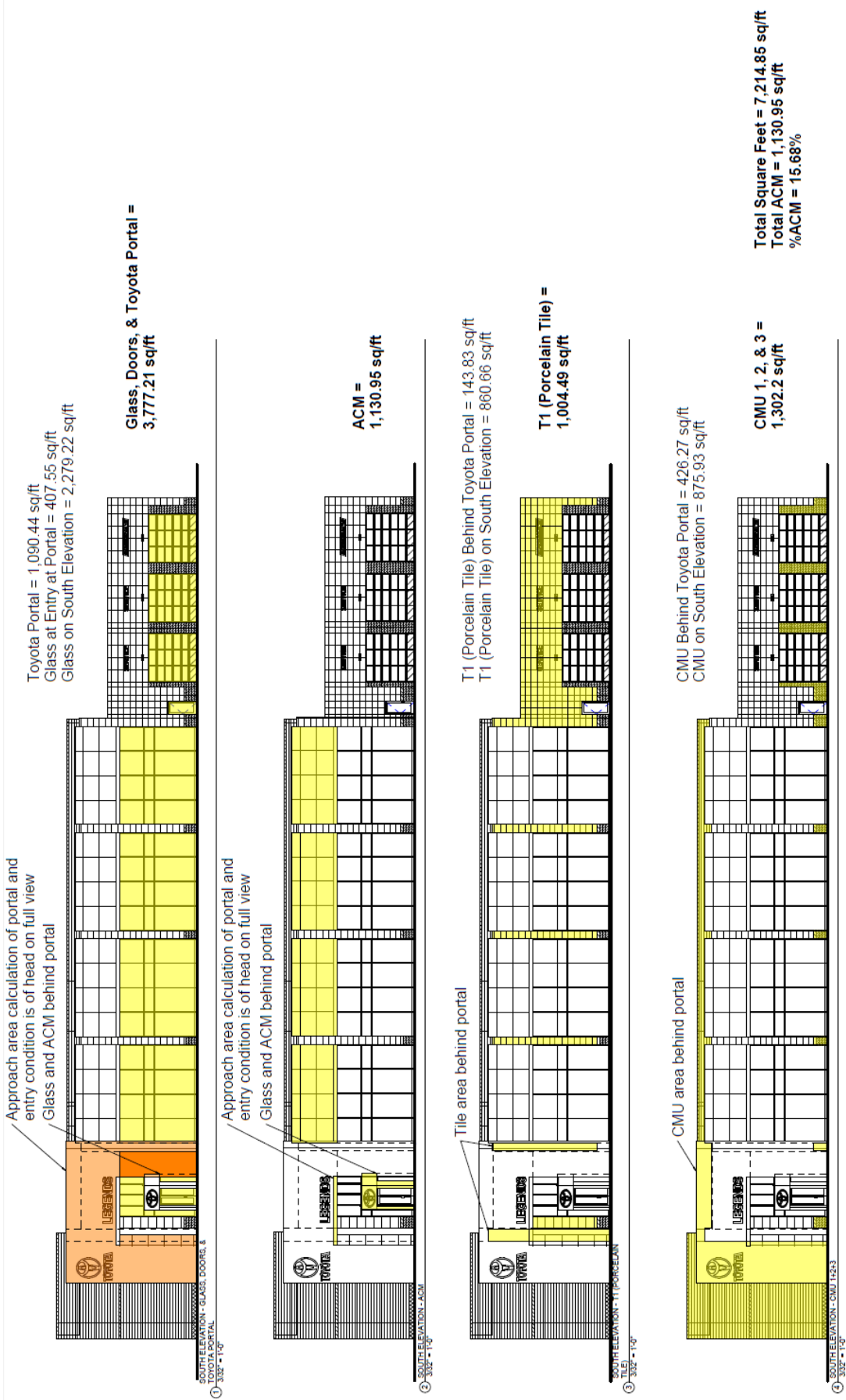
Toyota Portal included in South Elevation

ACM on West Elevation: 144.76

West Elevation	
Glass & Doors	
	1,189.03
Façade Finishes	
True Color T1	0
True Color T2	1,375.16
ACM	144.76
Split Face CMU-1	1,941.83
Smooth Face CMU-2	105.32
Burnished Face CMU-3	77.65
Smooth Face CMU-B1	72.89

Total Square Feet	
	4,906.64
Total ACM	
	144.76
% ACM	
	2.95%

Toyota Portal excluded in West Elevation



LEGENDS TOYOTA, PROPOSED SOUTH ELEVATION SF CALCS